

**I give notice that
a Kinloch Representative Group Meeting will be held on:**

Date:	Thursday, 27 February 2025
Time:	5.30pm
Location:	Kinloch Community Hall Mata Place Kinloch

AGENDA

MEMBERSHIP

Chairperson Cr Christine Rankin

Deputy Chairperson Mr Matt Andrews

Members

- Mr Tim Brittain
- Cr Duncan Campbell
- Mr Pat Kane
- Cr Rachel Shepherd
- Mayor David Trewavas
- Ms Belinda Walker

Quorum 4

**Julie Gardyne
Chief Executive**

Order Of Business

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2	Whakapāha Apologies	
3	Ngā Whakapānga Tukituki Conflicts of Interest	
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	Nil	

4.1 KINLOCH REPRESENTATIVE GROUP MEETING - 7 NOVEMBER 2024

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the minutes of the Kinloch Representative Group meeting held on Thursday 7 November 2024 be approved and adopted as a true and correct record.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Kinloch Representative Group Meeting Minutes - 7 November 2024

5.1 PUBLIC FORUM

Author: Tania Russell, District Customer Relations Manager

Authorised by: Sarah Matthews, General Manager Organisation Performance

TE PŪTAKE | PURPOSE

To receive comments from members of the public on matters specified on this agenda or, if time permits, on other Committee matters.

NGĀ KŌRERORERO | DISCUSSION

Standing Orders provide for a period of up to 30 minutes to be made available at the start of meetings for members of the public to bring matters to the attention of the Kinloch Representative Group. Any issue, idea or matter raised in public forum must fall within the Group's terms of reference.

Speakers can speak for up to 5 minutes. Where the number of speakers presenting in the public forum exceeds 6 in total, the chairperson has discretion to restrict the speaking time permitted for all presenters. Members of the public wishing to address the Group during public forum should register at least one clear day before the meeting by emailing publicforum@taupo.govt.nz.

No debate or decisions will be made at the meeting on issues raised during the forum unless related to items already on the agenda. Items not on the agenda may only be discussed if the matter is minor in nature and the procedures set out in Standing Order 9.13 are followed. A meeting may deal with (i.e. make a resolution in respect of) an item of business not on the agenda only if the procedures set out in Standing Order 9.12 are followed.

The relevant extracts from Standing Orders are **attached**.

WHAKAKAPINGA | CONCLUSION

It is recommended that the Kinloch Representative Group receives comments from members of the public.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Kinloch Representative Group receives comments from members of the public.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Extracts from Standing Orders 2022-2025

5.2 PRIVATE RIGHT OF WAY OVER LOCAL PURPOSE RESERVE (PLANTATION) FOR COMMERCIAL DEVELOPMENT - 140 KENRIGG ROAD KINLOCH

Author: Karyn Hollman, Senior Solicitor

Authorised by: Nigel McAdie, Legal and Governance Manager

TE PŪTAKE | PURPOSE

To consider a new right of way easement over a local purpose reserve under section 48(1) of the Reserves Act 1977.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

The owner of 140 Kenrigg Road proposes to complete a small-scale commercial (grocery store, café/restaurant and retail) development on the land).

Vehicle access off Kinloch Road to that development is to be over an adjoining local purpose reserve held for plantation purposes. This reserve is subject to the Reserves Act 1977.

The Minister of Conservation's consent is needed to the proposed access arrangement.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Kinloch Representative Group recommends to the Taupō Reserves and Roothing Committee that:

1. Ministerial consent is granted to rights of way to the land at 140 Kenrigg Road Kinloch over the local purpose reserve (plantation) [Lot 2 DPS 50052] pursuant to section 48(1) of the Reserves Act 1977;
2. The Chief Executive be authorised to negotiate the terms of easement on behalf of Council as administering body of the reserve; and
3. The Chief Executive and Mayor are authorised to do whatever is needed to formally signify that ministerial consent is granted to the easement in terms of section 48(1) of the Reserves Act 1977, and enable registration of the easement at Land Information New Zealand.

TE WHAKAMAHIKI | BACKGROUND

The proposal has not been presented previously.

NGĀ KŌRERORERO | DISCUSSION

First attached is an illustration of the proposed development layout, including vehicle access and carparking. It shows the development land outlined in red and the two proposed accessways off Kinloch Road over the reserve. One accessway is to be two-way (entry/exit); and the other is to be exit only.

