

Submission to the Taupo District Council on the 2024- 2034 Long Term Plan by the Kinloch Community Association

The Kinloch Community Association (KCA) represents Kinloch permanent residents and absent ratepayers and advocates on their behalf on matters which may affect their community.

This feedback on the Taupo District Council Long Term Draft Plan has been prepared following a recent survey of residents and absent ratepayers. They were strongly recommended to read the TDC LTP 2024 – 2034 before completing the survey.

Ten Year Plan

The TDC should focus on providing a high level of service with regard to maintaining infrastructure, libraries, parks and reserves.

To avoid excessive rates TDC should not get distracted by engaging in projects that are outside its core functions.

Kinloch Community Structure Plan

We request that the KCSP be updated and incorporated into the LTP and that the TDC adhere to the plan especially with regard to development.

The Kinloch Community Structure Plan (KCSP) was commissioned by Council in 2004 and was intended to have a 20 year life. The KCSP was supposed to guide the sustainable development of Kinloch, but developers have not always followed the guidelines and the TDC has consented to variations.

Kinloch Hall Extension Feasibility Project

We recommend TDC halt this Kinloch Hall extension feasibility assessment and the Kinloch Hall continue to be used as present in the meantime.

The Henry Hall Trust has recently advised the KCA that it is proposing to make land available on its Kinloch Road site, adjacent to the Water Treatment Plant, for a new custom designed multi-purpose Community Hall (Eg meeting rooms/Indoor-outdoor sports/Civil Defence base, etc) which will include extensive off road car parking space. See attached letter from Henry Hall.

Bag it or Bin it

Nearly 68% of those surveyed do not support a change from bags to bins. The Kinloch population is approximately 30% permanent and 70% holiday so bins could be sitting out on the berm for weeks until home owners return.

Housing

Council should not get into the business of housing development. This will put more upward pressure on rates, require more staff and incur more expenditure. TDC should be reducing not increasing the requirement for human resources. Council should sell the land to reduce debt and/or fund key infrastructure.

Kinloch Footpaths

Over 80% of those surveyed do not want more footpaths except extend the path from ToheCul to join up by new WTP. Extend path on Mata Place from Marina entrance to toilets. Path from end of Kenrigg Road, along Marina Terrace to the entrance to the Eastern Beach Reserve. The proposed footpath on Whangamata Road

Eastern Beach Toilet

We request Council to provide a permanent toilet facility for Eastern beach users.

Since 2018, TDC has not been able to provide a permanent toilet facility for Eastern Beach users. A portaloo has been available for the Xmas through to Easter period for four of the five seasons. For 2023/24, TDC had an agreement with the Kinloch Marina Company to provide a temporary portaloo on Marina land, adjacent to the Marina utility shed on Marina Terrace.

Domain Maintenance

Over 70% of those surveyed want TDC to a better job of maintaining the Domain.

We request Council allow funds in the LTP for maintaining the Domain (eg to eliminate water ponding/muddy patches) so as to enhance existing use for event organisers and car and boat trailer parking.

The Domain provides essential space for car and boat trailer parking over the busy summer period as well as a venue for a variety of events.

Lakefront Development

The TDC should not be spending funds on consultants to produce a Kinloch Lakefront Development Plan.

Instead this money would be better spent on permanent toilets for the Eastern beach and repairs to the Domain.

Stormwater

The TDC should be installing Stormwater Improvement devices to minimise stormwater runoff.

Stormwater runoff/sediment is going into the Lake, some via outlets into the marina.

Kinloch Development

Nearly 93% of those surveyed wish to see development constrained so that considerable extra expenditure is not required to upgrade infrastructure

The TDC says it is planning infrastructure for 1950 houses in Kinloch. However proposed new developments will exceed this number. Eg the waste water treatment plant which has a design capacity, once stage 2 is operational, for only 1810 houses?

Contribution Policy

We support the proposed levy increases to help meet future new infrastructure costs.

Existing ratepayers should not subsidise new subdivisions.

Seven Oaks

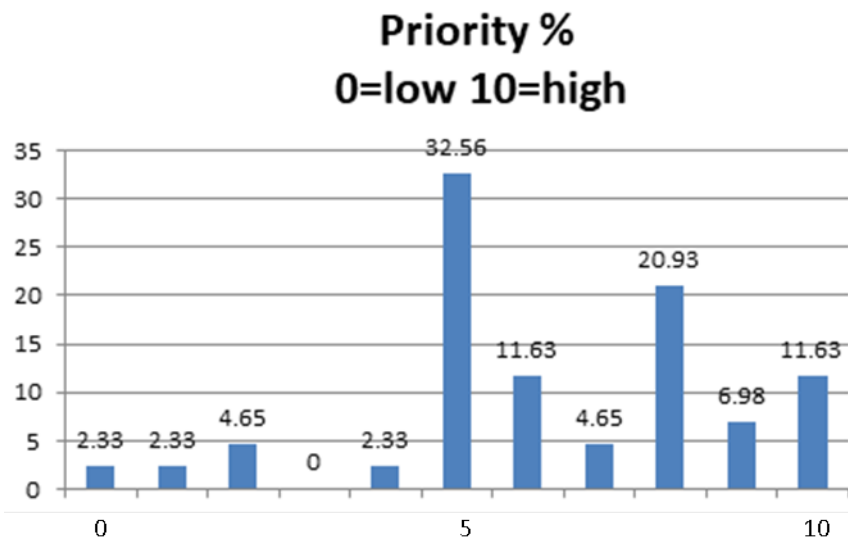
We do not support (confirmed by over 80% of permanent residents in our survey) the purchase of the Kinloch Families Trust land on the Seven Oaks Subdivision and re-zoning as a TDC reserve by the Council.

The Kinloch Families Trust is proposing that their Seven Oaks subdivision section (by the roundabout), upon which it plans to build a Kindergarten (with community meeting rooms available after hours and with limited parking space), be purchased by the Council for \$500,000 and then be re-zoned as a TDC reserve.

Kinloch Road Maintenance

Kinloch Road will soon require maintenance, as the iconic poplars tree roots system is creating a very uneven surface.

81% of those surveyed support this work being added to the LTP. The following chart shows, on a scale of 0 to 10, that 88% of all survey respondents considered it medium to high priority.

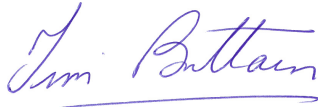


Other Matters

Comments from respondents to our survey (See attached) besides supporting the points above included support for a second bridge over the Waikato and that Taupo District Council should be commended for the detail provided in the LTP and for holding consultation events across the District.

The Kinloch Community Association wishes to emphasise to Taupo District Council its willingness to work collaboratively with Council on projects that benefit the community.

With the expertise available in the community and volunteers willing to give their time outcomes could be achieved promptly and with minimal cost to Council and ratepayers. An example would be putting together a group of Kinloch residents and Taupo District Council staff to make and implement a plan to tidy up the Domain



Tim Brittain
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3rd July 2024