

1. Application Details (applicant to fill in)

Applicant name (in full): DABB PROPERTY RENTALS LIMITED

Address of proposed activity: 29 CHARLES CRESCENT, TAUPŌ
(LOT 2 DPS 12549 & LOTS 70, 71 & 72 DPS 6123 - ROT SA9C/1073)

Brief description of proposed activity:

The proposal will include 16 medium density 2-3 storey residential units being semi-detached and standalone units. This housing is intended to be constructed, subdivided and sold to private landowners.

The proposal complies with the Council requirements for building coverage over the whole site, and largely complies with setback requirements. The two storey units comply with height and height to boundary planes with respect to external boundaries (except Units 1 & 4). The three storey units will not comply fully with height or height to boundary plane with respect to the Lake Terrace boundary or Rainbow Drive boundary. The proposal does not comply with the plot ratio/gross floor area requirement, and involves earthworks including up to 1.5m on southern and eastern boundaries. All units will be fully serviced with water and wastewater and connections to stormwater within their own boundaries. Full details are attached in the District Plan Assessment.

2. Application (affected person/s to fill in)

You should only sign below if you have no opposition to the above proposal

Your name/s (in full):

All legal owners must be named. Where your property is held in a trust or company these entities must also be named.

CLAIRE THOMPSON TRUSTEE OF TIDEBOUR TRUST

GEOFFERY BAXTER STEVEN FEARN - Director of Maruia Trustees Ltd

Your address: 6 RAINBOW DRIVE, TAUPŌ

Are you the owner or occupier of the property?

☒ Owner

☐ Occupier

Please read and tick each box below:

☒ I/we agree that we have read the resource consent application and accompanying plans and give our written approval to the proposed activity

☒ I/we understand that by giving my/our consent, Council cannot take into account any actual or potential effects of the activity on our property

☒ I/we understand that at any time before the application is granted, I/we may give written notice to Council that this consent is withdrawn

Signature/s of all legal owners

All legal owners must sign here

If you are signing on behalf of a trust or another person go to the next section

Sign here:

X Claire Thompson

X Geoffery Baxter

or
Signature of person authorised to sign on behalf of legal owners

If signing on behalf of another person or entity, proof of authorisation to sign is required. This could be in the form of a signed power of attorney, letter on letterhead or a minuted resolution. If any person signs this form as a trustee or a trust, then that person warrants that:

- That person has power to complete this application form under the terms of the trust;
- That person has properly signed this application form in accordance with the terms of the trust; and
- All of the persons who are trustees of the trust have approved the application for resource consent made pursuant to the application form and accompanying information.

Sign here:

Claire Thompson

Please see over page for information for affected persons

So you are an Affected Person ...

What does this mean?

It means you neighbour or someone in your area is undertaking an activity which:

- a) Is not permitted as of right under the Taupo District Plan, and
- b) Could potentially affect your property.

This could include something like a garage which will be built closer to your shared boundary than the distance permitted under the District Plan. Or, it could be something larger, such as an outdoor stadium in your neighbourhood which may have noise and traffic impacts.

What is required of the applicant?

Council determines who may be affected by a proposal and it is then the applicant's role to approach each owner or occupier and:

- a) Explain the application and why resource consent is required;
- b) Show you plans of the proposal;
- c) Show you an assessment of environmental effects of the proposal (i.e. explain how the proposal may affect you).

What is required of you?

If you have no objections to the proposal, then you may sign the documents to show that you give your approval. You will need to sign the affected persons form and the plans.

Do not sign these documents unless you consent to the proposed activity as, if you have signed these forms, Councils will not take into account any effect on you.

If you object to the proposal then the person proposing the application may:

- Withdraw the application,
- Change the application to meet your concerns, or
- Decide to have the application notified.

If the application is notified by Council, it gives you an opportunity to make a formal submission on the proposal and explain the reasons for your objection at a hearing.

What if you change your mind?

If you decide to support the proposal then you should contact the person proposing the development or Council as this may save the applicant from costly notification fees and procedures.

If you decide that you no longer support the proposal, you can withdraw your consent – but only up until the date of a hearing or when the consent has been granted by Council. Once the hearing has been held or the Council grants consent, you are not able to challenge Council's decision.

Can you make the consent conditional?

No, you may not make your approval conditional on, for example, a particular roof colour being used. However, you may make a private arrangement with your neighbour about such matters. Alternatively, they may change the plan or proposal to meet your requests.

What if you have further questions?

If you have any concerns about signing an affected persons form, you can contact Council's duty planner for further advice on 07 3760899 or at dutyplanner@taupo.govt.nz.

TAUPŌ DISTRICT PLAN REQUIREMENTS

Performance Standards – General Residential Zone

As detailed below, this proposal for 16 units infringes the following performance standards as summarised below and in detail further on:

Performance Standard	Parent Allotment/External Boundaries	Individual Units
Maximum Combined Coverage	Complies	Comply except Units 14 & 15
Maximum Plot Ratio	Does not comply	No units comply
Maximum Total Coverage	Does not comply	-
Front Boundary Setback	Complies except for Unit 1	Comply except Unit 1
Side/Rear Boundary Setback	Complies except for Unit 4	Comply except Units 13 – 16
Height	-	Comply except Units 7 – 12, 13 – 16
Height to Boundary	Complies except Units 1, 4, 7 – 12, 13 – 16	Comply except Units 5, 6 7 – 12, 13 – 16
Access	-	Comply except for Unit 14 access
Earthworks	More than 50% of the site will be earthworked at one time, during construction. With up to 1.1m cut occurring on the length of south and eastern boundaries.	-

- Rule GRZ-R4 of the Taupō District Plan states that Any activity which does not comply with four or more standards for PER activities including (where a standard contains more than one control) four or more parts thereof, is a **Non-Complying Activity**.
- Rule GRZ-R3.1 of the Taupō District Plan states Any activity which does not comply with two or three standards for PER activities including (where a standard contains more than one control) two or three parts thereof, or is not a PER, CON, or RDIS activity, is a **Discretionary Activity**.
- Rule SUB-R1 of the Taupō District Plan states that Any subdivision in the GRZ, MRZ, LRZ or NCZ which:
 - a. Demonstrates compliance with all of the standards for the future land use, or
 - b. For which a land use consent has already been granted
 - c. Is not identified as RDIS, DIS or NC activity
 is a **Controlled Activity**.
- Rule SUB-R8 of the Taupō District Plan states that Any subdivision within unserviced areas of the residential zones, or any activity which results in a new public road or extension to existing public roads, water, stormwater or wastewater utility services, is a **Restricted Discretionary Activity**.
- Rule INF-R2 of the Taupō District Plan states that Any activity which results in new water, stormwater or wastewater utility services is a **Restricted Discretionary Activity**.



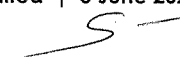
Performance Standard	Compliance	Comment
GRZ-R5 – Standards		
Footprint		
1. Maximum Combined Coverage GRZ – 40%	☒	Compliance with this rule is achieved on the parent property (32.75%) and on all proposed units except for Unit 14 (40.67%) & Unit 15 (40.40%).
2. Maximum Plot Ratio GRZ – 40%	☒	Compliance with this rule is not achieved on the parent property (74.78%) or on any proposed units.
3. Maximum Total Coverage GRZ – 50%	☒	Compliance with this rule is not achieved on the parent property as total coverage is 56.45%.
Building Setbacks (minimum)		
4. Front Boundary: GRZ – 5m	☒	Compliance with this rule is achieved on the parent property and on all proposed units except for Unit 1 which is located in the front setback (Charles Crescent) by 0.5 - 0.9m for length of 11.7m.
5. All Other Boundaries GRZ a. 1.5m	☒	Compliance with this rule is achieved on the parent property except for Unit 4 which is located in the rear setback (Lake Terrace) by 0.4m for length of 3.89m. Compliance is achieved on all proposed units except for Units 14 – 16 due to the stagger nature of the terrace building.
6. Common Wall Boundaries – 0m	☒	

Performance Standard	Compliance	Comment
Height (maximum) 7. Building Height GRZ a. 8m EXCEPTION: Any structure attached to the building which does not exceed 0.6m in any horizontal distance.	☒	Compliance with this rule is achieved on all proposed units except for Unit 7 – 12, 13 - 16 which have top portions of roofs infringing into the 8m height plane.
8. Height to Boundary GRZ - 2.5m height at the boundary with a 45° recession plane except for common wall boundaries.	☒	Compliance with this rule is achieved on external boundaries for all proposed units except for: - Unit 1 front boundary gable (0.3m high, 1.2m width) - Unit 4 Lake Terrace boundary (0.5m – 1.6m high, 12m width) - Units 7 – 12 (4.3m – 4.6m high, 4.7m width (each building)), - Unit 13 roof (0.2m – 1.9m high, 4.8m width) - Unit 14 roof (0.2m – 1.3m high, 2.6m width) - Unit 16 (up to 2.4m, 7.4m width) Compliance internally is achieved on all internal boundaries for all proposed units except for 5, 6, 7 – 12, 13 – 16.

Performance Standard	Compliance	Comment
INF-R5 – Stormwater Standards 2. All Residential Zones a. All stormwater from buildings and impermeable surfaces is to be disposed of on-site to meet a 10-year return period of 1 hour duration (45mm). b. The function of existing secondary flow paths across the allotment shall be retained and the existing discharge point off the site shall remain unaltered as to position. EXCEPTION: Stormwater from impermeable surfaces can be disposed of via a primary or secondary stormwater drainage system within an area identified on the Planning Maps as a Stormwater Disposal Area, provided Council authorisation has been given.	☒	As shown in the stormwater plan, all stormwater from dwellings can be disposed of within each site. Stormwater from the southern and central internal driveways/Rights of Way will be managed within the legal driveway. All driveways to the roads will have strip drains as required

DABB Property Rentals Limited	29 Charles Crescent, Taupo 240407	District Plan Assessment Prepared by Cheal Consultants Limited	General Residential Zone 3 June 2025
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Performance Standard					Compliance	Comment
2. Parking Type and Manoeuvre Space					☑	All parking is within garages, with additional parking available outside most garages, which comply.
	Parking Type	Stall depth (m)	Stall depth (m)	Length per vehic (m)*(d)		
a.	90° Nose in 2.6m Stall Width	4.9	3.9	2.6		
b.	90° Nose in 2.8m Stall Width	4.9	3.9	2.8		
c.	60° Nose in 2.6m Stall Width	5.2	4.2	3.0		
d.	60° Nose in 2.8m Stall Width	5.2	4.2	3.2		
e.	0° Parallel	2.5	2.1	6.1		
* = the distance along the wall or kerb between adjacent stalls allowing for both the parking angle and the stall width **= the manoeuvre space may be used for aisle width provided it is greater than 3.7m, otherwise use 3.7m						
3. Provision of Loading Spaces					NA	
a. All loading on an allotment shall be sufficient to accommodate the vehicles required to service the activity. b. Every loading space and access shall be designed to ensure that vehicles are not required to reverse either onto or off a street, nor required to queue on the street.						