Second attached is a draft Land Transfer Plan that shows the development land as Lot 1 DPS 83943 and the proposed accessways labelled A and B. The total area of areas A and B is 69m², which is 1/5th of the total (345m²) area of the reserve.

To create the exit only accessway, a Variegated Elm must be removed. But, as part of the development, the developer proposes to include, within the development land and on another adjoining reserve south of the development land, 40 additional trees of mixed species: Red Maple, Evergreen Magnolia and Callery Pear.

As it is, the reserve is largely devoid of any landscape features with exception of a few trees and small garden areas.

Accordingly, there are two options:



Overhead view of development land with reserve on the left beside Kinloch Road. Source: Google Earth



Photo of the plantation reserve beside Kinloch Road (on the right).

Source: Traverse Environmental Limited

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Option 1: Do not consent to rights of way over the plantation reserve.

Advantages	Disadvantages
<ul style="list-style-type: none"> The plantation reserve remains unaffected, including the variegated Elm that remains in place. 	<ul style="list-style-type: none"> The developer will need to re-design its development plans. The developer's application for land use might need to be revised or withdrawn entirely. The developer's boundary adjustment, as approved by Council as consent authority under the Resource Management Act 1991, might be rendered redundant.

Option 2: Consent to rights of way over the plantation reserve.

Advantages	Disadvantages
<ul style="list-style-type: none"> The developer does not need to re-think its development design. The developer's application for land use (as needed to the development) may proceed. The developer may now apply for consent under s348 Local Government Act 1974. The developer can proceed with confidence to have new titles issue for its boundary adjustment. 40 additional trees of mixed species are planted in the vicinity of the development. 	<ul style="list-style-type: none"> A part of the plantation reserve is occupied by a right of way/formed access/vehicle entrance. A variegated Elm must be removed.

Analysis Conclusion:

The preferred option is **Option 2: Consent to rights of way over the plantation reserve.**

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

The financial impact of this proposal is nil. The costs pertaining to the proposed easement will be met by the developer as a condition of consent.

Long-term Plan/Annual Plan

There is no expenditure to be budgeted for.

Ngā Aronga Ture | Legal Considerations

Local Government Act 2002

The matter comes within scope of the Council's lawful powers, including satisfying the purpose statement of [Section 10](#) of the Local Government Act 2002. That section of the Act states that the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural wellbeing of communities in the present and for the future. We consider that social and economic wellbeing are relevant to this matter.

Reserves Act 1977

Section 48(1) of the Reserves Act allows easements to be granted over a reserve with the consent of the Minister of Conservation.

Public notice of any easement proposal affecting a reserve must be given **unless** the proposed easement will not materially alter or permanently damage the reserve, or permanently affect the public's rights in respect of it. For the reasons above, we think the exception applies and that public notice is not needed.

Local Government Act 1974

Authorisation to this private right of way is separately required of Council, as road controlling authority, under section 348 of the Local Government Act 1974. The developer will apply for a s348 consent if ministerial consent under the Reserves Act 1977 is granted.

Ngā Hīraunga Kaupapa Here | Policy Implications

There are no known policy implications.

Te Kōrero tahi ki te Māori | Māori Engagement

Taupō District Council is committed to meeting its statutory Tiriti O Waitangi obligations and acknowledges partnership as the basis of Te Tiriti. Council has a responsibility to act reasonably and in good faith to reflect the partnership relationship, and to give effect to the principles of Te Tiriti. These principles include but are not limited to the protection of Māori rights, enabling Māori participation in Council processes, and having rangatiratanga over tāonga.

Our statutory obligations outline our duties to engage with Māori and enable participation in Council processes. Alongside this, we recognise the need to work side by side with the ahi kaa / resident iwi of our district. Engagement may not always be required by law, however meaningful engagement with Māori allows Council to demonstrate good faith and our commitment to working together as partners across our district.

The proposed development lies with areas of interest to both Ngāti Tūwharetoa and Ngāti Raukawa. Last year, the developer informed and sought feedback from Te Kotahitanga o Ngāti Tūwharetoa about the development proposal, but to date has not had any response.

The report author has considered the above obligations and concludes that no further engagement with Māori is required on this occasion.

Ngā Tūraru | Risks

There are no known risks.

