

**TAUPŌ DISTRICT COUNCIL  
MINUTES OF THE KINLOCH REPRESENTATIVE GROUP MEETING  
HELD AT THE KINLOCH COMMUNITY HALL, MATA PLACE, KINLOCH  
ON THURSDAY, 22 MARCH 2018 AT 7.09PM**

- PRESENT:** Cr Rosanne Jollands (in the Chair), Mr Tim Brittain (via teleconference), Mr Bruce Campbell, Mayor David Trewavas, Ms Belinda Walker
- IN ATTENDANCE:** Chief Executive, Head of Finance & Strategy, Head of Democracy, Governance & Venues, Facilities Manager, Landscape Architect, Democratic Services Support Officer
- MEDIA AND PUBLIC:** 12 members of the public

The Chair welcomed everyone and declared the meeting open. She advised that Mr Tim Brittain would be joining the meeting via teleconference. Under the Local Government and Official Information and Meetings Act (LGOIMA) Mr Brittain could participate in the meeting discussions but could not be counted as part of the quorum or move / second any resolutions.

## 1 APOLOGIES

### KIN201803/01 RESOLUTION

Moved: Mayor David Trewavas  
Seconded: Ms Belinda Walker

That apologies from Cr Barry Hickling, Cr Christine Rankin and Mr Tim Brittain be received and accepted.

**CARRIED**

## 2 CONFLICTS OF INTEREST

Nil

## 3 CONFIRMATION OF MINUTES

### 3.1 KINLOCH REPRESENTATIVE GROUP MEETING - 15 FEBRUARY 2018

In reply to a question, the Head of Finance & Strategy advised that no feedback had been received from WRC in relation to the most recent reported spill. He further noted that ideally any future questions from members should be provided to staff before meetings so the appropriate investigations can be carried out.

### KIN201803/02 RESOLUTION

Moved: Ms Belinda Walker  
Seconded: Mayor David Trewavas

That the minutes of the Kinloch Representative Group meeting held on Thursday 15 February 2018 be confirmed as a true and correct record with the following amendments:

1. Item 4.2 'Kinloch Development' (last bullet – pg. 4): Insert additional wording in relation to Mr Tim Brittain suggested recommendations as follows:  
*"That Council adhere to the Kinloch Structure Plan (KSP). This plan involved extensive consultation with the community when it was developed. The community is concerned that variations are deviating from the broad intent and purpose of the plan".*

2. Item 4.4 'Members' Reports' (pg. 6): Correction noted under Mr Bruce Campbell's report - *"Replace the words 'sewerage' and 'sewer ponds' with 'storm water'".*

**CARRIED**

## **4 REPORTS**

### **4.1 PRESENTATION: THE LARCHES AND SEVEN OAKS SUBDIVISIONS**

Messrs Bruce Bartley and Phil Rielly were in attendance to present information in relation to The Larches and Seven Oaks developments. Both had extensive history and backgrounds in high quality development / project management and operations, including a (combined) total of 1200 lots to date.

Key points noted from a powerpoint (with various supporting images included) were:

- Roles were outlined as: Council – was the regulator, facilitator; Community – were the key stakeholders, provided input; Developers – were the driving force behind everything, built infrastructure eg roads, water supplies, sewerage systems, power grids and undertook re-vegetation work.
- Stage One covered less area than what was submitted on the original plans.
- Named by Keith Hogart, Seven Oaks was a seven stage market driven development phased over a 10-15 year period (which could change over time).
- Seven Oaks covered both residential and low residential zoning areas as set out in the KSP.
- Clarified that the accessway by Okawa Drive crossing over bush area into Seven Oaks was privately owned and was purchased as part of the sale from the previous owner.
- Examples were provided of how the developers aligned their work with the Kinloch community values and concepts that emerged from the strategic planning day held in November 2017. For example, Cameron Drive was transformed from farmland (1999) to an attractive and well established street that included 14 lots, extensive gully planting and environmental covenants. Glen Mohr was also similar to Cameron Drive.
- Community benefits were both social and environmental. As local developers, there was a genuine desire to do their best by the community and to understand what the community wanted.
- Seven Oaks was a great asset surrounded by bush. The developers had offered to provide financial input into a mountain bike track going up Otakitaki and Whangamata Streams. Plans included walking and biking integrated networks, increased public access, a pest eradication program, reshaping of Whangamata Road.
- Built the Whakaipo to Kinloch track.
- Loch Eagles was initially a deer farm when purchased in 2004 of which \$730k had since been spent towards the development of public walkways, extensive reserves and lookouts.