Performance Standard	Compliance	Comment
4. Design of Loading Spaces and Access a. Activities requiring loading facilities or servicing from vehicles of an 8.0m axis or smaller shall be designed to accommodate vehicle described in Figure 4 - Loading Space. b. Activities requiring loading facilities or servicing from vehicles larger than an 8.0m axis shall be designed to accommodate vehicles described in Figure 5 - Loading Space c. With the exception of farming and forestry activities in the GRUZ, all loading spaces and access required to meet the standards in this Plan shall be formed, sealed and maintained to an all weather surface. d. With the exception of farming and forestry activities in the GRUZ, all loading spaces shall be clearly identified by permanent markings.	NA	



7 / 16

Performance Standard	Compliance	Comment																									
5. Access standards All access shall be provided in accordance with the standards set out in this section. a. Sight Distances i. Minimum Sight Distances from Vehicle Crossing Points shall be designed in accordance with TRANR8.5.b and TRAN Figure 6 - Vehicle Crossing (refer number 1). ii. Where access is to be obtained from a State Highway the consent of New Zealand Transport Agency is required under the Government Roding Powers Act 1989. The standards of the District Plan do not apply where they conflict with the standards of the road controlling authority. b. Minimum Sight Distance* (m) (refer to 1 in figure7) <table><tr><td></td><td></td><td>A</td><td>B</td><td>C</td></tr><tr><td></td><td>Posted Speed</td><td>Local Road**</td><td>Collector Road**</td><td>Dist</td></tr><tr><td>i</td><td>50/60 km/h</td><td>40m***</td><td>50m***</td><td></td></tr><tr><td>ii</td><td>70/80 km/h</td><td>90m</td><td>100m</td><td></td></tr><tr><td>iii</td><td>>80 km/h</td><td>160m</td><td>160m</td><td></td></tr></table> * Sight distances to be unobstructed from the eye level at 1.15m height and 3m behind sealed edge of carriageway to an object at 1.15m height on centre line of relevant traffic lane. ** As shown on the Planning Maps. *** Does not include cars parked at kerbside.			A	B	C		Posted Speed	Local Road**	Collector Road**	Dist	i	50/60 km/h	40m***	50m***		ii	70/80 km/h	90m	100m		iii	>80 km/h	160m	160m		☒	All accesses have compliant sight distances
		A	B	C																							
	Posted Speed	Local Road**	Collector Road**	Dist																							
i	50/60 km/h	40m***	50m***																								
ii	70/80 km/h	90m	100m																								
iii	>80 km/h	160m	160m																								

Performance Standard	Compliance	Comment																				
6. Distance – Road Intersection to Vehicle Crossing i. Minimum Distance from Road Intersection to Vehicle Crossing shall be designed in accordance with 6.5.5 and Figure 7 (refer number 2 in Figure 7). ii. Where access is to be obtained from a State Highway the consent of NZTA is required under the Government Roding Powers Act 1989. The standards of the District Plan do not apply where they conflict with the standards of the road controlling authority.	X	Compliance with this rule is achieved on all proposed accesses, except for the Unit 14 access where the shared crossing for Units 14 & 15 will be 11.1m from the Charles Crescent intersection with Rainbow Drive.																				
7. Minimum Distance from Road Intersection to Vehicle Crossing <table><tr><td></td><td></td><td>A</td><td>B</td></tr><tr><td></td><td>Posted Speed km/h</td><td>Arterial*</td><td>Local & Collector*</td></tr><tr><td>i</td><td>50/60</td><td>20m</td><td>15m</td></tr><tr><td>ii</td><td>70/80</td><td>50m</td><td>30m</td></tr><tr><td>iii</td><td>>80</td><td>60m</td><td>60m</td></tr></table> * Classification for road that the crossing fronts, as shown on Planning Maps.			A	B		Posted Speed km/h	Arterial*	Local & Collector*	i	50/60	20m	15m	ii	70/80	50m	30m	iii	>80	60m	60m	X	Compliance with this rule is achieved on all proposed accesses, except for the Unit 14 access where the shared crossing for Units 14 & 15 will be 11.1m from the Charles Crescent intersection with Rainbow Drive, not the required 15m.
		A	B																			
	Posted Speed km/h	Arterial*	Local & Collector*																			
i	50/60	20m	15m																			
ii	70/80	50m	30m																			
iii	>80	60m	60m																			
8. Vehicle Crossings a. Vehicle Crossings shall be provided in accordance with TRAN-R8.9. b. Where access is to be obtained from a State Highway the consent of New Zealand Transport Agency is required under the Government Roding Powers Act 1989. The standards of the District Plan do not apply where they conflict with the standards of the road controlling authority.	☒	Compliance with this rule is achieved on all proposed accesses.																				

Performance Standard					Compliance	Comment
9. Vehicle Crossing Requirements					☒	Compliance with this rule is achieved on all proposed accesses – the crossing width for units 14 & 15 is 6m.
	Zone	Min	Min	Max		
	Posted Speed (km/hr)	Distance between crossings Local & Collector Roads	Distance between crossings Arterial Road	Number of crossings		
i.	GRZ and TCZ ≤80km/hr	NA	NA	1 per allotment Max 6m wide		

10. Minimum Standards for Driveways and Accessways a. Minimum Standards for Driveways and Accessways shall be designed in accordance with Table 1. b. In accordance with Rules SUB-R13.2, SUB-R16.2 and SUB-R19.6 any single common driveway or accessway serving more than nine allotments in the Residential and Industrial Zones, and more than twelve allotments in the GRUZ is to be vested as legal road. c. Except for the GRUZ and except in the case of a single residential unit and/or allotment, all driveways and accessways shall be formed and sealed with an all-weather surface. (Please note that as required by the stormwater provisions for urban properties, all stormwater must be collected and retained within the site to meet the 10% event, except where there is a community stormwater reticulation system). d. In the case of a single residential unit and/or allotment in any Residential Zone, all driveways or accessways shall have a stable surface that does not discharge any material off-site. Where the driveway or accessway is steeper than 6% and slopes towards the road, an all-weather surface and stormwater control shall be provided in accordance with c above. e. In the GRUZ accessways shall be sealed where they serve more than 3 allotments or where they are steeper than 6% and service more than 1 allotment. Where the access is onto a sealed public roadway the vehicle crossing shall be sealed. f. For the purposes of these standards, all weather shall mean a durable permanent surfacing such as concrete, seal or pavers. g. No new vehicle crossings may be constructed within TCZ-PREC2 – Tūrangi and Mangakino.	☒ ☒ ☒ ☒ NA NA	Compliance with this rule is achieved on all proposed accesses
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Performance Standard				Compliance	Comment
Table 1 - Minimum Standards for Driveways and Accessways				☑	The southern Right of Way will be 3.5m legal and 3m formed for 4 units The middle Right of Way will be 8m legal and 4.5m formed for 6 units. The northern Right of Way will be 6m legal and 6m formed for 2 units.
Residential Zones					
No. of Dwellings and/or Allotments served	Minimum Legal Access Width (m)	Minimum Formed Carriageway (m)			
1 to 2	3.5	2.75			
3	4.5	2.75			
4 to 6	6	4			
7 to 9	8	5			
TRAN-R5 - Maximum Equivalent Vehicle Movements				☒	With 16 units the proposal is deemed to generate 128evms/day being 8 evms/unit x 16. With 4 parcels making up the property under development, the property can have a permitted evm level of 96evms/day being 24evm/parcel x 4. The motel is deemed to have generated 60evms/day being 4evms/unit x 13 units + managers unit x 1.
1. 24 EVM(max)					
AIR-R1				NA	
There shall be no discharge of offensive or objectionable odour at or beyond the boundary of a site.					



Performance Standard	Compliance	Comment
EW-R1 – PER Activities 1. Earthworks within the LRZ, GRZ, NCZ a. Disturbance of the allotment at any one time while redeveloping – 50% maximum or if in DEV1-Kinloch 10% maximum b. 1.5m vertical ground alteration outside the minimum building setback in a new face or cut and / or fill c. 0.5m vertical ground alteration within the minimum building setback requirement d. No dust or silt nuisance beyond the boundary of the allotment e. Compliance with standards from Other Plan Matters	☒	As shown on the earthworks plan, the whole site will be disturbed during redevelopment with earthworks. Minor areas of cut will occur central to the property, outside the setbacks. Cut will occur along the southern, and eastern boundaries. Up to 1.1m of cut will occur in the southeastern corner, extending along the eastern boundary reducing to 0m cut near Charles Crescent road frontage, and extending along the southern boundary reducing to 0.8m cut, then to 0m cut at Rainbow Drive road frontage.
LIGHT-R1 Maximum Artificial Light Levels Eight (8) LUX (lumens per square meter) at the boundary.	☒	All external lighting will be directed internally to the site.
NOISE-R1 – General 1. Noise Measurement and Assessment The noise levels shall be measured in accordance with the requirements of NZS 6801:2008 <i>Acoustics – Measurement of Environmental Sound</i> and assessed in accordance with the requirements of NZS 6802:1991 – <i>Acoustics – Environmental noise</i> .	☒	

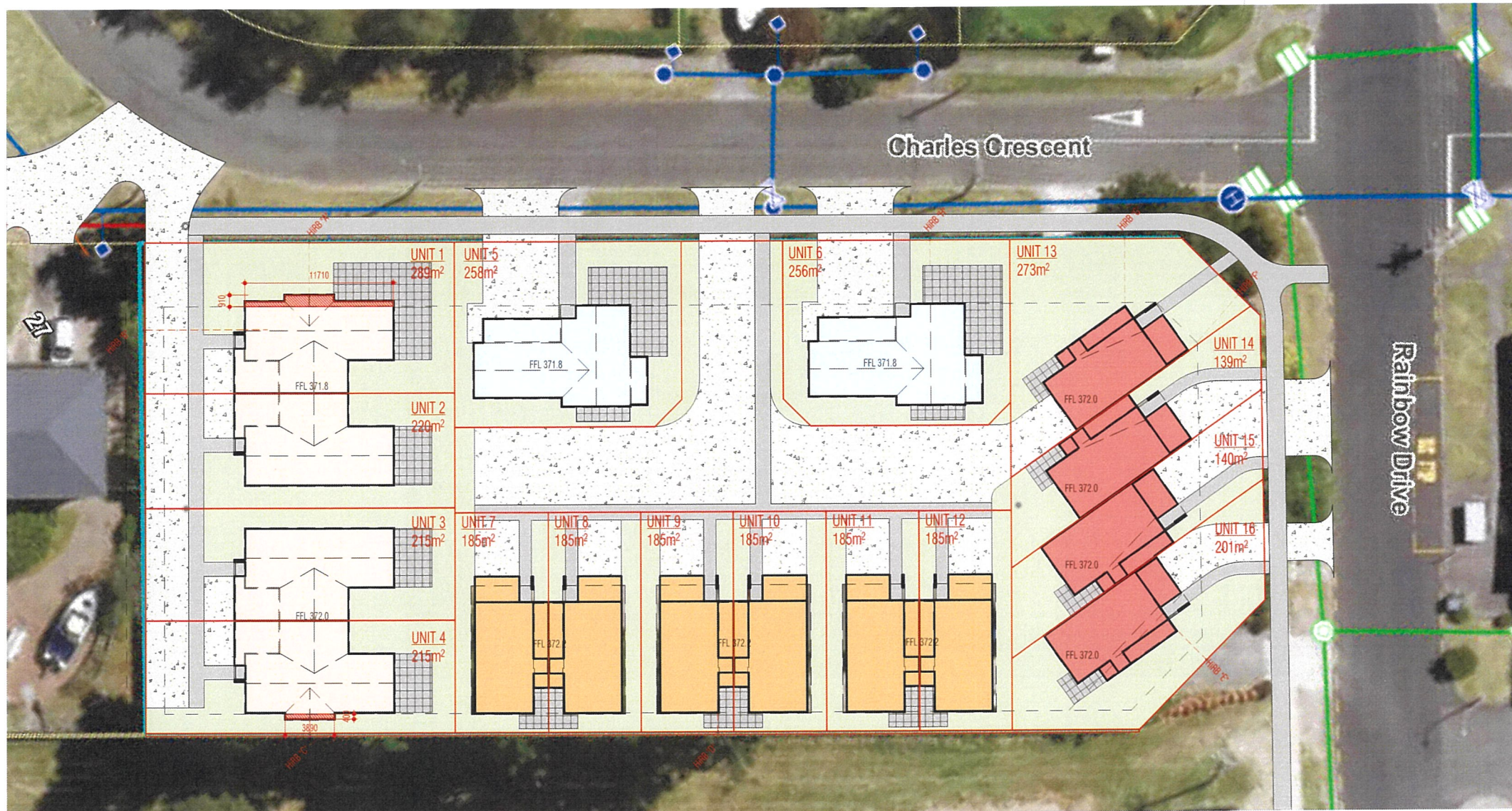
Performance Standard	Compliance	Comment
2. Construction Noise All construction noise shall meet the requirements of New Zealand Standard NZS 6803:1999 – Acoustics - Construction Noise.	☒	Compliance will be achieved during construction via the use of a Construction Management plan.
NOISE-R2.1 – MRZ, GRZ, LRZ NOISE LIMITS 1. Maximum Noise Limits The noise rating level arising from any activity measured within the boundary of any MRZ, GRZ or LDRZ site or the notional boundary of any residential zone site, other than from the site where the noise is generated, shall not exceed the following limits: a. 7.00am — 7.00pm 50dB LAeq (15 mins) b. 7.00pm — 10.00pm 40dBLAeq (15 mins) c. 10.00pm — 7.00am 40dB LAeq (15 mins) and d. 10.00pm – 7.00am and 70dB LAF(max)	☒	Residential activities will occur on site only
2. Maximum Noise (Telecommunication and electricity equipment) Noise from telecommunications equipment and electricity substations and transformers located in the road reserve permitted by the plan shall comply with the noise limits specified in 4a.1.18 as measured at a point of 1m from the closest façade of the nearest dwelling.	NA	

