

**TAUPŌ DISTRICT COUNCIL  
MINUTES OF THE KINLOCH REPRESENTATIVE GROUP MEETING  
HELD AT THE KINLOCH COMMUNITY HALL, MATA PLACE, KINLOCH  
ON THURSDAY, 29 AUGUST 2019 AT 3.00PM**

**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, Head of Finance & Strategy, Head of Democracy, Governance & Venues, District Parks Operations Manager, Senior Policy Advisor, Democratic Services Support Officer

**MEDIA AND PUBLIC:** 17 members of the public

Notes: (i) *The Chair welcomed everyone to the final meeting for the 2016-2019 triennium and reminded members of the public that the current Group representatives were still available to serve the Kinloch community up until elections on October 12, 2019.*

(ii) *Agenda items were heard in the following order: 1-4.2, 4.4, 4.3, 4.5-4.6*

## **1 APOLOGIES**

### **KIN201908/01 RESOLUTION**

Moved: Ms Belinda Walker

Seconded: Cr Christine Rankin

That the apology received from His Worship, Mayor David Trewavas be accepted.

**CARRIED**

## **2 CONFLICTS OF INTEREST**

Nil

## **3 CONFIRMATION OF MINUTES**

### **3.1 KINLOCH REPRESENTATIVE GROUP MEETING - 27 JUNE 2019**

#### **KIN201908/02 RESOLUTION**

Moved: Mr Tim Brittain

Seconded: Cr Christine Rankin

That the minutes of the Kinloch Representative Group meeting held on Thursday 27 June 2019 be confirmed as a true and correct record.

**CARRIED**

## **4 REPORTS**

### **4.1 PRESENTATION: BIKE TAUPŌ**

The Chair advised that this item had been withdrawn.

Bike Taupō were still keen to engage with the community and would use the Kinloch Community Association

(KCA) WhatsApp as a platform for communications.

A member suggested that given the long break until the next Group meeting (due to elections), a public workshop should be held in the interim so that Bike Taupō and Hilary Outdoors could provide an update to the community on their respective endeavours. The Chair undertook to follow up and requested that the workshop be added to the action sheet.

#### 4.2 PRESENTATION: DISTRICT PLAN REVIEW

Senior Policy Advisor Hilary Samuel tabled copies of the Kinloch Structure Plan (A.....) and gave a brief overview regarding the District Plan Review.

The following comments were noted in relation to the presentation, questions, answers, and related discussion:

- Government had recently released the national planning standards, a template that set out the structure, format and content for district plans. The release conveniently aligned with Council's district plan (DP) review date.
- The review process was long and complex. Currently in the 3-year development phase; this would be followed by the formal hearings and submissions process (2-years).
- There would be opportunities to have further DP discussions with the Kinloch community regarding their aspirations for Kinloch.
- The Kinloch Structure Plan (KSP) was implemented under the Local Government Act (LGA) and provided a good starting point for the community to ascertain what had / had not worked well.
- Recently reviewed the Taupō District Council Growth Strategy which looked at residential growth in the Taupō District. The District was well positioned with surplus residential and industrial land available resulting in some growth areas identified in the previous strategy being removed.
- Kinloch had a range of different densities. An example where that could impact on an individual / developer was submitting an application for resource consent and finding rule/s in the DP that did not support your plan/s.
- The DP hierarchy had various 'activities' eg permitted, controlled, restricted discretionary. The degree of difficulty to gain approval increased with each new level i.e. the more you moved away from the rules, the greater the difficulty in getting a consent approved. An example based on earlier comments was moving 'setbacks' into 'Discretionary Activities' which would make it harder to get approved. The Chief Executive further noted that Council was constrained by case law, legal process and the Resource Management Act (RMA) when approving consents. If an applicant was able to meet the legal test, then Council was legally obligated to approve it.
- The community was concerned about the rapid growth in Kinloch and the associated costs and pressures on infrastructure, how DP rules were being applied and in particular, the immense pressures that ensued during the Christmas holiday season when Kinloch became unliveable.
- In reply to a question regarding how the community could fast track the revision of the KSP for inclusion in the next DP and how best to achieve adherence to the Plan, the Chief Executive advised that the review presented an opportunity for the community to re-look at the KSP however, there was no quick-fix solution as the process was set out in legislation. If there was no legal ability for Council to enforce something, Council could only advocate the community's wishes to developers. Most developers were keen to work in with Council as they were aware most requests were often the will of the community.
- Most of the available residential land in Kinloch had already been consented.
- The new planning standards were developed to provide a consistent approach across New Zealand, e.g. it would be explicitly clear that residential was residential.
- Regarding future development, there were tools available within the new standards that would enable unique features and differences to be captured throughout the various communities. One such tool was called a 'precinct' e.g. putting a precinct over the top of Kinloch low density areas so that Kinloch residential had 5% lower coverage than in Taupō town.
- The Chief Executive noted that expectations through the DP review process had to be reasonable as any changes could end up in the environment court; Council would have to provide expert testimony, evidence and facts to support its recommendations in the DP, for example, why setbacks might be

reduced. Community consultation and engagement was another important part of that evidence.