The following was noted during questions, answers and related discussion:

- Currently going through the consent application process (controlled activity) and hoped to commence construction phase towards the end of the year.
- The recent media report that there were lots under 800m<sup>2</sup> was incorrect.
- A commercial development was not included in their submitted plans and was referenced only as an example of what the developers could contribute to the community.
- Stage one plans had setbacks in place for The Larches and Seven Oaks.
- Obtaining consents for Whangamata Stream setbacks when Lisland Drive was being built was an arduous undertaking. In relation to the reserves further out towards Kawakawa, large setbacks were not required due to there being no public access. All other related setbacks would be dealt with as part of the planning process.
- Regarding a question about whether The Larches proposal would include a request to Council to lower setbacks, it was advised that any proposal would be vetted by the planners on its own merit.
- Discussions had occurred with DoC in relation to what was trying to be achieved with setbacks. Where appropriate, would honour KSP however if required, other measures would be utilised to

achieve the various outcomes according to the various land parcels.

- In reply to a question about the potential formation of a road and installation of a culvert at the end of Okaia Drive (which would require extensive earthworks and therefore create a high risk for sediment to enter the stream in a sensitive trout spawning habitat and subsequently the lake), Mr Bartley advised that they were aware of this and that WRC consent would need to be obtained.

### **KIN201803/03 RESOLUTION**

Moved: Mayor David Trewavas

Seconded: Ms Belinda Walker

That the Kinloch Representative Group receives the information and thanks Messrs Bruce Bartley and Phil Rielly for their presentation.

**CARRIED**

### **4.2 ACTION POINTS UPDATE**

The following updates were noted in relation to the action points:

- RMA 101 workshop scheduled for 3 April 2018, 12noon-3pm in the Council chamber, 109 Heuheu Street.

A correction was noted in relation to the request for lines being painted on the hill going up to the store. Firstly, it was clarified that the suggestion for yellow no parking lines was made by Mr Tim Brittain (and not the Friends of Kinloch). Secondly, the issue was in relation to traffic congestion on Kinloch road, from the public phone box up the rise towards Nisbet Terrace. People often parked on both sides of the road which being quite narrow, left very little room for other road users to pass through. Suggested that yellow no parking lines be painted on both sides of the road in the aforementioned area.

### **KIN201803/04 RESOLUTION**

Moved: Mr Bruce Campbell

Seconded: Ms Belinda Walker

That the Kinloch Representative Group receives the current action points update.

**CARRIED**

### **4.3 CONSULTATION DOCUMENT FOR THE LONG-TERM PLAN 2018 - 28**

The following was noted during questions, answers and related discussion:

- A member thanked those staff present at the previous week's workshops, especially the Asset Manager Water and Team Leader Asset Renewals.
- In reply to a question about Kinloch population statistics provided by TDC, staff explained the data collection process and in particular, how timing influenced the information provided.
- The Head of Finance & Strategy advised that any discussions in relation to the Groups' LTP submission should not involve the Group councillor's as doing so would prohibit them from participating in the hearings and deliberations process at the Council table. Other members of the community could however be involved should the members wish.
- There was \$17M set aside for Kinloch development over the next 10 years.
- The TD2050 projections were currently being updated.
- KCA had previously helped Council with flattening the domain however, due to stormwater issues the site was not suitable for a sportsfield.
- A member requested that a letter be drafted to the Hill family and Jono Maxwell from Hillary Outdoors asking that a sportsfield be included in their proposed development. The Chief Executive

noted that this could also be included in the Group's LTP submission if desired.

*Note: The Group decided to hold a separate informal meeting to discuss their LTP submission and therefore requested that the resolution wording be changed to '....receive the information on the Consultation Document for the Long-Term Plan 2018-28' only.*

#### **KIN201803/05 RESOLUTION**

Moved: Mayor David Trewavas

Seconded: Mr Bruce Campbell

That the Kinloch Representative Group receives the information on the Consultation Document for the Long-term Plan 2018-28.

**CARRIED**

#### **4.4 CONSULTATION DOCUMENT - WASTE MANAGEMENT MINIMISATION PLAN**

The community representative group members would meet with the Asset Manager Stormwater & Solid Waste in the following week to discuss their Waste Management Minimisation Plan submission further. Accordingly, it was requested that resolution wording be changed to receive the information only.

#### **KIN201803/06 RESOLUTION**

Moved: Mayor David Trewavas

Seconded: Ms Belinda Walker

That the Kinloch Representative Group receives the information on the Consultation Document for the Water Management Minimisation Plan.]

**CARRIED**

#### **4.5 KINLOCH COMMUNITY HALL EXTENSIONS**

The Facilities Manager advised that:

- The hall was built in 1962.
- Hall usage was approximately 36% per month (based on the period from July 2017 to February 2018).
- Average annual income was approximately \$5k and annual maintenance costs were circa \$11.5k.
- No significant structural, electrical or cosmetic issues were identified in a recent light condition assessment.
- Occupancy capacity as per the fire plan / compliance certification was 80 people.
- The window glass was not safety glass.

The following was noted during questions, answers and related discussion:

- A member considered extending the hall was necessary to accommodate the current increased usage (since March 2018), population growth, and in particular, the hall being used as a temporary MoE accredited site / facility for preschoolers.
- Doubling the size of the hall would generate more income as more larger events / functions could be held.
- The Facilities Manager undertook to forward a copy of the fire plan recertification and evacuation scheme to Ms Walker as requested by MoE.

#### **KIN201803/07 RESOLUTION**

Moved: Mr Bruce Campbell

Seconded: Mayor David Trewavas

That the Kinloch Representative Group receives the information as discussed.

**CARRIED**

#### **KIN201803/08 RESOLUTION**

Moved: Ms Belinda Walker  
Seconded: Mr Bruce Campbell

That the Kinloch Representative Group supports the concept of a partnership between the Kinloch community and Council to fund extensions to the Kinloch community hall.

**CARRIED**

#### **4.6 UPDATE ON THE KINLOCH COMMUNITY PLAN & VISION**

The vision was still being finalised. Items prioritised in the community plan would be brought forward into the Group's LTP submission.

#### **KIN201803/09 RESOLUTION**

Moved: Ms Belinda Walker  
Seconded: Mr Bruce Campbell

That the Kinloch Representative Group receives the information.

**CARRIED**

#### **4.7 MEMBERS' REPORTS**

The following verbal reports were provided:

##### **Cr Rosanne Jollands**

- Advised that the Fences, Roding, Reserves & Dogs (FRReD) Committee had approved the request for a toy library at Kinloch. A member expressed thanks to the Chief Executive for facilitating that request.
- The 27 March Council agenda had two (Kinloch) tender contract items:
  - Kinloch WWTP Effluent Holding Tank
  - Kinloch Wastewater Treatment Flood Protection and Access Improvements

##### **Ms Belinda Walker**

- An inspection of the hall as a temporary preschool site by MoE had identified that: windows required film or replacing; an internal door through to the toilets was needed, and fencing around the perimeter would need to be erected.
- Thanked the Democratic Services Officer for passing on information of interest to the Kinloch community. Going forward, staff would ensure that any relevant information specific to Kinloch would be passed on to the Group members.

##### **Mr Bruce Campbell**

- Advised that Murray Cleaver from DoC had walked the boundary around Oakdale Downs and Whangamata Stream and observed various encroachments on DoC land. He would discuss remedial work and re-planting with the site developers.
- Had held an informal discussion with the Chief Executive regarding buses parking and churning up the Gobi cobbles. The Chief Executive suggested that the community could talk to the bus operators directly about their concerns, including the relocation of the parked buses from the domain to another location. Councillor Jollands and His Worship offered their assistance if needed.
- Extended thanks to the Chief Executive for being present at this evening's public forum and also His

Worship and Council staff in attendance at the meeting.

**KIN201803/10 RESOLUTION**

Moved: Mayor David Trewavas

Seconded: Mr Bruce Campbell

That the Kinloch Representative Group receives the reports from members.

**CARRIED**

**5 CONFIDENTIAL BUSINESS**

Nil

**The Meeting closed at 8.52pm.**

**The minutes of this meeting were confirmed at the Kinloch Representative Group Meeting held on 26 April 2018.**

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**CHAIRPERSON**