



GREAT LAKE TAUPŌ
Taupō District Council

Resource Consent Submission

Under Section 96 of the Resource Management Act 1991 Form 13

Please read carefully and print clearly

Notes to Submitter:

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

All submissions (including name and contact details) are published and made available to the public from our offices and on our website. Personal information will also be used for the administration of the notified resource consent process. All information collected will be held by Taupō District Council, 46 Horomatangi Street, Taupō, with submitters having the right to access and correct personal information.

Resource Consent Applicant Details:

Taupō District Council reference numbers: RM 240388 & RM 200118C
Applicant name: Seven Oaks Kinloch Ltd
Application for: ☒ Resource consent ☐ Change or cancellation of a condition of a resource consent
Description of application: For Subdivision consent

Submitter Details:

Full name of submitter: Kinloch Community Association
Contact name: Tim Brittain
Designation: President
Contact phone number: 0275 935 387
Email address: tim@storthoaks.co.nz
Postal address: 524 Paewhenua Rd RD2 Otorohanga 3972

Are you a trade competitor of the applicant? ☐ Yes, I am ☒ No, I am not

If you are a trade competitor, are you directly affected by an effect of the subject matter of the submission that (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition? ☐ Yes, I am ☐ No, I am not

Do you wish to receive any further correspondence prior to the decision being issued? ☒ Yes ☐ No

Preferred method of contact: ☒ Email ☐ Post

Privacy Statement:

Submitters are advised that the information supplied in written submissions may contain personal information within the meaning of the Privacy Act 1993. By taking part in this public submission process, submitters have agreed to any personal information (including names and contact details) which is contained in their submission being made available to the public as part of the consultation and decision making process. All information collected will be held by Taupō District Council. Submitters have the right to access and correct personal information. Following the submission period, copies of all submissions will be available on our website.

Submission:

The specific parts of the application that my submission relates to are:

Kinloch Structure Plan
Resources
Density Effect on Amenities

My submission is:

☐ In support of the application or specific parts of it

☒ In opposition of the application or specific parts of it

☐ Neutral regarding the application or specific parts of it

Please detail the reasons for making your submission:

As representatives of the Kinloch Community

(add additional pages as necessary)

I seek the following decision from the Taupō District Council:

That the application is declined

(give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought)

Do you wish to attend the hearing?

☒ Yes

☐ No

Do you wish to be heard in support of your submission?

☒ Yes

☐ No

If others make a similar submission, will you consider presenting a joint case with them at the hearing?

☐ Yes

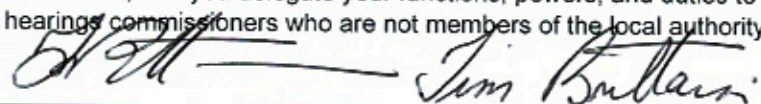
☐ No

☒ I request*, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.

*please refer to the Notes to Submitter

☐ I do not request, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.

Signature of person making submission:

 Jim Butcher

Date:

2-4-2025



**Submission Regarding
Seven Oaks Kinloch Ltd RM240388 & RM200118C**

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 revised proposal still 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. If this proposal was allowed to proceed it would set a **very concerning precedent** in demonstrating to developers that they can to a large extent ignore the land zoning, setbacks and building coverage in Taupo District Council Plans. Taupo District Council staff have given a considerable amount of resources and expertise to determine the optimum use of land in the best interests of ratepayers.
3. The Henry Hall Trust proposal to develop the former Trev Terry site will provide a commercial/recreational hub which means that one is not required on the Seven Oaks site.
4. Increased storage/supply of fresh water remains an outstanding issue and until resolved is a limiting factor for new development. Even under the current level of housing we are being asked to conserve water over the summer.
5. The Wastewater Treatment Plant is not coping adequately with current demand with respect to disposal of effluent so already more land is required for irrigation without adding more lots.
6. The impact of so many more lots in a holiday destination, where peak demand may be very high, will put even more pressure on existing amenities. The development may contribute to exceeding the servicing capability of the water infrastructure and considerably reduces any headroom in the design capacity of the Wastewater Treatment Plant. This has the potential to result in considerable cost to Taupo District Council and, ultimately, ratepayers.



Submission Regarding Seven Oaks Kinloch Ltd RM240388 & RM200118C

Background

Kinloch Community Association (KCA)

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. In 2024 the KCA expressed further concerns with regard to the Resource Consent Application to develop the balance land. These concerns remain with regard to the new Resource Consent Application.

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 Consents Manager for the Taupo District Council which has been publicly notified. This report is on the TDC website, and the applicant is Seven Oaks Kinloch Limited.