- Walkways had been included in the KSP as part of the village yet were not included or adhered to at Oakdale. The Senior Policy Advisor undertook to look into a comment regarding Council purportedly stopping new walkways being established in Kinloch a few years ago.
- The Senior Policy Advisor advised that she would be happy to facilitate a public community workshop to step through the rules, etc, and include mock development scenarios to demonstrate the outcomes. She would also take along maps to look at the bigger picture, then work through systematically reviewing more detailed provisions and issues.

#### **KIN201908/03 RESOLUTION**

Moved: Cr Christine Rankin

Seconded: Ms Belinda Walker

That the Kinloch Representative Group receives the information about the District Plan review.

**CARRIED**

#### **4.3 UPDATE ON DISTRICT EROSION WORKS PLAN**

The District Parks Manager tabled copies of his power point presentation (A..... ) on the District's erosion works plan. An historical overview of lakeshore erosion and the erosion works programme outlined in the 2018-28 Long-Term for the District was provided, as well as plans for Kinloch going forward.

The erosion works plan was focused on areas that council officers and coastal erosion expert consultants Tonkin + Taylor had identified as highest priority. Based on those assessments, the majority of mitigation work to date had taken place at the Kuratau foreshore and river mouth. That work would continue alongside new work scheduled at Hatepe.

The following comments were noted in answer to questions:

- The District Parks Manager advised that there was no budget set aside for Kinloch erosion works as yet however, he would engage Tonkin + Taylor to do an up-to-date assessment and include that in the next LTP. The Chief Executive agreed that technical advice and expertise was required to inform next steps.
- The Chief Executive advised that Mercury Energy had a monitoring programme that was part of their consent. That data collected also provided good information for technical experts to provide remedial solutions.
- The Chief Executive undertook to look into what assistance Kinloch Marina Ltd could provide.
- An employee of the Kinloch Marina Ltd who was present at the meeting asked if they could be included in future discussions regarding the marina.
- The District Parks Manager understood that the Whangamata Stream reserve boundary was on top of the escarpment. He was unsure whether the land was owned by the Tuwharetoa Māori Trust Board (TMTB) or multiple Māori landowners however, Council undertook ongoing maintenance of the reserve. He further noted that there were many water vessels that had been there for some time which should be removed; the Chief Executive added that the TMTB were not happy about the situation either. Following discussion, it was decided that Council would notify the community and out-of-towners via WhatsApp, social media, Council's Connect newsletter (etc) that an amnesty period would be in place until Labour Weekend 2019 for owners to remove their vessels and post that date, any remaining vessels would be removed by Council.

#### **KIN201908/04 RESOLUTION**

Moved: Mr Bruce Campbell

Seconded: Mr Tim Brittain

That the Kinloch Representative Group receives the update on the District's erosion works plan.

**CARRIED**

#### 4.4 ACTION POINTS UPDATE

- A member advised that nothing had been done regarding installing a barrier at the Kenrigg Road the Loch Eagles intersection. In reply, the Head of Democracy, Governance & Venues advised that the Lake Terrace waste water spill event had consumed many staff including the majority of the transportation team however, the item would be followed up.
- Cr Jollands undertook to follow up with the developer regarding an issue noted by a member of the public about noise from contractor activities e.g. concrete trucks regularly going past at 6-6.30am, dropping into low gear and going up to the building site. The Chief Executive advised that there were no rules applicable to that particular location regarding when construction work could start as it was not a residential area. However at a member's request, he would talk to the developer but it would be difficult to address given the many different contractors involved.
- There were shrubs on the island where Kinloch Road and Marina Terrace met that needed to be trimmed right back due to visibility issues. Also suggested planting lower growing shrubs.
- The fenced off area at Oakdale Road would be reopened in the next 4-6 weeks.
- A member asked what safety assessment Council had done regarding signage, lay-by, speed, at the new intersection at the top of Oakdale Road which interfaced with Whangamata Road. The member felt that speed restrictions in that location would be appropriate.
- A member was waiting for a confirmed date from Council when the cricket nets would be installed so consultation with residents on the domain boundary could take place.

#### KIN201908/05 RESOLUTION

Moved: Mr Tim Brittain

Seconded: Cr Christine Rankin

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

**CARRIED**

#### 4.5 UPDATE ON KINLOCH COMMUNITY PLAN AND VISION

Ms Walker advised that:

- Consultants had been engaged and were currently completing a feasibility study for the Kinloch Hub, including surveying key stakeholders. Funding for the study had come from a \$20k grant received from NZ Lotteries. Ms Walker acknowledged the efforts of Kinloch resident Mrs Pat Kane who had been instrumental in obtaining the funding and progressing the work.
- Ministry of Health (MoH) had completed an inspection of the hall for use as a kindergarten and all compliance requirements had been met. The MoH report and compliance certificates would be submitted to the Ministry of Education (MoE) once received, then the kindergarten would be operational.
- Had applied to Bay Trust for \$500k. Bay Trust had advised that the application was very good and encouraged that another application be submitted in the next funding round in May 2020. However, they had decided to decline the application this time round due to concerns about:
  - Council's commitment to the project (could reaffirm Council's commitment through the Long-term Plan);
  - the ability of the community to match funds (needed to demonstrate that this was achievable)
  - that based on population, demand was not justified (could run a Kinloch census).
- Further consultation with clubs / groups in Kinloch had taken place regarding relocation of the hall. Received a lot of feedback from people that the tennis courts were well used so these needed to remain. Once clubs had provided comments on their preferences regarding use and design, would look at potential site somewhere on second half of the domain.
- Several years ago a proposition was made to Council (and agreed) for a volleyball court. In 2006 Council undertook to resurface the court however they later said it could not be done as they would have to install gates to access it.

- During consultation a question arose regarding no seating on the eastern beach reserve. If seats were eventually installed, it would be great to acknowledge their (Kinloch) founders (on the seats). In reply, the Chief Executive advised that Ms Walker could discuss a co-funding arrangement with the District Parks Manager to have the seats installed however, commemorate founders was a particularly sensitive issue that would have to be assessed against Council's policy for commemorative memorials.

#### **KIN201908/06 RESOLUTION**

Moved: Cr Christine Rankin

Seconded: Ms Belinda Walker

That the Kinloch Representative Group receives the information.

**CARRIED**

#### **4.6 MEMBERS' REPORTS**

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

- Asked about the rules around eastern beach with dogs being loose, and whether that was part of the DP. In reply, Cr Hickling (current chair of the Fences, Roding, Reserves & Dogs – FRRReD committee) advised that some rules came under the Reserves Management Plan (RMP) and some under the Dogs Control Bylaw but the rules were the same district wide. In reply, Ms Walker asked if there could be more communications about where dogs could be off leash in Kinloch. The Chief Executive noted that the final decision about approved areas for dogs to be off leash was made by councillors and was based on community feedback.

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

- Thanked the representative members for their input over the past three years and gave special acknowledgment to members of the Kinloch community who had attended the Group meetings. Noted that there were other community groups around the lake that looked upon Kinloch as a united community, which was positive for building relationships and raising the profile of Kinloch.

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

- Noted that being a representative of the Group had been an invaluable experience for him. Did not know the other members of the Group well beforehand however, they had worked really well together. The community at large was thankful that Council had implemented this Group. Special thanks to Chief Executive Gareth Green. Although they had not always agreed, he had consistently attended and supported their meetings. Acknowledged the Head of Finance & Strategy Alan Menhennet for showing good leadership and Council staff for their support. In closing, acknowledged Councillor's Rosanne Jollands and Christine Rankin, with a special tribute to retiring Councillor Barry Hickling noting that the District owed him much gratitude for his valued contributions as councillor and (formerly) as a Council employee.

#### **KIN201908/07 RESOLUTION**

Moved: Ms Belinda Walker

Seconded: Mr Tim Brittain

That the Kinloch Representative Group receives the reports from members.

**CARRIED**

**5 CONFIDENTIAL BUSINESS**

Nil

**The Meeting closed at 5.03pm.**

**The minutes of this meeting were confirmed as a true and correct record by the Chairperson and the Chief Executive in accordance with Standing Order 27.4.**

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**CHAIRPERSON**

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**CHIEF EXECUTIVE**

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**DATE**

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**CHAIRPERSON**