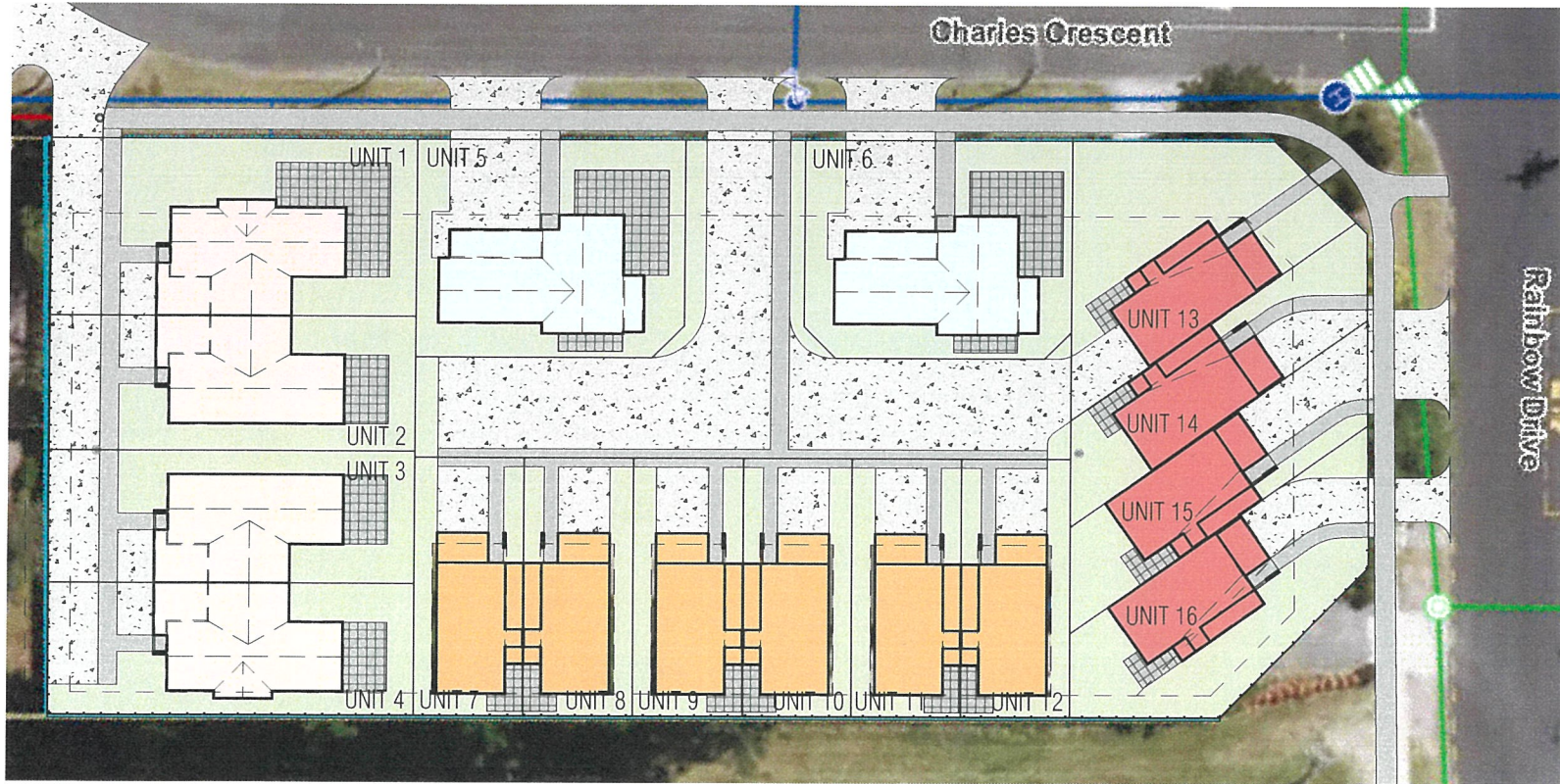
Performance Standard	Compliance	Comment
SIGN-R1 – PER Activities 1. Signs within the MRZ, GRZ, and LRZ a. Signage must relate to the activity undertaken on the allotment b. No flashing, reflectorised or illuminated signs c. 0.25m² within LRZ, GRZ, and DEV3-Nukuhau or d. 4m² total face area per site within MRZ e. Compliance with standards from Other Plan Matters f. 0.25m² within GRZ and MRZ DEV3-Nukuhau	NA	
TEMP-R1 PER activities within MRZ, GRZ, LRZ, GIZ, HIZ and MUZ 1. Any temporary activity, being an activity of up to a total of three operational days in any one calendar year, which exceeds standard(s) for the zone. a. There are no new permanent structures constructed; and b. Once the activity has ceased, the site (including vegetation and the surface of the ground of the site) is retained or re-instated to its condition prior to the activity commencing; and c. An allowance of five non-operational days associated with the activity is not exceeded, during which time any breach of any standard(s) shall only be to the extent reasonably necessary to undertake any relevant aspect of the activity. d. Refer to TEMP-R4	NA	

Performance Standard	Compliance	Comment
TEMP-R4 - PER activities Temporary Signage 1. MRZ, GRZ, LRZ and MUZ One temporary sign per allotment, 1.08m ² total face area, 4m maximum height, for the sale of land or buildings.	NA	
INF-R2 – Network Utilities 2. Any activity which results in new water, stormwater or wastewater utility services		Restricted Discretionary Consent is required for the proposed extension of water and wastewater services.

SITE NOTES:
KEY:
AREA OF NON-COMPLIANCE

Please Sign Here





Building Coverage - Parent Lot			
COVERAGE	AREA	SITE	%
UNIT 1	81.2 m ²	3316 m ²	2.45%
UNIT 2	79.2 m ²	3316 m ²	2.39%
UNIT 3	79.2 m ²	3316 m ²	2.39%
UNIT 4	81.2 m ²	3316 m ²	2.45%
UNIT 5	89.4 m ²	3316 m ²	2.70%
UNIT 6	89.4 m ²	3316 m ²	2.70%
UNIT 7	60.0 m ²	3316 m ²	1.81%
UNIT 8	60.0 m ²	3316 m ²	1.81%
UNIT 9	60.0 m ²	3316 m ²	1.81%
UNIT 10	60.0 m ²	3316 m ²	1.81%
UNIT 11	60.0 m ²	3316 m ²	1.81%
UNIT 12	60.0 m ²	3316 m ²	1.81%
UNIT 13	56.5 m ²	3316 m ²	1.70%
UNIT 14	56.5 m ²	3316 m ²	1.70%
UNIT 15	56.6 m ²	3316 m ²	1.71%
UNIT 16	56.5 m ²	3316 m ²	1.70%
TOTAL	1086.0 m ²		32.75%

Building Coverage - Individual Lots			
COVERAGE	AREA	SITE	%
UNIT 1	81.2 m ²	289 m ²	28.08%
UNIT 2	79.2 m ²	220 m ²	36.01%
UNIT 3	79.2 m ²	215 m ²	36.84%
UNIT 4	81.2 m ²	215 m ²	37.75%
UNIT 5	89.4 m ²	258 m ²	34.66%
UNIT 6	89.4 m ²	256 m ²	34.91%
UNIT 7	60.0 m ²	185 m ²	32.46%
UNIT 8	60.0 m ²	185 m ²	32.46%
UNIT 9	60.0 m ²	185 m ²	32.46%
UNIT 10	60.0 m ²	185 m ²	32.46%
UNIT 11	60.0 m ²	185 m ²	32.46%
UNIT 12	60.0 m ²	185 m ²	32.46%
UNIT 13	56.5 m ²	273 m ²	20.71%
UNIT 14	56.5 m ²	139 m ²	40.67%
UNIT 15	56.6 m ²	140 m ²	40.40%
UNIT 16	56.5 m ²	201 m ²	28.12%

Plot Ratio - Parent Lot			
FLOOR	AREA	SITE	%
UNIT 1-first	69.9 m ²	3316 m ²	2.11%
UNIT 1-ground	80.2 m ²	3316 m ²	2.42%
UNIT 2-first	67.9 m ²	3316 m ²	2.05%
UNIT 2-ground	78.2 m ²	3316 m ²	2.36%
UNIT 3-first	67.9 m ²	3316 m ²	2.05%
UNIT 3-ground	78.2 m ²	3316 m ²	2.36%
UNIT 4-first	69.9 m ²	3316 m ²	2.11%
UNIT 4-ground	80.2 m ²	3316 m ²	2.42%
UNIT 5-first	72.3 m ²	3316 m ²	2.18%
UNIT 5-ground	88.3 m ²	3316 m ²	2.66%
UNIT 6-first	72.3 m ²	3316 m ²	2.18%
UNIT 6-ground	88.3 m ²	3316 m ²	2.66%
UNIT 7-first	56.8 m ²	3316 m ²	1.71%
UNIT 7-ground	52.4 m ²	3316 m ²	1.58%
UNIT 7-second	47.7 m ²	3316 m ²	1.44%
UNIT 8-first	56.8 m ²	3316 m ²	1.71%
UNIT 8-ground	52.4 m ²	3316 m ²	1.58%
UNIT 8-second	47.7 m ²	3316 m ²	1.44%
UNIT 9-first	56.8 m ²	3316 m ²	1.71%
UNIT 9-ground	52.4 m ²	3316 m ²	1.58%
UNIT 9-second	47.7 m ²	3316 m ²	1.44%
UNIT 10-first	56.8 m ²	3316 m ²	1.71%
UNIT 10-ground	52.4 m ²	3316 m ²	1.58%
UNIT 10-second	47.7 m ²	3316 m ²	1.44%
UNIT 11-first	56.8 m ²	3316 m ²	1.71%
UNIT 11-ground	52.4 m ²	3316 m ²	1.58%
UNIT 11-second	47.7 m ²	3316 m ²	1.44%
UNIT 12-first	56.8 m ²	3316 m ²	1.71%
UNIT 12-ground	52.4 m ²	3316 m ²	1.58%
UNIT 12-second	47.7 m ²	3316 m ²	1.44%
UNIT 13-first	56.5 m ²	3316 m ²	1.70%
UNIT 13-ground	52.1 m ²	3316 m ²	1.57%
UNIT 13-second	47.4 m ²	3316 m ²	1.43%
UNIT 14-first	56.5 m ²	3316 m ²	1.70%
UNIT 14-ground	52.1 m ²	3316 m ²	1.57%
UNIT 14-second	47.4 m ²	3316 m ²	1.43%
UNIT 15-first	56.6 m ²	3316 m ²	1.71%
UNIT 15-ground	52.1 m ²	3316 m ²	1.57%
UNIT 15-second	47.4 m ²	3316 m ²	1.43%
UNIT 16-first	56.5 m ²	3316 m ²	1.70%
UNIT 16-ground	52.1 m ²	3316 m ²	1.57%
UNIT 16-second	47.4 m ²	3316 m ²	1.43%
TOTAL	2479.6 m ²		74.78%

Plot Ratio - Individual Lots			
FLOOR	AREA	SITE	%
<varies>	150.0 m ²	289 m ²	51.91%
UNIT 1 TOTAL	150.0 m ²		51.91%
<varies>	146.1 m ²	220 m ²	66.83%
UNIT 2 TOTAL	146.1 m ²		66.83%
<varies>	146.1 m ²	215 m ²	67.97%
UNIT 3 TOTAL	146.1 m ²		67.97%
<varies>	150.0 m ²	215 m ²	69.78%
UNIT 4 TOTAL	150.0 m ²		69.78%
<varies>	160.7 m ²	258 m ²	62.27%
UNIT 5 TOTAL	160.7 m ²		62.27%
<varies>	160.7 m ²	256 m ²	62.75%
UNIT 6 TOTAL	160.7 m ²		62.75%
<varies>	156.9 m ²	185 m ²	84.83%
UNIT 7 TOTAL	156.9 m ²		84.83%
<varies>	156.9 m ²	185 m ²	84.83%
UNIT 8 TOTAL	156.9 m ²		84.83%
<varies>	156.9 m ²	215 m ²	72.99%
UNIT 9 TOTAL	156.9 m ²		72.99%
<varies>	156.9 m ²	185 m ²	84.83%
UNIT 10 TOTAL	156.9 m ²		84.83%
<varies>	156.9 m ²	185 m ²	84.83%
UNIT 11 TOTAL	156.9 m ²		84.83%
<varies>	156.9 m ²	185 m ²	84.83%
UNIT 12 TOTAL	156.9 m ²		84.83%
<varies>	156.1 m ²	273 m ²	57.16%
UNIT 13 TOTAL	156.1 m ²		57.16%
<varies>	156.1 m ²	139 m ²	112.27%
UNIT 14 TOTAL	156.1 m ²		112.27%
<varies>	156.1 m ²	140 m ²	111.52%
UNIT 15 TOTAL	156.1 m ²		111.52%
<varies>	156.1 m ²	201 m ²	77.64%
UNIT 16 TOTAL	156.1 m ²		77.64%

Total Coverage - Parent Lot			
COVERAGE	AREA	SITE	%
Building coverage + drive	1871.8 m ²	3316 m ²	56.45%
	1871.8 m ²		56.45%

Please Sign Here

SERVICES NOTES:

SERVICES LAYOUT AS SHOWN IS INDICATIVE OF INTENT ONLY AND IS SUBJECT TO FINAL DESIGN AND CALCULATIONS BY THE CIVIL ENGINEER. FINAL ALIGNMENT AND SPECIFICATIONS ARE TO BE CONFIRMED.