TE HIRANGA O TE WHAKATAU, TE TONO RĀNEI | SIGNIFICANCE OF THE DECISION OR PROPOSAL

Council's Significance and Engagement Policy identifies matters to be considered when assessing the degree of significance of proposals and decisions.

Officers have undertaken an assessment of the matters in the [Significance and Engagement Policy \(2022\)](#), and are of the opinion that the proposal under consideration is of a low degree of significance.

TE KŌRERO TAHI | ENGAGEMENT

Taking into consideration the above assessment, that the decision is of a low degree of significance, officers are of the opinion that no further engagement is required prior to the Committee making a decision.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

No communication/media required.

WHAKAKAPINGA | CONCLUSION

We believe the Committee should recommend to the Taupō Roding and Reserves Committee to give ministerial consent, under the Reserves Act 1977, to the proposed rights of way over a local purpose (plantation) reserve, for vehicle access to a proposed commercial development at 140 Kenrigg Road, Kinloch.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Proposed Development Layout including vehicle access and carparking - 140 Kenrigg Road Kinloch
2. Land Transfer Plan 611416 - Rights of way over Plantation Reserve

5.3 KINLOCH SNAPSHOT

Author: Tania Russell, District Customer Relations Manager

Authorised by: Sarah Matthews, General Manager Organisation Performance

TE PŪTAKE | PURPOSE

This report provides the Kinloch Representative Group with an overview on what is happening and coming up in the rohe.

NGĀ KŌRERORERO | DISCUSSION

Officers will give an overview of hot topics in the rohe.

Community Engagement and Development

The Community Engagement Advisor Northern Taupō District will give a brief overview of the community engagement work that has taken place in Kinloch since the last meeting.

Local Government Elections

Standing for Council and/or voting is a way for members of the community to have their say on what happens in the district. Here are key dates leading up to this year's elections:

Tuesday 1 July	Candidate information evening with Warwick Lampp (Electoral Officer)
Friday 4 July	Nominations open
Prior to Friday 18 July	Pre-Election Report
Friday 1 August, 12 noon	Nominations close (roll also closes)
September	Voting, including special voting
Saturday 11 October	Election Day
Mid-week following	Official declaration of results
Late October / early November	Inaugural Council meeting
Mid-October to Christmas	Post-election induction programme
Mid-December	Return of donation / expenses forms

Enrol

We encourage everyone to [enrol to vote](#) on either the General Electoral Roll or the Māori Electoral Roll. Non-resident ratepayers may also enrol on the ratepayer roll via www.electionz.com/ratepayers.

Stand

For those that are interested, the following positions are available to stand for in the 2025 elections:

- Mayor
 - 1 at large (entire district)
- General wards
 - Taupō (7 seats)
 - Mangakino (1 seat)
 - Taupō East Rural (1 seat)
 - Tūrangi / Tongariro (1 seat)
- Te Papamārearea Māori ward
 - Entire district (2 seats)

Vote

Postal voting papers will be delivered from 9 to 22 September and votes can be returned via post or a big orange ballot bin (BOBB). BOBBs will be placed at key locations around the district and it is intended that one will be placed in Kinloch at the Kinloch General Store. Special voting (for those on the unpublished roll, or not enrolled by Friday 15 August, or with spoilt or lost papers) is also available. Voting for everyone closes at 12 noon on Saturday 11 October.

Policy – Future Development Strategy

Council considered submissions and heard submitters at a meeting on 18 February. The Future Development Strategy will be adopted at the 25 March Council meeting.

Water Treatment Plant Upgrade

The building structure is nearing completion and the internal fit-out is well underway, with tanks and process equipment being installed. We are aiming for the project to be completed in mid-2025.

Whangamata Road Safety Improvement project

Despite major complications with underground services, the works are progressing well, and the project is only two weeks behind schedule. The bridge and boardwalk structures should be completed by the end of February, followed by the new carpark and remainder of the pathway. We hope to have the full shared pathway between Kinloch Road and Oakdale Drive open to public by mid-March. Then, finally moving onto the two intersection upgrades (Poihipi and Hitiri Roads). We are aiming for overall project completion by mid-April.