Resource Consent Application November 2023

Following the Resource Consent Application in November 2023 the Taupo District Council received 25 submissions (23 in opposition and 2 neutral). Based on comments on the KCA Facebook page opposition to the revised Application is still strongly held. (See the KCA Facebook Page here: [Facebook](#) and the Kinloch Families Group Facebook Page here: [Kinloch Families | Facebook](#))

On 1st May 2024 Louise Wood, Senior Resource Consents Manager wrote to Sarah Hunt, Cheal Consultants Ltd regarding the processing of the Resource Consent Application. She stated under the heading Density/Character and Amenity that 'the vast majority of submissions raised concerns about the proposal being a significant deviation from the Kinloch Community Structure Plan (KCSP) and District Plan in terms of the density of development proposed, and the concerns regarding the adverse effects on Kinloch's unique character and amenity, and its village 'feel'. **As it stands, following an initial assessment of the proposal and taking into account the submissions, it is likely that the recommendation of the section 42A report will be to decline the application.** This is based on:



**Submission Regarding
Seven Oaks Kinloch Ltd RM240388 & RM200118C**

The additional density of lots proposed is significant at 84 more lots than specified within the Kinloch Residential and Low Density zones. (KCA comment ***-In the new proposal that has only been reduced by 16 lots.***)

Inconsistency with the District Plan objectives and policies

The resulting adverse effects on character and amenity will likely be more than minor, to significant ' ***We totally agree with this observation on the effects of the proposed subdivision.***

Kinloch Community Structure Plan (KCSP)

Louise Wood in her Notification Decision Report with regard to the Seven Oaks Resource Consent Application dated 20 November 2024 clearly outlines the key features of the Kinloch Community Structure Plan.

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

Density Issues

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

"The residential lot sizes range from 800m² to 2548m² in area. The area of the application site less the area for roads and reserves is some 10ha for the Kinloch Low Density zone and



**Submission Regarding
Seven Oaks Kinloch Ltd RM240388 & RM200118C**

1ha for the Kinloch Residential zone areas of the site, resulting in an area of approximately 11ha available for residential lots (excluding area for roads and reserves).

*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 10 residential lots (1ha/1000m² and six low density lots (10ha/1.5ha). **As such, the proposed subdivision will result in a higher density of lots than anticipated for the Kinloch Low Density zone, by an additional 68 lots compared to 16 lots enabled by the District Plan***

Effect on Amenities

Kinloch has 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 and 2025 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.

Louise Wood's letter of 1 May 2024 to Cheal Consultants Ltd noted 'that as mentioned in the first further information request last year that the provision of a commercial neighbourhood shopping area within the proposed development may be an opportunity to meet the demand for such amenities and in turn offer some mitigation of the effects of the additional density proposed on the existing amenities'

- Firstly we disagree that the effects of additional density on existing amenities would be mitigated.
- Secondly we believe the majority of ratepayers do not want a commercial hub/kindergarten in the proposed Seven Oaks commercial location. (Ref KCA Survey July 2024.)



**Submission Regarding
Seven Oaks Kinloch Ltd RM240388 & RM200118C**

- Thirdly the Henry Hall Trust has applied for Resource Consent to establish a supermarket and café on the former Trev Terry site. The Henry Hall Trust is also proposing to make land available adjacent to the water treatment plant for light commercial activity/a Community Hall with a potential kindergarten attached/indoor and outdoor sports facilities and green space for recreation. The KCA and ratepayers fully support these proposed developments.

Water, and Wastewater Infrastructure

Water

The security of water supply to a fully developed Kinloch requires an additional water storage tank. 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

Figures emailed to Ron McPhail on 31st March by Louise Wood and Michael Cordell showed the total number of existing and future lots connected to the Waste Water infrastructure to be 1,755. This is only 55 lots less than the design capacity of the Waste Water Treatment Plant which is 1,810 so any errors in calculating infill lots or demand due to increased occupancy over summer could put pressure on the plant. Allowing the Balance land to be developed as proposed considerably reduces any headroom for the design capacity of the WWTP.

Further to the above, there are additional concerns regarding effluent disposal on 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. This issue was advised to the course owner, Taupo District Council, and TDC employed consultants and contractors to remedy the situation. This has not been 100 percent successful. Our point here is that if the current system cannot cope, then granting consent to allow additional wastewater connections to the plant appears to be risky.

Further we are aware of comments that the final stage of the waste water plant, when added, will require more green space for effluent disposal.

Signed

Tim Brittain
President, Kinloch Community Association Inc.
3 April 2025