KEY

TIMBER RETAINING WALL
design to be confirmed

SANITARY SEWER

4.0m DEEP
900Ø CONCRETE SOAKHOLE
max capacity 75m³

5.0m DEEP
900Ø CONCRETE SOAKHOLE
max capacity 93.7m³

6.0m DEEP
900Ø CONCRETE SOAKHOLE
max capacity 112.5m³

Please Sign Here

JT

DESIGN

ARCHITECTURE

JTDesign Architecture Ltd

PO Box 1267, Taupo

ph | 07 377 1998

email | james@jtdesign.co.nz

www.jtdesign.co.nz

TITLE

ANDERSON DEVELOPMENT

29 CHARLES CRESCENT, TAUPO

DRAWING

RETAINING WALL & SERVICES

RESOURCE CONSENT

SCALE @ A3

As indicated

DRAWN BY

MQ

DATE

07 MAY 2025

NOTES

WIND ZONE = HIGH

EQ. ZONE = 2

EXPOSURE ZONE = B

CLIMATE ZONE = 4

All dimensions to be checked and verified by the Contractor before commencement of any work

E&OE

DATE

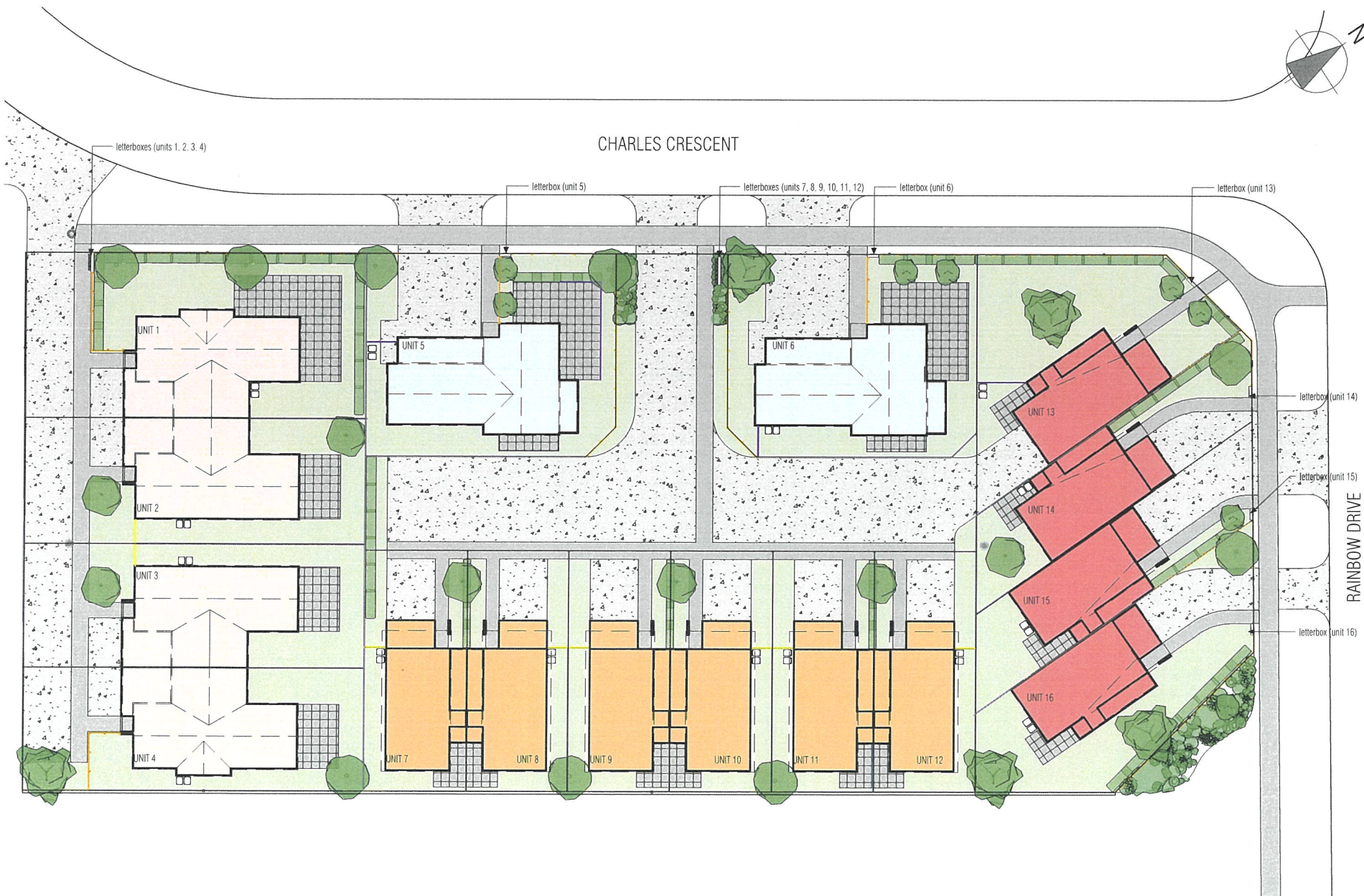
REVISION

SHEET No

RC4

JOB No

JT24001



KEY:

GENERAL NOTES:

SITE PREPARATION INCLUDING ALL CIVIL WORKS AND IRRIGATION SHALL BE COMPLETED PRIOR TO PLANTING.

THE LANDSCAPE IMPLEMENTATION SHALL BE CARRIED OUT BY A PROFESSIONAL LANDSCAPING SERVICE.

EACH LOT OCCUPIER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE WITHIN THE TITLE BOUNDARIES

KEY:

- CONCRETE DRIVEWAY
exposed aggregate finish
- CONCRETE FOOTPATH
heavy broom finish
- PATIO
Firth courtyard flagstone,
volcanic ash colour.
- 1.2m HIGH WALL
plaster masonry wall with
letterbox either face mounted
or embedded to suit location
- 1.2m HIGH FENCE
post and rail fence
- 1.5m HIGH FENCE
vertical paling fence
- 1.5m HIGH FENCE
vertical paling fence,
50% permeable
- 1.8m HIGH FENCE
vertical paling fence
- 1.8m HIGH FENCE
vertical paling fence,
50% permeable

Please Sign Here

Signature



JTDesign Architecture Ltd
PO Box 1267, Taupo
ph | 07 377 1998
email | james@jtdesign.co.nz
www.jtdesign.co.nz

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ANDERSON DEVELOPMENT
29 CHARLES CRESCENT, TAUPO

FENCE AND HARDSCAPING PLAN
RESOURCE CONSENT

SCALE @ A3:
As indicated
DRAWN BY
MQ
DATE: 07 MAY 2025

NOTES
WIND ZONE = HIGH
EQ. ZONE = 2
EXPOSURE ZONE = B
CLIMATE ZONE = 4
All dimensions to be checked and verified by the Contractor before commencement of any work

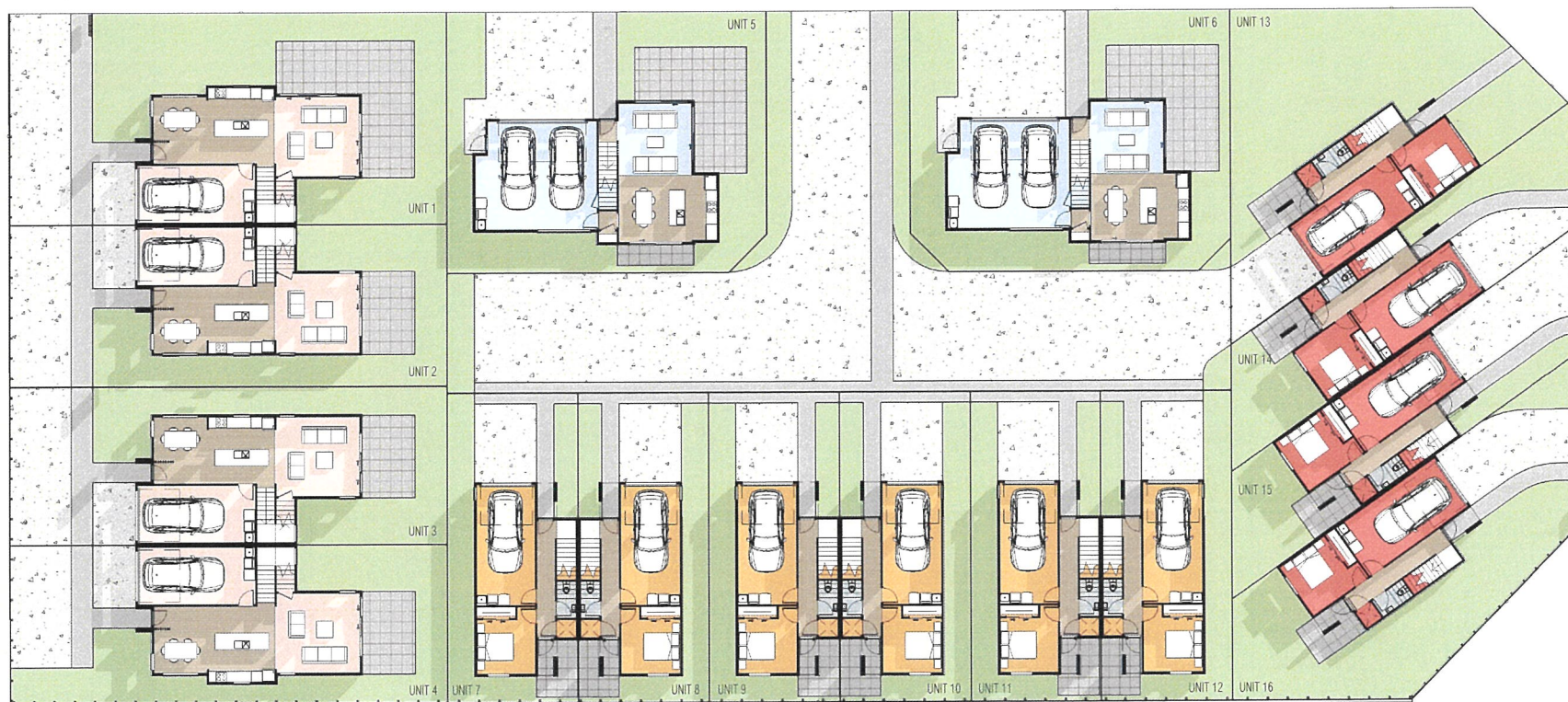
DATE
REVISION

SHEET No.
RC5
JOB No
JT24001

E&OE

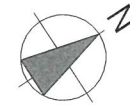


KEY:	
GENERAL NOTES:	
THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ANF CHECKED AGAINST CHEAL CONSULTANTS ACCOMPANYING REPORT.	
KEY:	
	BLUE TYPOLOGY standalone 3 bedrooms, 2 bathrooms plus double garage. TOTAL FLOOR AREA: 157m ²
	PEACH TYPOLOGY duplex 3 bedrooms, 2 bathrooms plus single garage. TOTAL INDIVIDUAL FLOOR AREA: 140m ² & 144m ²
	ORANGE TYPOLOGY duplex 3 bedrooms, 2.5 bathrooms plus single garage. TOTAL INDIVIDUAL FLOOR AREA: 140m ²
	RED TYPOLOGY terraced 3 bedrooms, 2.5 bathrooms plus single garage. TOTAL INDIVIDUAL FLOOR AREA: 143m ²



Please Sign Here

James



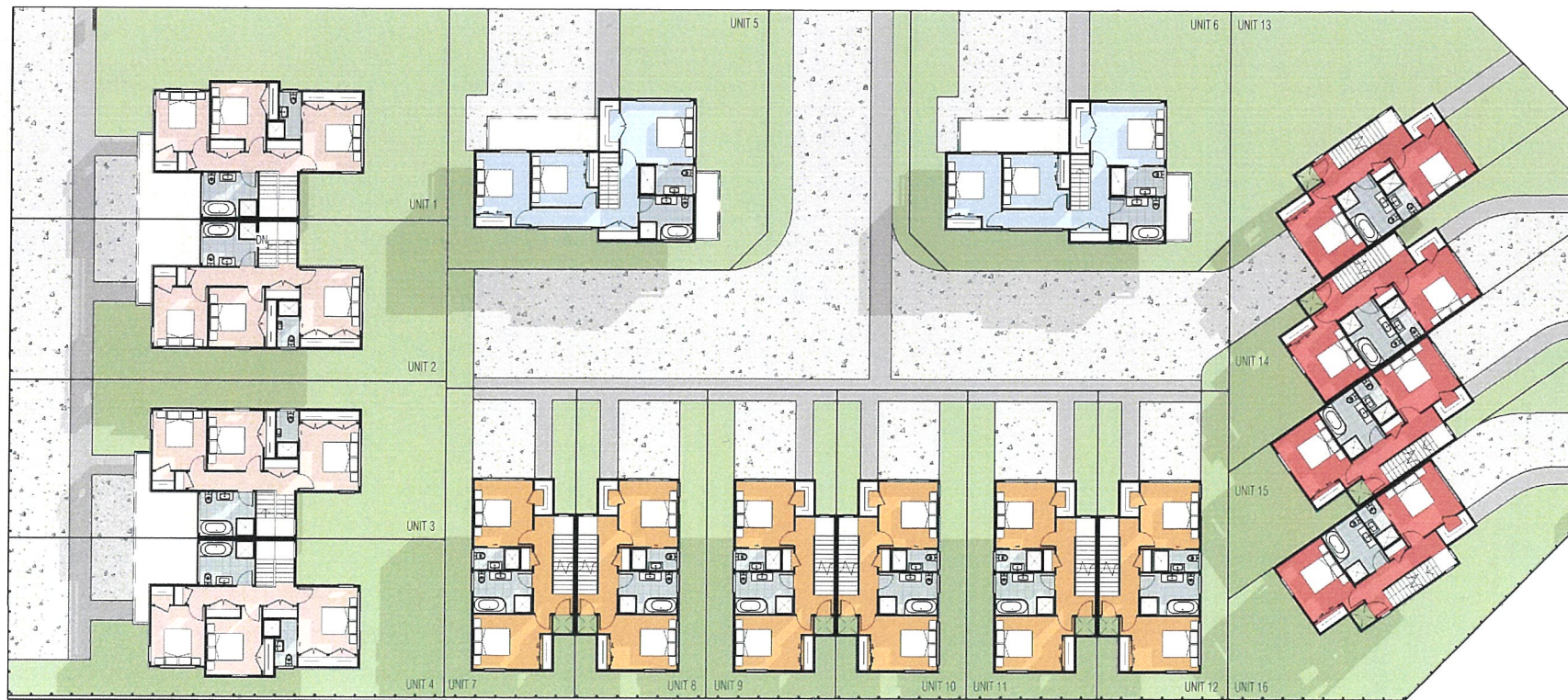
KEY:

GENERAL NOTES:

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ANF CHECKED AGAINST CHEAL CONSULTANTS ACCOMPANYING REPORT.

KEY:

- BLUE TYPOLOGY** standalone
3 bedrooms, 2 bathrooms plus double garage.
TOTAL FLOOR AREA 157m²
- PEACH TYPOLOGY** duplex
3 bedrooms, 2 bathrooms plus single garage.
TOTAL INDIVIDUAL FLOOR AREA 140m² & 144m²
- ORANGE TYPOLOGY** duplex
3 bedrooms, 2.5 bathrooms plus single garage.
TOTAL INDIVIDUAL FLOOR AREA 140m²
- RED TYPOLOGY** terraced
3 bedrooms, 2.5 bathrooms plus single garage.
TOTAL INDIVIDUAL FLOOR AREA 143m²

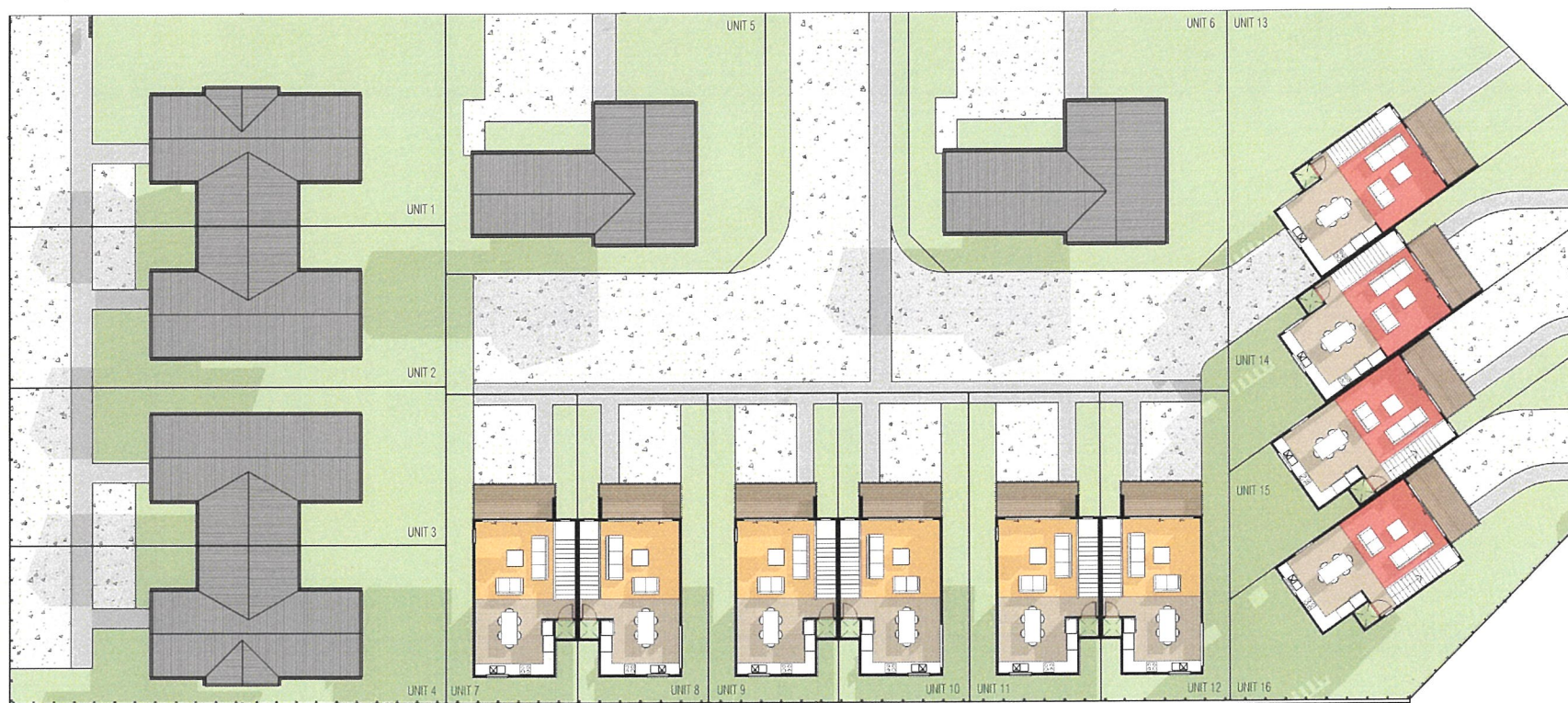


Please Sign Here





KEY:	
GENERAL NOTES:	
THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ANF CHECKED AGAINST CHEAL CONSULTANTS ACCOMPANYING REPORT	
KEY:	
	BLUE TYPOLOGY standalone 3 bedrooms, 2 bathrooms plus double garage TOTAL FLOOR AREA 157m ²
	PEACH TYPOLOGY duplex 3 bedrooms, 2 bathrooms plus single garage TOTAL INDIVIDUAL FLOOR AREA: 140m ² & 144m ²
	ORANGE TYPOLOGY duplex 3 bedrooms, 2.5 bathrooms plus single garage TOTAL INDIVIDUAL FLOOR AREA 140m ²
	RED TYPOLOGY terraced 3 bedrooms, 2.5 bathrooms plus single garage TOTAL INDIVIDUAL FLOOR AREA: 143m ²



Please Sign Here

Signature

SHEET No.
RC8
JOB No.
JT24001



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TITLE:
ANDERSON DEVELOPMENT
29 CHARLES CRESCENT, TAUPO

DRAWING:
SECOND FLOOR PLANS
RESOURCE CONSENT

SCALE @ A3:
As indicated
DRAWN BY:
MO
DATE: 07 MAY 2025

NOTES
WIND ZONE = HIGH
EQ. ZONE = 2
EXPOSURE ZONE = B
CLIMATE ZONE = 4
All dimensions to be checked and verified by the Contractor before commencement of any work
E&OE

DATE
REVISION



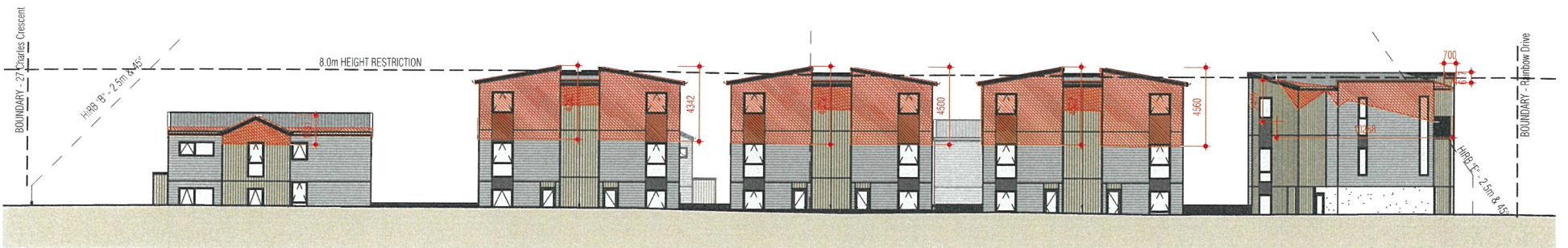
NORTH-WEST ELEVATION (Charles Crescent)



NORTH-EAST ELEVATION (Rainbow Crescent)



SOUTH-WEST ELEVATION (bounding 27 Charles Crescent)



SOUTH-EAST ELEVATION (Lake Terrace)

Please Sign Here

[Signature]

JTDesign Architecture Ltd PO Box 1267, Taupo ph 07 377 1998 email james@jtdesign.co.nz www.jtdesign.co.nz	TITLE ANDERSON DEVELOPMENT 29 CHARLES CRESCENT, TAUPO	DRAWING DEVELOPMENT ELEVATIONS RESOURCE CONSENT	SCALE @ A3 As indicated DRAWN BY: MQ DATE: 07 MAY 2025	NOTES: WIND ZONE = HIGH EQ. ZONE = 2 EXPOSURE ZONE = B CLIMATE ZONE = 4 All dimensions to be checked and verified by the Contractor before commencement of any work.	DATE: REVISION: E&OE	SHEET No. RC9 JOB No. JT24001
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1. Application Details (applicant to fill in)

Applicant name (in full): DABB PROPERTY RENTALS LIMITED

Address of proposed activity: 29 CHARLES CRESCENT, TAUPŌ
(LOT 2 DPS 12549 & LOTS 70, 71 & 72 DPS 6123 - ROT SA9C/1073)

Brief description of proposed activity:

The proposal will include 16 medium density 2-3 storey residential units being semi-detached and standalone units. This housing is intended to be constructed, subdivided and sold to private landowners.

The proposal complies with the Council requirements for building coverage over the whole site, and largely complies with setback requirements. The two storey units comply with height and height to boundary planes with respect to external boundaries (except Units 1 & 4). The three storey units will not comply fully with height or height to boundary plane with respect to the Lake Terrace boundary or Rainbow Drive boundary. The proposal does not comply with the plot ratio/gross floor area requirement, and involves earthworks including up to 1.5m on southern and eastern boundaries. All units will be fully serviced with water and wastewater and connections to stormwater within their own boundaries. Full details are attached in the District Plan Assessment.

2. Application (affected person/s to fill in)

You should only sign below if you have no opposition to the above proposal

Your name/s (in full):

All legal owners must be named. Where your property is held in a trust or company these entities must also be named.

KFS TRUSTEES LIMITED

JULIA ANN ROACH

STEPHEN MARK ROACH

Your address: 8 RAINBOW DRIVE, TAUPŌ

Are you the owner or occupier of the property?



Owner



Occupier

Please read and tick each box below:

☒ I/we agree that we have read the resource consent application and accompanying plans and give our written approval to the proposed activity

☒ I/we understand that by giving my/our consent, Council cannot take into account any actual or potential effects of the activity on our property

☒ I/we understand that at any time before the application is granted, I/we may give written notice to Council that this consent is withdrawn

Signature/s of all legal owners

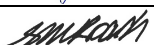
All legal owners must sign here

If you are signing on behalf of a trust or another person go to the next section →

Sign here:







or

Signature of person authorised to sign on behalf of legal owners

If signing on behalf of another person or entity, proof of authorisation to sign is required. This could be in the form of a signed power of attorney, letter on letterhead or a minuted resolution. If any person signs this form as a trustee or a trust, then that person warrants that:

- That person has power to complete this application form under the terms of the trust;
- That person has properly signed this application form in accordance with the terms of the trust; and
- All of the persons who are trustees of the trust have approved the application for resource consent made pursuant to the application form and accompanying information.

Sign here: _____

So you are an Affected Person ...

What does this mean?

It means you neighbour or someone in your area is undertaking an activity which:

- a) Is not permitted as of right under the Taupo District Plan, and
- b) Could potentially affect your property.

This could include something like a garage which will be built closer to your shared boundary than the distance permitted under the District Plan. Or, it could be something larger, such as an outdoor stadium in your neighbourhood which may have noise and traffic impacts.

What is required of the applicant?

Council determines who may be affected by a proposal and it is then the applicant's role to approach each owner or occupier and:

- a) Explain the application and why resource consent is required;
- b) Show you plans of the proposal;
- c) Show you an assessment of environmental effects of the proposal (i.e. explain how the proposal may affect you).

What is required of you?

If you have no objections to the proposal, then you may sign the documents to show that you give your approval. You will need to sign the affected persons form and the plans.

Do not sign these documents unless you consent to the proposed activity as, if you have signed these forms, Councils will not take into account any effect on you.

If you object to the proposal then the person proposing the application may:

- Withdraw the application,
- Change the application to meet your concerns, or
- Decide to have the application notified.

If the application is notified by Council, it gives you an opportunity to make a formal submission on the proposal and explain the reasons for your objection at a hearing.

What if you change your mind?

If you decide to support the proposal then you should contact the person proposing the development or Council as this may save the applicant from costly notification fees and procedures.

If you decide that you no longer support the proposal, you can withdraw your consent – but only up until the date of a hearing or when the consent has been granted by Council. Once the hearing has been held or the Council grants consent, you are not able to challenge Council's decision.

Can you make the consent conditional?

No, you may not make your approval conditional on, for example, a particular roof colour being used. However, you may make a private arrangement with your neighbour about such matters. Alternatively, they may change the plan or proposal to meet your requests.

What if you have further questions?

If you have any concerns about signing an affected persons form, you can contact Council's duty planner for further advice on 07 3760899 or at dutyplanner@taupo.govt.nz.

TAUPŌ DISTRICT PLAN REQUIREMENTS

Performance Standards – General Residential Zone

As detailed below, this proposal for 16 units infringes the following performance standards as summarised below and in detail further on:

Performance Standard	Parent Allotment/External Boundaries	Individual Units
Maximum Combined Coverage	Complies	Comply except Units 14 & 15
Maximum Plot Ratio	Does not comply	No units comply
Maximum Total Coverage	Does not comply	-
Front Boundary Setback	Complies except for Unit 1	Comply except Unit 1
Side/Rear Boundary Setback	Complies except for Unit 4	Comply except Units 13 – 16
Height	-	Comply except Units 7 – 12, 13 – 16
Height to Boundary	Complies except Units 1, 4, 7 – 12, 13 – 16	Comply except Units 5, 6 7 – 12, 13 – 16
Access	-	Comply except for Unit 14 access
Earthworks	More than 50% of the site will be earthworked at one time, during construction. With up to 1.1m cut occurring on the length of south and eastern boundaries.	-

- Rule GRZ-R4 of the Taupō District Plan states that Any activity which does not comply with four or more standards for PER activities including (where a standard contains more than one control) four or more parts thereof, is a **Non-Complying Activity**.
- Rule GRZ-R3.1 of the Taupō District Plan states Any activity which does not comply with two or three standards for PER activities including (where a standard contains more than one control) two or three parts thereof, or is not a PER, CON, or RDIS activity, is a **Discretionary Activity**.
- Rule SUB-R1 of the Taupō District Plan states that Any subdivision in the GRZ, MRZ, LRZ or NCZ which:
 - a. Demonstrates compliance with all of the standards for the future land use, or
 - b. For which a land use consent has already been granted
 - c. Is not identified as RDIS, DIS or NC activity
 is a **Controlled Activity**.
- Rule SUB-R8 of the Taupō District Plan states that Any subdivision within unserviced areas of the residential zones, or any activity which results in a new public road or extension to existing public roads, water, stormwater or wastewater utility services, is a **Restricted Discretionary Activity**.
- Rule INF-R2 of the Taupō District Plan states that Any activity which results in new [water](#), [stormwater](#) or [wastewater](#) utility services is a **Restricted Discretionary Activity**.

Performance Standard	Compliance	Comment
GRZ-R5 – Standards		
Footprint		
1. Maximum Combined Coverage GRZ – 40%	☒	Compliance with this rule is achieved on the parent property (32.75%) and on all proposed units except for Unit 14 (40.67%) & Unit 15 (40.40%).
2. Maximum Plot Ratio GRZ – 40%	☒	Compliance with this rule is not achieved on the parent property (74.78%) or on any proposed units.
3. Maximum Total Coverage GRZ – 50%	☒	Compliance with this rule is not achieved on the parent property as total coverage is 56.45%.
Building Setbacks (minimum)		
4. Front Boundary: GRZ – 5m	☒	Compliance with this rule is achieved on the parent property and on all proposed units except for Unit 1 which is located in the front setback (Charles Crescent) by 0.5 - 0.9m for length of 11.7m.
5. All Other Boundaries GRZ a. 1.5m	☒	Compliance with this rule is achieved on the parent property except for Unit 4 which is located in the rear setback (Lake Terrace) by 0.4m for length of 3.89m. Compliance is achieved on all proposed units except for Units 14 – 16 due to the stagger nature of the terrace building.
6. Common Wall Boundaries – 0m	☒	

Performance Standard	Compliance	Comment
Height (maximum) 7. Building Height GRZ a. 8m EXCEPTION: Any structure attached to the building which does not exceed 0.6m in any horizontal distance.	☒	Compliance with this rule is achieved on all proposed units except for Unit 7 – 12, 13 – 16 which have top portions of roofs infringing into the 8m height plane.
8. Height to Boundary GRZ - 2.5m height at the boundary with a 45° recession plane except for common wall boundaries.	☒	Compliance with this rule is achieved on external boundaries for all proposed units except for: - Unit 1 front boundary gable (0.3m high, 1.2m width) - Unit 4 Lake Terrace boundary (0.5m – 1.6m high, 12m width) - Units 7 – 12 (4.3m – 4.6m high, 4.7m width (each building)), - Unit 13 roof (0.2m – 1.9m high, 4.8m width) - Unit 14 roof (0.2m – 1.3m high, 2.6m width) - Unit 16 (up to 2.4m, 7.4m width) Compliance internally is achieved on all internal boundaries for all proposed units except for 5, 6, 7 – 12, 13 – 16.

Performance Standard	Compliance	Comment
INF-R5 – Stormwater Standards 2. All Residential Zones a. All stormwater from buildings and impermeable surfaces is to be disposed of on-site to meet a 10-year return period of 1 hour duration (45mm). b. The function of existing secondary flow paths across the allotment shall be retained and the existing discharge point off the site shall remain unaltered as to position. EXCEPTION: Stormwater from impermeable surfaces can be disposed of via a primary or secondary stormwater drainage system within an area identified on the Planning Maps as a Stormwater Disposal Area, provided Council authorisation has been given.	☑	As shown in the stormwater plan, all stormwater from dwellings can be disposed of within each site. Stormwater from the southern and central internal driveways/Rights of Way will be managed within the legal driveway. All driveways to the roads will have strip drains as required

Performance Standard	Compliance	Comment
TRAN-R4 - Standards - PARKING, LOADING & ACCESS All access ways, loading provisions, and on-site car parking must be provided and designed in accordance with the following:		
1. Design of Parking Spaces and Access		
a. Parking and manoeuvring space shall be of a sufficient size and suitable layout to accommodate vehicles described in TRAN Figure 1.	☒	Each unit has a minimum of one parking space in a garage. Units 5 & 6 have double garages.
b. Critical access conditions, including such features as ramp and driveways, shall not exceed a slope of 1 in 5 and shall be designed in accordance with TRAN Figure 2.	☒	Achieved
c. Parking Dimensions shall be designed in accordance with TRAN Figure 3 and	☒	Achieved
d. Parking areas shall be designed to ensure that vehicles are not required to reverse either on to or off a street, nor required to queue on the street, with the exception of an allotment containing a single residential unit activity.	☐	All shared accesses are wide enough for reversing within the access, except the northern right of way (Units 14 & 15 on to Rainbow Drive) which is designed as a shared driveway to minimise the number of crossings occurring over the footpath.
e. All parking spaces and access required to meet the standards in this Plan shall be formed, sealed and maintained to an all-weather surface, and in the GRUZ, shall be formed, finished and maintained to an all-weather surface for a distance of 5 meters from the legal road boundary.	☒	Achieved, as All three shared accesses/Rights of Way will be sealed as required.
f. All parking spaces, with the exception of those associated with residential activities, shall be clearly identified by permanent markings.	☒	All parking is for residential purposes.

Performance Standard					Compliance	Comment	
2.	Parking Type and Manoeuvre Space				☑	All parking is within garages, with additional parking available outside most garages, which comply.	
		Parking Type	Stall depth (m)	Stall depth (m)			Length per vehic (m)*(d)
	a.	90° Nose in 2.6m Stall Width	4.9	3.9			2.6
	b.	90° Nose in 2.8m Stall Width	4.9	3.9			2.8
	c.	60° Nose in 2.6m Stall Width	5.2	4.2			3.0
	d.	60° Nose in 2.8m Stall Width	5.2	4.2			3.2
	e.	0° Parallel	2.5	2.1			6.1
* = the distance along the wall or kerb between adjacent stalls allowing for both the parking angle and the stall width **= the manoeuvre space may be used for aisle width provided it is greater than 3.7m, otherwise use 3.7m							
3.	Provision of Loading Spaces				NA		
	a. All loading on an allotment shall be sufficient to accommodate the vehicles required to service the activity. b. Every loading space and access shall be designed to ensure that vehicles are not required to reverse either onto or off a street, nor required to queue on the street.						

Performance Standard	Compliance	Comment
4. Design of Loading Spaces and Access a. Activities requiring loading facilities or servicing from vehicles of an 8.0m axis or smaller shall be designed to accommodate vehicle described in Figure 4 - Loading Space. b. Activities requiring loading facilities or servicing from vehicles larger than an 8.0m axis shall be designed to accommodate vehicles described in Figure 5 - Loading Space c. With the exception of farming and forestry activities in the GRUZ, all loading spaces and access required to meet the standards in this Plan shall be formed, sealed and maintained to an all weather surface. d. With the exception of farming and forestry activities in the GRUZ, all loading spaces shall be clearly identified by permanent markings.	NA	

Performance Standard	Compliance	Comment																									
5. Access standards All access shall be provided in accordance with the standards set out in this section. a. Sight Distances i. Minimum Sight Distances from Vehicle Crossing Points shall be designed in accordance with TRANR8.5.b and TRAN Figure 6 - Vehicle Crossing (refer number 1). ii. Where access is to be obtained from a State Highway the consent of New Zealand Transport Agency is required under the Government Roding Powers Act 1989. The standards of the District Plan do not apply where they conflict with the standards of the road controlling authority. b. Minimum Sight Distance* (m) (refer to 1 in figure7) <table><tr><td></td><td></td><td>A</td><td>B</td><td>C</td></tr><tr><td></td><td>Posted Speed</td><td>Local Road**</td><td>Collector Road**</td><td>Dist</td></tr><tr><td>i</td><td>50/60 km/h</td><td>40m***</td><td>50m***</td><td></td></tr><tr><td>ii</td><td>70/80 km/h</td><td>90m</td><td>100m</td><td></td></tr><tr><td>iii</td><td>>80 km/h</td><td>160m</td><td>160m</td><td></td></tr></table> * Sight distances to be unobstructed from the eye level at 1.15m height and 3m behind sealed edge of carriageway to an object at 1.15m height on centre line of relevant traffic lane. ** As shown on the Planning Maps. *** Does not include cars parked at kerbside.			A	B	C		Posted Speed	Local Road**	Collector Road**	Dist	i	50/60 km/h	40m***	50m***		ii	70/80 km/h	90m	100m		iii	>80 km/h	160m	160m		☑	All accesses have compliant sight distances
		A	B	C																							
	Posted Speed	Local Road**	Collector Road**	Dist																							
i	50/60 km/h	40m***	50m***																								
ii	70/80 km/h	90m	100m																								
iii	>80 km/h	160m	160m																								

Performance Standard	Compliance	Comment																				
6. Distance – Road Intersection to Vehicle Crossing i. Minimum Distance from Road Intersection to Vehicle Crossing shall be designed in accordance with 6.5.5 and Figure 7 (refer number 2 in Figure 7). ii. Where access is to be obtained from a State Highway the consent of NZTA is required under the Government Roding Powers Act 1989. The standards of the District Plan do not apply where they conflict with the standards of the road controlling authority.	X	Compliance with this rule is achieved on all proposed accesses, except for the Unit 14 access where the shared crossing for Units 14 & 15 will be 11.1m from the Charles Crescent intersection with Rainbow Drive.																				
7. Minimum Distance from Road Intersection to Vehicle Crossing <table><tr><td></td><td></td><td>A</td><td>B</td></tr><tr><td></td><td>Posted Speed km/h</td><td>Arterial*</td><td>Local & Collector*</td></tr><tr><td>i</td><td>50/60</td><td>20m</td><td>15m</td></tr><tr><td>ii</td><td>70/80</td><td>50m</td><td>30m</td></tr><tr><td>iii</td><td>>80</td><td>60m</td><td>60m</td></tr></table> * Classification for road that the crossing fronts, as shown on Planning Maps.			A	B		Posted Speed km/h	Arterial*	Local & Collector*	i	50/60	20m	15m	ii	70/80	50m	30m	iii	>80	60m	60m	X	Compliance with this rule is achieved on all proposed accesses, except for the Unit 14 access where the shared crossing for Units 14 & 15 will be 11.1m from the Charles Crescent intersection with Rainbow Drive, not the required 15m.
		A	B																			
	Posted Speed km/h	Arterial*	Local & Collector*																			
i	50/60	20m	15m																			
ii	70/80	50m	30m																			
iii	>80	60m	60m																			
8. Vehicle Crossings a. Vehicle Crossings shall be provided in accordance with TRAN-R8.9. b. Where access is to be obtained from a State Highway the consent of New Zealand Transport Agency is required under the Government Roding Powers Act 1989. The standards of the District Plan do not apply where they conflict with the standards of the road controlling authority.	☑	Compliance with this rule is achieved on all proposed accesses.																				

Performance Standard					Compliance	Comment
9. Vehicle Crossing Requirements					☑	Compliance with this rule is achieved on all proposed accesses – the crossing width for units 14 & 15 is 6m.
	Zone	Min	Min	Max		
	Posted Speed (km/hr)	Distance between crossings Local & Collector Roads	Distance between crossings Arterial Road	Number of crossings		
i.	GRZ and TCZ ≤80km/hr	NA	NA	1 per allotment Max 6m wide		

10. Minimum Standards for Driveways and Accessways a. Minimum Standards for Driveways and Accessways shall be designed in accordance with Table 1. b. In accordance with Rules SUB-R13.2, SUB-R16.2 and SUB-R19.6 any single common driveway or accessway serving more than nine allotments in the Residential and Industrial Zones, and more than twelve allotments in the GRUZ is to be vested as legal road. c. Except for the GRUZ and except in the case of a single residential unit and/or allotment, all driveways and accessways shall be formed and sealed with an all-weather surface. (Please note that as required by the stormwater provisions for urban properties, all stormwater must be collected and retained within the site to meet the 10% event, except where there is a community stormwater reticulation system). d. In the case of a single residential unit and/or allotment in any Residential Zone, all driveways or accessways shall have a stable surface that does not discharge any material off-site. Where the driveway or accessway is steeper than 6% and slopes towards the road, an all-weather surface and stormwater control shall be provided in accordance with c above. e. In the GRUZ accessways shall be sealed where they serve more than 3 allotments or where they are steeper than 6% and service more than 1 allotment. Where the access is onto a sealed public roadway the vehicle crossing shall be sealed. f. For the purposes of these standards, all weather shall mean a durable permanent surfacing such as concrete, seal or pavers. g. No new vehicle crossings may be constructed within TCZ-PREC2 – Tūrangi and Mangakino.	☒ ☒ ☒ ☒ NA NA	Compliance with this rule is achieved on all proposed accesses
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Performance Standard	Compliance	Comment															
Table 1 - Minimum Standards for Driveways and Accessways Residential Zones <table border="1"> <thead> <tr> <th>No. of Dwellings and/or Allotments served</th><th>Minimum Legal Access Width (m)</th><th>Minimum Formed Carriageway (m)</th></tr> </thead> <tbody> <tr> <td>1 to 2</td><td>3.5</td><td>2.75</td></tr> <tr> <td>3</td><td>4.5</td><td>2.75</td></tr> <tr> <td>4 to 6</td><td>6</td><td>4</td></tr> <tr> <td>7 to 9</td><td>8</td><td>5</td></tr> </tbody> </table>	No. of Dwellings and/or Allotments served	Minimum Legal Access Width (m)	Minimum Formed Carriageway (m)	1 to 2	3.5	2.75	3	4.5	2.75	4 to 6	6	4	7 to 9	8	5	☒	The southern Right of Way will be 3.5m legal and 3m formed for 4 units The middle Right of Way will be 8m legal and 4.5m formed for 6 units. The northern Right of Way will be 6m legal and 6m formed for 2 units.
No. of Dwellings and/or Allotments served	Minimum Legal Access Width (m)	Minimum Formed Carriageway (m)															
1 to 2	3.5	2.75															
3	4.5	2.75															
4 to 6	6	4															
7 to 9	8	5															
TRAN-R5 - Maximum Equivalent Vehicle Movements 1. 24 EVM(max)	☒	With 16 units the proposal is deemed to generate 128evms/day being 8 evms/unit x 16. With 4 parcels making up the property under development, the property can have a permitted evm level of 96evms/day being 24evm/parcel x 4. The motel is deemed to have generated 60evms/day being 4evms/unit x 13 units + managers unit x 1.															
AIR-R1 There shall be no discharge of offensive or objectionable odour at or beyond the boundary of a site.	NA																

Performance Standard	Compliance	Comment
EW-R1 – PER Activities 1. Earthworks within the LRZ, GRZ, NCZ a. Disturbance of the allotment at any one time while redeveloping – 50% maximum or if in DEV1-Kinloch 10% maximum b. 1.5m vertical ground alteration outside the minimum building setback in a new face or cut and / or fill c. 0.5m vertical ground alteration within the minimum building setback requirement d. No dust or silt nuisance beyond the boundary of the allotment e. Compliance with standards from Other Plan Matters	☒	As shown on the earthworks plan, the whole site will be disturbed during redevelopment with earthworks. Minor areas of cut will occur central to the property, outside the setbacks. Cut will occur along the southern, and eastern boundaries. Up to 1.1m of cut will occur in the southeastern corner, extending along the eastern boundary reducing to 0m cut near Charles Crescent road frontage, and extending along the southern boundary reducing to 0.8m cut, then to 0m cut at Rainbow Drive road frontage.
LIGHT-R1 Maximum Artificial Light Levels Eight (8) LUX (lumens per square meter) at the boundary.	☒	All external lighting will be directed internally to the site.
NOISE-R1 – General 1. Noise Measurement and Assessment The noise levels shall be measured in accordance with the requirements of NZS 6801:2008 <i>Acoustics – Measurement of Environmental Sound</i> and assessed in accordance with the requirements of NZS 6802:1991 – <i>Acoustics – Environmental noise</i> .	☒	

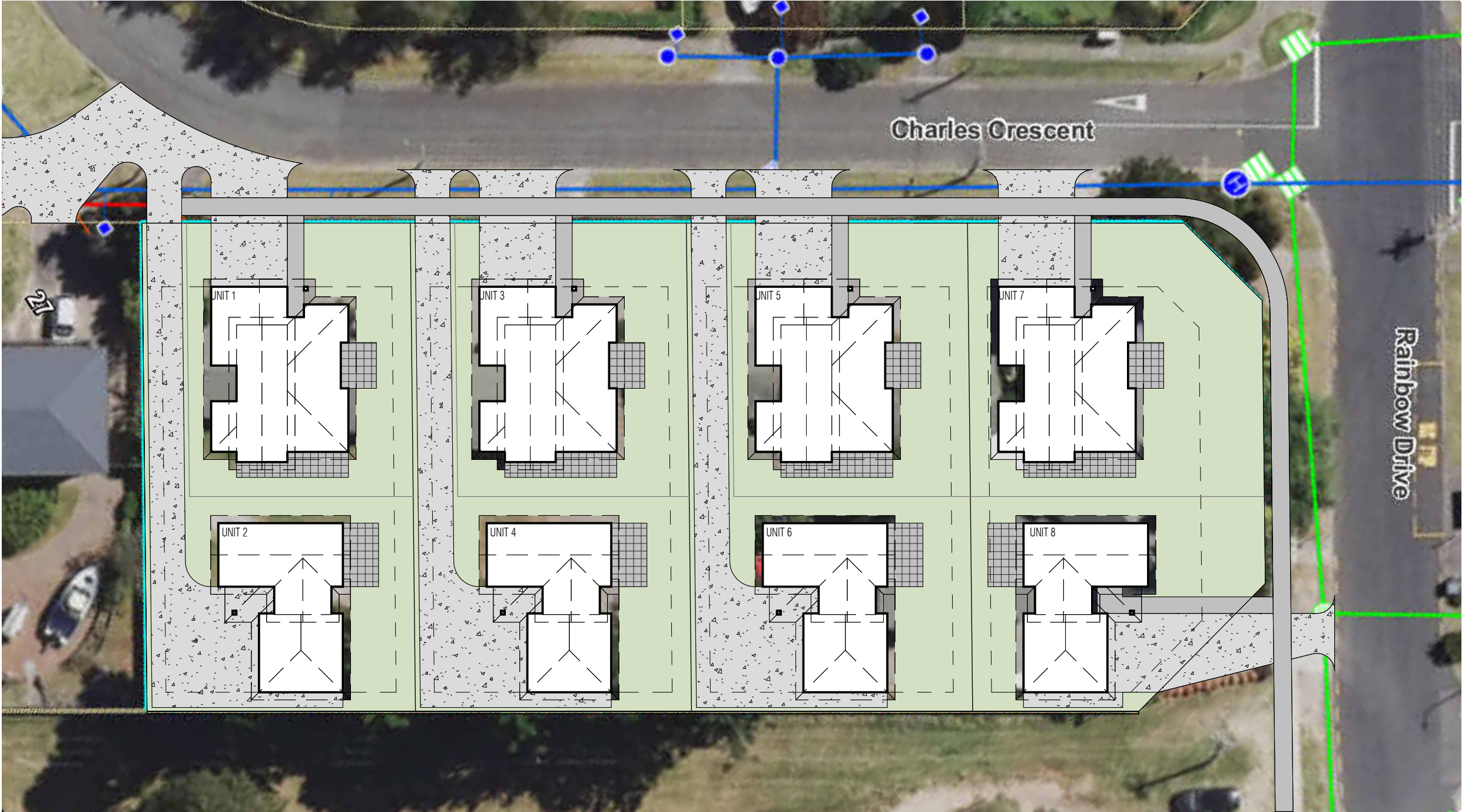
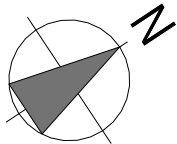
Performance Standard	Compliance	Comment
2. Construction Noise All construction noise shall meet the requirements of New Zealand Standard NZS 6803:1999 – <i>Acoustics - Construction Noise</i>.	☒	Compliance will be achieved during construction via the use of a Construction Management plan.
NOISE-R2.1 – MRZ, GRZ, LRZ NOISE LIMITS 1. Maximum Noise Limits The noise rating level arising from any activity measured within the boundary of any MRZ, GRZ or LDRZ site or the notional boundary of any residential zone site, other than from the site where the noise is generated, shall not exceed the following limits: a. 7.00am — 7.00pm 50dB LAeq (15 mins) b. 7.00pm — 10.00pm 40dB LAeq (15 mins) c. 10.00pm — 7.00am 40dB LAeq (15 mins) and d. 10.00pm – 7.00am and 70dB LAF(max)	☒	Residential activities will occur on site only
2. Maximum Noise (Telecommunication and electricity equipment) Noise from telecommunications equipment and electricity substations and transformers located in the road reserve permitted by the plan shall comply with the noise limits specified in 4a.1.18 as measured at a point of 1m from the closest façade of the nearest dwelling.	NA	

Performance Standard	Compliance	Comment
SIGN-R1 – PER Activities 1. Signs within the MRZ, GRZ, and LRZ a. Signage must relate to the activity undertaken on the allotment b. No flashing, reflectorised or illuminated signs c. 0.25m² within LRZ, GRZ, and DEV3-Nukuhau or d. 4m² total face area per site within MRZ e. Compliance with standards from Other Plan Matters f. 0.25m² within GRZ and MRZ DEV3-Nukuhau	NA	
TEMP-R1 PER activities within MRZ, GRZ, LRZ, GIZ, HIZ and MUZ 1. Any temporary activity, being an activity of up to a total of three operational days in any one calendar year, which exceeds standard(s) for the zone. a. There are no new permanent structures constructed; and b. Once the activity has ceased, the site (including vegetation and the surface of the ground of the site) is retained or re-instated to its condition prior to the activity commencing; and c. An allowance of five non-operational days associated with the activity is not exceeded, during which time any breach of any standard(s) shall only be to the extent reasonably necessary to undertake any relevant aspect of the activity. d. Refer to TEMP-R4	NA	

Performance Standard	Compliance	Comment
TEMP-R4 - PER activities Temporary Signage 1. MRZ, GRZ, LRZ and MUZ One temporary sign per allotment, 1.08m ² total face area, 4m maximum height, for the sale of land or buildings.	NA	
INF-R2 – Network Utilities 2. Any activity which results in new water, stormwater or wastewater utility services		Restricted Discretionary Consent is required for the proposed extension of water and wastewater services.