Kinloch Marina Footbridge

Remedial works were completed last year, including timber arch delamination repairs and coating. For the remaining abutments stabilisation works, it was identified that the methodology needs to be changed to reduce environmental impact and community disturbance. Council is currently working through a resource consent variation in consultation with Ngāti Tūwharetoa. Once the resource consent is granted, the work will be done over a two week period where the footbridge may be closed to pedestrians for up to 2 days.

Resource Consents in Kinloch

Granted Consents

No.	Type	Decision Date	Location	Description
240241	V	21/11/2024	Kinloch Road, Kinloch	To vary Consent Notice 7591802.2 conditions relating to building setback and building height
240270	S	13/12/2024	Oakdale Drive, Kinloch	For a two lot subdivision creating lots that are less than the minimum and average lot sizes in the Kinloch Rural
240326	L	1/11/2024	Hurunui Lane, Kinloch	Retrospective Land Use Consent for a haybarn in the building setback.
240327	S	1/11/2024	Hurunui Lane, Kinloch	Subdivision of one rural lot into two allotments of 68.9ha and 36.21ha.
240354	S	22/11/2024	Kenrigg Road, Kinloch	For a boundary adjustment subdivision of common boundary on Kenrigg Road.
240369	V	26/11/2024	Kittyhawk Drive, Kinloch	To vary consent notice condition 2 relating to retrospective earthworks.
240392	L	13/01/2025	Silverleaf Way, Kinloch	To build a new proposed residential dwelling that requires a discretionary land use consent for site disturbance and cuts
240162A	SCCC	18/01/2025	Hepina Heights, Kinloch	To vary RM240162 to adjust the scheme plan and add two additional balance lots on the LIA areas

In Progress

No.	Type	Application Date	Location	Description
250037	SC	11/02/2025	Hitiri Road, Kinloch	Subdivide an existing 5.3255ha allotment at Hitiri Road into two rural lifestyle lots
250029	SC	6/02/2025	Hitiri Road, Kinloch	To undertake a three-lot subdivision of Hitiri Road over two stages
250031	LRD	6/02/2025	Kenrigg Road, Kinloch	Extension of the existing ground floor and removal of existing sleepout
200018A	SEOT	3/02/2025	Kinloch Road, Kinloch	A two-year extension of time is sought for Subdivision Consent RM200018
250025	SC	31/01/2025	Hitiri Road, Kinloch	To subdivide Hitiri Road into two lots

250008	LCCC	20/01/2025	Kittyhawk Drive, Kinloch	Place a garden shed and a woodshed within 10 metres of the boundary
240392	LD	26/11/2024	Silverleaf Way, Kinloch	To build a new proposed residential dwelling that requires a discretionary land use consent for site disturbance and cuts inside and outside the building envelope.
200118C	SCCC	20/11/2024	Otakeake Drive, Kinloch	Remove stage 9 from the consent
240388	LN	20/11/2024	Otakeake Drive, Kinloch	The proposed residential lots whereby the Kinloch Residential performance standards will apply to lots less than 1200m ² , and bespoke bulk and location standards will apply to lots 1200m ² or larger
240389	SN	20/11/2024	Otakeake Drive, Kinloch	Subdivide three parcels of land into 86 residential lots; 5 stormwater reserves to vest; and 5 road lots to vest. The subdivision is proposed to be completed in 9 Stages with the intention that more than one stage could be jointly completed, and in any logical sequence
240380	LRD	13/11/2024	Silverleaf Way, Kinloch	New dwelling exceeding building coverage.
240367	SN	6/11/2024	Oakdale Drive, Kinloch	To undertake a 2-lot rural residential subdivision
240368	VAR	6/11/2024	Oakdale Drive, Kinloch	To cancel the consent notice in full in relation to a subdivision of the site
240369	VAR	6/11/2024	Kittyhawk Drive, Kinloch	To vary consent notice condition 2 relating to retrospective earthworks.

WHAKAKAPINGA | CONCLUSION

It is recommended that the Kinloch Representative Group notes the information contained in the Kinloch Snapshot report.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Kinloch Representative Group notes the information contained in the Kinloch Snapshot report.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.4 MEMBERS' REPORTS

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

TE PŪTAKE | PURPOSE

This item permits members to provide feedback on any items of interest arising from meetings/events they have attended.

No debate and/or resolution is permitted on any of the reports.

WHAKAKAPINGA | CONCLUSION

Members' reports will be presented at the meeting for receipt.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Kinloch Representative Group receives the reports from members.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil