



Submission Regarding Seven Oaks Kinloch Ltd RM230338-339 and RM200118B

Background

Kinloch Community Association

The KCA is a member based organisation, administered by volunteers, that has actively supported the ratepayers of Kinloch for decades. On behalf of concerned members of the Kinloch Community, the KCA is making this submission regarding the proposed further development at Kinloch on Seven Oaks Balance Land.

In 2023 KCA made a submission to TDC with specific regard to both Seven Oaks land and The Terraces. This submission was as a result of quickly-gathered feedback and survey results from in excess of 200 Kinloch property owners, the vast majority of whom expressed specific concerns with regard to density and infrastructure issues associated with the proposed development. These concerns remain and are the essence of this submission as further development is proposed.

The vast majority of Kinloch ratepayers communicating with the KCA have a stated desire to see any future development at Kinloch adhere to the specifications set out in the Kinloch Community Structure Plan. We support them in that regard and the Kinloch Community Association (KCA) is submitting on the Notification Decision Report Pursuant to Section 95 of the Resource Management Act 1991 (RMA) as per the report prepared by Louise Wood, Senior Resource Consent Planner for the Taupo District Council which has been publicly notified in the Taupo Times newspaper. This report is on the TDC website, and the applicant is Seven Oaks Kinloch Limited.

Excerpts taken from the Kinloch Community Structure Plan (KCSP) (Adopted by Council in September 2004)

Structure plans are proactive tools utilised to outline the requirements for future infrastructure to provide for and compliment new subdivision and development within a distinct geographic location. The Kinloch Community Structure Plan differs from other structure plans in that it seeks to add an extra layer to the infrastructure component by addressing the existing amenity and character of the Kinloch Settlement. The purpose of the Structure Plan is to:

- *Provide guidance for new subdivision and development within the Structure Plan area*
- *Assist with the development of appropriate standards to adequately address the effects of new subdivision and development within the Structure Plan area*
- *Apply low-impact urban design principles to guide future residential development within the Structure Plan area*
- *Recognise the existence of the Kinloch settlement, and the requirements of the community*
- *Recognise the importance of the areas of natural value, scenic reserves and the unique headlands within the Structure Plan area*



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- *Recognise and provide for the requirements of new infrastructure within the Structure Plan area*

Density Issues

Excerpt from Kinloch Community Structure Plan

The management of new subdivision and development through the use of minimum and average allotment sizes will reduce the encroachment of the urban development into rural areas and will identify the maximum carrying capacity for the Structure Plan area. Setting minimum allotment sizes for the Kinloch settlement will assist with maintaining the existing amenity and character of the build environment. Providing different lot sizes through the use of high medium and low density will effectively reduce the density of development in the structure plan area. This approach also provides opportunities for clustering of dwellings more commonly known as cluster development throughout the landscape. On this basis the Structure Plan recommends minimum allotment densities of:

- *High Density area (minimum 800sq m with average area 1200 sq m)*
- *Medium Density area (minimum 1 hectare with average lot size 1.5 hectares)*
- *Low Density area (minimum 2 hectare with an average of 2.5 hectares)*

The proposed future development does not comply with the density requirements of the Kinloch Structure Plan as stated above, and there are additional infrastructure impact implications involved with regard to this non-compliance.

It is also relevant to note that the KCSP does reference “clustering of dwellings” (see above) and indicates that “cluster” development could be advantageous with regard to making services more economically viable, but it also recommends that, if “cluster dwelling” is to be considered, a balance of land not be used for residential lots and set aside specifically as non-residential land (P 39 of KCSP)

Community concerns over the need to protect Kinloch’s unique environment and manage growth prompted the development of a community structure plan for the village. The resulting Kinloch Community Structure Plan (KCSP) put in place a community objective and policy framework to support the Kinloch environment and provide for future infrastructure requirements (treated water, wastewater treatment, roading, power, telecommunications, additional reserve space and playgrounds) that are related to new subdivision and development. The KCSP was incorporated into the Taupo District Plan and proposed larger lot sizes as you move away from the lake to try and keep an open feel to the village and not overload shared spaces such as the beach front and other reserves, playgrounds, the Kinloch Domain and Hall, the marina, and limited parking availability.



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Kinloch has quickly become a popular destination for visitors and in peak times the existing facilities are struggling to cope. Further development will bring even more people, visitors, boats and trailers and the following examples from the summer of 2024 where Kinloch struggled to cope will only increase:

- Up to 45 minute delay to launch a boat into the marina (6 launching ramps available) – anger and frustration resulted in some disappointing behaviour and poor driving as boat owners then struggled to get to somewhere quickly so they could park their trailer.
- Over-utilisation of the casual launching facility by over-sized vehicles and boats at Scotsmans Ramp with resultant and significant damage to the paved surface in that area.
- Hundreds of vehicles and boat trailers parking across the whole of the Kinloch Domain parking area, sometimes after days of heavy rain which the Domain already does not handle well as a result of existing drainage issues.
- Large vehicles driving over wooden barriers to access beach-side parking.
- Casual and haphazard parking in front of the store, and near the beach, in numbers that created real safety issues.
- The existing toilet facilities (3 toilet pans in the Women’s facility) opposite the store simply could not cope with the number of visitors in spite of Council staff efforts to keep them clean. They were frequently described as being “disgusting”.
- Parking of large vehicles and boat trailers on berms around the village.

We note the following from Louise Wood’s NOTIFICATION DECISION REPORT:

*“The residential lot sizes range from 492m² to 2451m² in area. The area of the application site less the area for roads and reserves is some 9.8ha for the Kinloch Low Density zone and 7336m² for the Kinloch Residential zone areas of the site. With the minimum and average lot size being 1ha and 1.5ha for Kinloch Low Density and 800m² and 1000m² for Kinloch Residential, this results in the potential for seven residential lots in each zone as a controlled activity subdivision (total of 14 lots). **As such, the proposed subdivision will result in a higher density of lots than anticipated for the Kinloch Low Density zone, by an additional 86 lots.**”*

Compare this with the Engineers report which uses the TDC 2021 plan for water and waste water connections. A total 175 waste water connections was allowed for the Seven Oaks land. To date Seven Oaks has consents for 29 plus 132 (161 connections). 161 plus 14 for the Balance land equals 175, so the planners got it right!

The Terraces should also have all been connected to the WWTP under the KCSP rules, but it appears Seven Oaks are using Regional Plan rules to allow them to have on-site disposal.



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Environmental Impact

Further excerpts from the KCSP

*An important constraint to development relates to the protection of water quality and of Lake Taupo. There is potential for nutrients leached from sewage disposal fields to eventually impact on water quality. For this reason, **all development is to be required to connect to the wastewater treatment plant to further protect lake water quality. The provisions of lower density development will assist to mitigate the long-term effects of nitrogen input into Lake Taupo.***

The variety of reserves and open spaces contribute to the character and amenity of the existing Kinloch settlement. These reserves also provide access and create a sense of openness and an overall lower density of build environment. The reserves are an integral part of the Kinloch settlement and should be recognised and incorporated in the design of new subdivision and development. The areas available for passive and active recreation include:

- *Lake Taupo and its shoreline*
- *Lakeshore Reserves*
- *Public Open Spaces*
- *Recreation Reserves*
- *Marine Area*
- *Local Golf Course*
- *Riparian Margins, Streams and Gullies (Whangamata, Okaia and Otaketake Stream Scenic Reserves)*
- *Pedestrian/cycleway*

Within the landscape context of Kinloch, a number of areas were identified as constraints to development

- *The lower hill slopes surrounding the Kinloch Valley should be excluded from high-density type development.*
- *Development should be positioned to ensure that the views of the skyline are not broken.*
- *The Whangamata, Okaia and Otaketake Stream scenic reserves, including their riparian margins, shall be protected from the effects of development.*
- *Protection of Lake Taupo waterfront from high-density development.*

It is relevant to note that in her Notification Decision Report, Louise Woods **also emphasises the desirability of adherence to the Kinloch Community Structure Plan.**



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In addition to our concern with regard to proposed non-compliance to density guidelines, we have further specific concerns about infrastructure, water and wastewater as follows:

Infrastructure, Water, and Wastewater

Water

We refer to the Engineering Services Report prepared by Cheal Consulting Ltd for Seven Oaks Kinloch Limited, dated 10th November 2023. Item 6.3 on P20 of this report refers to Kinloch Treatment Scheme Capacity and includes TDC Planned Growth Table as Figure 12.

Capacity is stated as being available but this doesn't allow for any development by John Sax on the Kinloch Golf Course. We are concerned about the impact of proposed development on the ability of the water infrastructure to meet the required minimum pressure requirements eg for firefighting.

We understand that the Council has been attempting, for some time, to secure land for a second water reservoir. Consideration must be given to when and how this necessary infrastructure will be secured and whether this is a defining/limiting factor regarding any further development growth in the Kinloch precinct.

Wastewater

We refer to the Engineering Services Report prepared by Cheal Consultants Ltd for Seven Oaks Kinloch Limited, dated 10th November 2023. Item 6.3 on P20 of this report refers to Kinloch Treatment Scheme Capacity and includes TDC Planned Growth Table as Figure 12.

The Engineers report shows 550 sections planned. Take off 74 for Te Tuhi and Hunt Club, 40 for the Terraces (all on septic tanks). The latter does not comply with the KCSP which states clearly that all wastewater should be connected to a centralised wastewater treatment plant and new subdivision and development contribute to provide sufficient area for irrigated disposal of treated wastewater.

This leaves 550 minus 114 plus 60 (John Sax's reported proposal for Kinloch golf lots which would be an additional 180 lots not the 120 in the Engineers report.

ie 496 not 476 as in the Engineers report which showed all of the Terraces being connected to Wastewater. Add 1368 lots (as at 2020) and total is 1864 If the Wastewater Treatment Plant design capacity is for 1810 allowing another 100 lots on the Balance land is not feasible.



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John Sax, owner of the Kinloch Golf Course Complex, was recently reported in the NZ Herald as saying “this year we will start to sell 180 residential lots on the estate which will come with full golfing rights for the owner; and 20 current villas on separate unit titles will be sold”. It is assumed that this proposed additional development will be KCSP compliant and that it will require additional water connections and further tax the capacity of the Kinloch Wastewater treatment plant. *NB The Engineer’s report incorrectly states that this planned development would be an additional 120 lots when in fact the correct figure is 180 lots)*

Further to the above, there are additional concerns regarding the Kinloch Village Golf Course. Since the commissioning of the field drainage system for effluent disposal on the Kinloch Village Golf Course, it has been noticed that effluent is regularly seeping onto some of the fairways. We understand this issue has been advised to the course owner, Taupo District Council, and that TDC have engaged consultants to review the situation. Our point here is that if the current system cannot cope, then granting consent to allow additional wastewater connections to the maximum permissible capacity of the plant appears to be risky. (See Appendix #1)

Further we are aware of comments that the final stage of the waste water plant, when added, will require more green space for field drain effluent disposal. Has this green space been secured?



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Summary

The Kinloch Community Association, on behalf of the ratepayers of Kinloch that it represents, strongly objects to the proposed development of the Balance Land within the Seven Oaks subdivision.

We request the opportunity to be heard at the public hearing regarding this matter.

We urge the Taupo District Council to decline the application for the following reasons:

1. The proposal does not comply with the Kinloch Community Structure Plan which was commissioned by the Taupo District Council, and supported by the community, to help ensure the orderly and sustainable development of Kinloch.
2. Increased storage/supply of fresh water remains an outstanding issue and until resolved is a limiting factor for new development.
3. The Wastewater Treatment Plant is not coping adequately with current demand with respect to disposal of grey water so already more land is required for irrigation.
4. The impact of so many more lots in a holiday destination, where peak demand may be very high, may exceed the servicing capability of the water infrastructure and will exceed the design capacity of the Wastewater Treatment Plant. This has the potential to result in considerable cost to Taupo District Council and, ultimately, ratepayers.
5. We are requesting an independent review of the environmental impacts on Lake Taupo, of the decision by both Taupo District Council and the Waikato Regional Council to allow the concentration of on-site sewerage systems over 114 lots so close to the Lake Taupo foreshore.

We consider that the recent decision to grant 40 lots for The Terraces development to have on-site sewerage disposal, is fundamentally wrong, when over recent years, 85 million dollars of taxpayer and ratepayer funding has been spent across the Taupo District, during the Lake Taupo Protection Project, to improve water quality for future generations and safeguard our most precious Taonga.

Signed

A handwritten signature in blue ink that reads 'Tim Brittain'. The signature is written in a cursive style and is positioned above a thin blue horizontal line.

Tim Brittain

President, Kinloch Community Association Inc.

3 April 2024



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Appendix 1

Communications regarding Grey Water issues on the Kinloch Village Golf Course and design capacity of the Waste Water Infrastructure:

From: Bruce Campbell <dbckinloch@gmail.com>

Date: Thu, 28 Mar 2024 at 8:22 AM

Subject: Kinloch WWTP drainage system on the Kinloch Public Golf Course

To: Michael Cordell <mcordell@taupo.govt.nz>

Hi Michael,

I trust that you are well, and also the 'team'

I have been asked a question about the efficiency of the field irrigation system on the Kinloch Golf Course, by some golfing buddies.

They have noticed that at times, effluent is oozing onto the surface of the greens, at several locations. They are concerned about the environmental impact and also have questions around health and safety.

It has been mentioned that TDC were alerted to the issue about a year ago, and that a consultants review was commissioned.

Is this information correct, and if so, is a report available, and can you forward it to me please?

Thanks Michael for your time, and best wishes for a safe and enjoyable Easter break, whatever you are doing.

Kind regards,

Bruce



**Submission Regarding
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**From: Michael Cordell <mcordell@taupo.govt.nz>
Date: Thu, 28 Mar 2024 at 8:35 AM
Subject: RE: Kinloch WWTP drainage system on the Kinloch Public Golf Course
To: Bruce Campbell <dbckinloch@gmail.com>**

Hi Bruce

Good timing with your email.

I spent yesterday afternoon on site with the greenkeeper and a couple of other representatives of the club.

Our contractor was also on site to discuss the soggy spots and we have a plan to improve drainage in some targeted areas.

This work is planned for June to fit in with the golf courses schedule.

At the time of our visit the areas were dry but we understand they come and go.

Also, for clarification, we don't have irrigation on the 'greens', these are irrigated by the ground staff with potable water, our irrigation is limited to the fairways.

Michael Cordell Wastewater Asset Manager

**From: Bruce Campbell <dbckinloch@gmail.com>
Date: Tue, 18 Jul 2023 at 7:48 PM
Subject: Re: Kinloch Waste Water Treatment Plant
To: Michael Cordell <mcordell@taupo.govt.nz>, Tom Swindells <Tswindells@taupo.govt.nz>**

Thanks Micheal for the update and the explanation around connections.

I am interested in your comment about possible 'infill'.

Sarah Hunt from Cheals told me at the recent Seven Oaks open day, that their current updated development plans, allow for 83 sections over and above the KCSP density.

When questioned about where the water connections would come from, she said 'that TDC had allowed for 100 infill sections, and as this would not happen, they intend to request council to make these connections available.'

Can you or Tom substantiate that this is the case, and that extra connections have been allowed for in the future planning?

Again, thank you for your time.

*Kind regards,
Bruce.*



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On Tue, 18 Jul 2023 at 10:04 AM, Michael Cordell <mcordell@taupo.govt.nz> wrote:

Hi Bruce

The exact number of properties that will ultimately connect is always our best estimate as development changes over time, even within the limitation of the structure plan.

Some of low density developments had signalled to our development team some time ago that it was more cost effective for them to provide onsite systems rather than connect to the Council sewer.

This was known before the development of the WWTP and was taken into account, that said, they are a relatively small number of lots.

The total number of lots we expect would connect to the WWTP during the design phase was estimated at 1810. *There is uncertainty on what the exact number of lots will be connected.*

This estimate includes allowance for some infill subdivision within the existing community.

There is some contingency built into the design of the WWTP as there is always some uncertainty; total households connected could be slightly higher or lower, the number of people who live in a house can change over time, also the holiday home / permanent resident ratio, as well as actual plant performance vs design can vary slightly.

As of June we have ~1,207 connected properties (including non-residential) and 200 developed that are not yet connected.

The timing of the upgrade in the 2021 LTP was 2029.

This will certainly be brought forward in the new LTP and I expect this will occur in the first three years of the new LTP.

Most of the WWTP is already built to 100%; inlet works, membranes, tanks, dosing systems etc.. the upgrade will bring the second reactor online.

I hope this covers what you need.

Michael Cordell Wastewater Asset Manager



**Submission Regarding
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From: Bruce Campbell <dbckinloch@gmail.com>
Sent: Monday, 17 July 2023 5:45 PM
To: Michael Cordell <mcordell@taupo.govt.nz>
Subject: Re: Kinloch Waste Water Treatment Plant

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Hi Micheal,

I am wondering whether you have any data that you can share with the Kinloch community?

Thanks,

Bruce.

On Thu, 15 Jun 2023 at 2:04 PM, Michael Cordell <mcordell@taupo.govt.nz> wrote:

Hi Bruce

Yes you are correct the WWTP has been designed to meet the Kinloch Community Structure Plan.

Some of the low density sites have been sized large enough to comply with onsite disposal rules and have opted to go this route.

There is one further stage of upgrade possible at the WWTP which will increase the capacity.

I will be updating the timing of this upgrade over the next two weeks as part of the work in the lead into the upcoming LTP process; assessing current plant performance and the expected growth rates etc...

I will need a little time to get back to you with the updated and accurate details, on numbers and timing etc... but will do so when I have completed this refresh of the numbers.

Kind regards

Michael Cordell Wastewater Asset Manager



**Submission Regarding
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From: Bruce Campbell <dbckinloch@gmail.com>
Sent: Wednesday, 14 June 2023 9:19 AM
To: Michael Cordell <mcordell@taupo.govt.nz>
Subject: Kinloch Waste Water Treatment Plant

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 morning Micheal,

I trust that all is well with you and your team.

I have been asked a few question around connections to the WWTP.

In previous discussions with council, we were told that all dwellings in the Kinloch Community Structure Plan area would be connected to the waste water network.

We have learnt recently that some of the current and proposed developments in the medium and low density areas are not going to be connected, and that each dwelling will have an on-site sewerage system.

Can you explain how this has come about please.

We understand that the recently commissioned WWTP has a fixed capacity, and that the plant design allows for some future capacity increase, as Kinloch continues to expand in line with the KCSP densities as allowed in the District Plan.

Can you tell us the number of dwellings that could be connected to the plant now, before additional capacity is required?

Also, with future modification, what number of dwellings could be connected for a fully developed Kinloch?

Is there a timeline for this work?

Thank you for your time and consideration.

Kind regards,

Bruce.