Building Coverage			
COVERAGE	AREA	SITE	%
UNIT 1	139.0 m ²	3316 m ²	4.19%
UNIT 2	106.4 m ²	3316 m ²	3.21%
UNIT 3	139.0 m ²	3316 m ²	4.19%
UNIT 4	108.3 m ²	3316 m ²	3.27%
UNIT 5	139.0 m ²	3316 m ²	4.19%
UNIT 6	108.3 m ²	3316 m ²	3.27%
UNIT 7	139.0 m ²	3316 m ²	4.19%
UNIT 8	108.3 m ²	3316 m ²	3.27%
TOTAL	987.7 m ²		29.78%

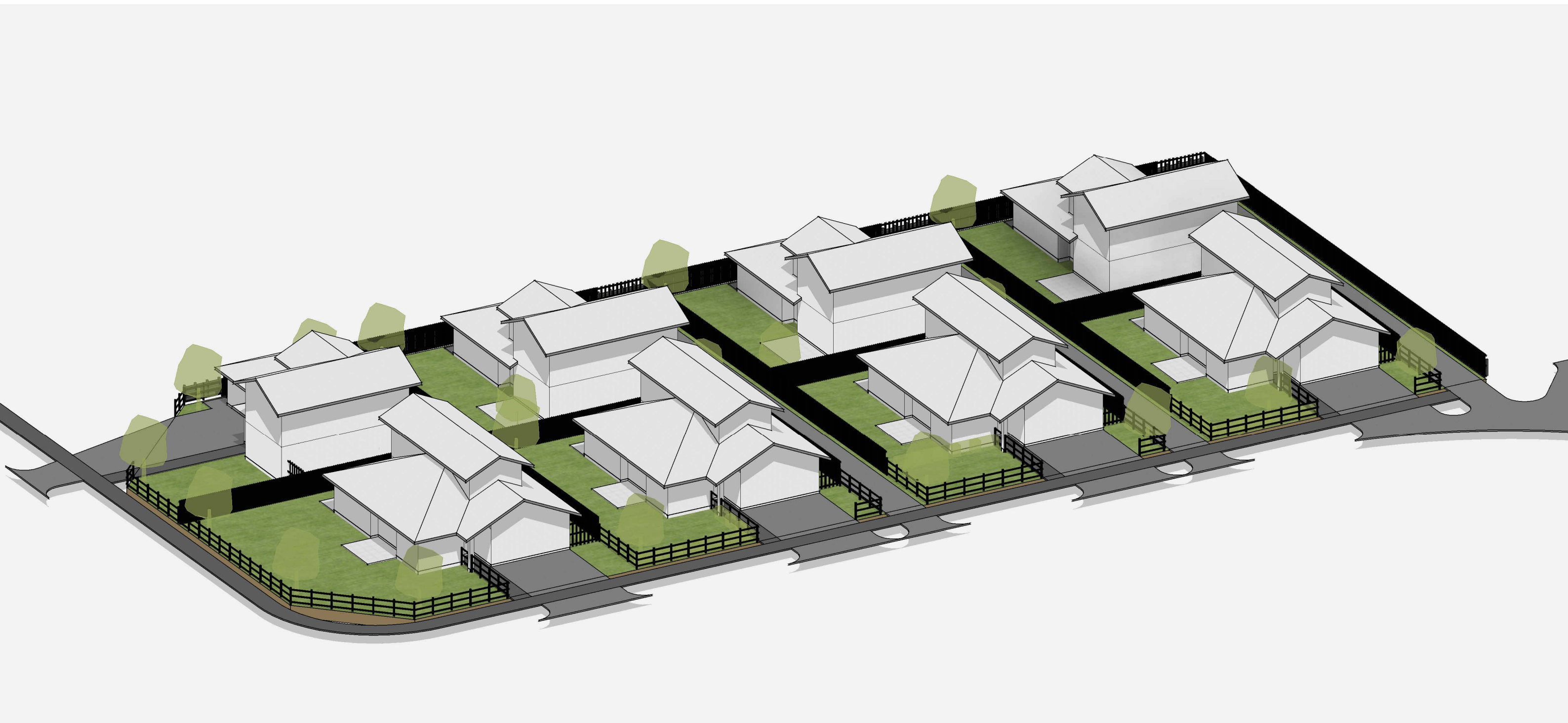
Plot Ratio			
FLOOR	AREA	SITE	%
UNIT 8 upper	58.9 m ²	3316 m ²	1.77%
UNIT 8 lower	99.4 m ²	3316 m ²	3.00%
UNIT 7 upper	43.2 m ²	3316 m ²	1.30%
UNIT 7 lower	127.8 m ²	3316 m ²	3.85%
UNIT 6 upper	58.9 m ²	3316 m ²	1.77%
UNIT 6 lower	99.4 m ²	3316 m ²	3.00%
UNIT 5 upper	43.2 m ²	3316 m ²	1.30%
UNIT 5 lower	127.8 m ²	3316 m ²	3.85%
UNIT 4 upper	58.9 m ²	3316 m ²	1.77%
UNIT 4 lower	99.4 m ²	3316 m ²	3.00%
UNIT 3 upper	43.2 m ²	3316 m ²	1.30%
UNIT 3 lower	127.8 m ²	3316 m ²	3.85%
UNIT 2 upper	58.9 m ²	3316 m ²	1.77%
UNIT 2 lower	101.3 m ²	3316 m ²	3.05%
UNIT 1 upper	43.2 m ²	3316 m ²	1.30%
UNIT 1 lower	127.8 m ²	3316 m ²	3.85%
TOTAL	1318.5 m ²		39.76%



J. A. Proust *Colleen* *Timothy*

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EXAMPLE OF COMPLIANT DEVELOPMENT



J. M. Road *Calceolaria* *St. Paul*

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EXAMPLE OF COMPLIANT DEVELOPMENT

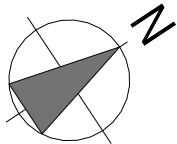
ANDERSON DEVELOPMENT - 29 CHARLES CRESCENT, TAUPU

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Building Coverage			
COVERAGE	AREA	SITE	%
UNIT 1 & 2	166.7 m²	3316 m²	5.03%
UNIT 3	83.1 m²	3316 m²	2.51%
UNIT 4 & 5	166.7 m²	3316 m²	5.03%
UNIT 6	83.1 m²	3316 m²	2.51%
UNIT 7 & 8	166.7 m²	3316 m²	5.03%
UNIT 9	83.1 m²	3316 m²	2.51%
UNIT 10 & 11	166.7 m²	3316 m²	5.03%
UNIT 12	83.1 m²	3316 m²	2.51%
TOTAL	999.4 m²		30.14%

Plot Ratio			
FLOOR	AREA	SITE	%
UNIT 12 upper	43.7 m²	3316 m²	1.32%
UNIT 12 lower	65.9 m²	3316 m²	1.99%
UNIT 11 upper	43.7 m²	3316 m²	1.32%
UNIT 10 upper	43.7 m²	3316 m²	1.32%
UNIT 10 & 11 lower	132.3 m²	3316 m²	3.99%
UNIT 9 upper	43.7 m²	3316 m²	1.32%
UNIT 9 lower	65.9 m²	3316 m²	1.99%
UNIT 8 upper	43.7 m²	3316 m²	1.32%
UNIT 7 upper	43.7 m²	3316 m²	1.32%
UNIT 7 & 8 lower	132.3 m²	3316 m²	3.99%
UNIT 6 upper	43.7 m²	3316 m²	1.32%
UNIT 6 lower	65.9 m²	3316 m²	1.99%
UNIT 5 upper	43.7 m²	3316 m²	1.32%
UNIT 4 upper	43.7 m²	3316 m²	1.32%
UNIT 4 & 5 lower	132.3 m²	3316 m²	3.99%
UNIT 3 upper	43.7 m²	3316 m²	1.32%
UNIT 3 lower	65.9 m²	3316 m²	1.99%
UNIT 2 upper	43.7 m²	3316 m²	1.32%
UNIT 1 upper	43.7 m²	3316 m²	1.32%
UNIT 1 & 2 lower	132.3 m²	3316 m²	3.99%
TOTAL	1316.8 m²		39.71%



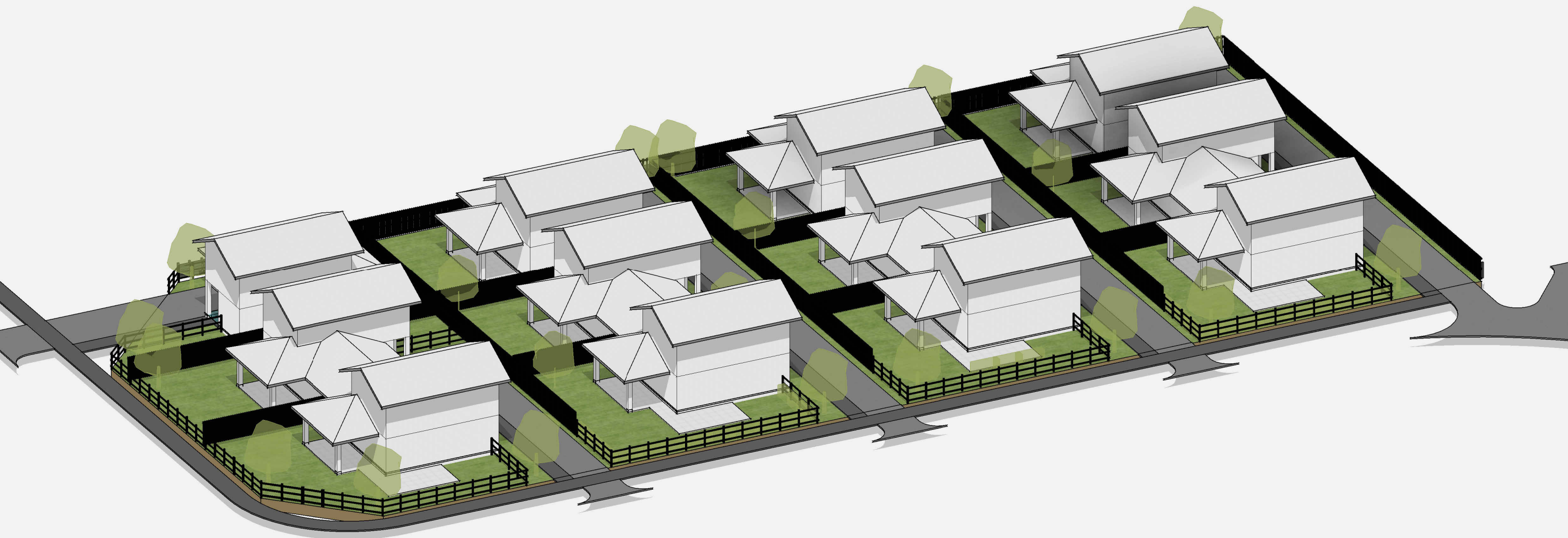
J. A. Proust

Calcey

Sam Bush

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EXAMPLE OF COMPLIANT DEVELOPMENT



J. M. Howard

Colleen

Tim Bush

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EXAMPLE OF COMPLIANT DEVELOPMENT

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ANDERSON DEVELOPMENT - 29 CHARLES CRESCENT, TAUPŌ

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Date. 05 MAY 2025

Job No. JT24001

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DRAWING CONTENTS			
SHT	NAME	REV	REV DATE
00	RENDERS		
RC1	LOCATION PLAN		
RC2	SITE PLAN		
RC3	SITE PLAN		
RC4	RETAINING WALL & SERVICES		
RC5	FENCE AND HARDSCAPING PLAN		
RC6	GROUND FLOOR PLANS		
RC7	FIRST FLOOR PLANS		
RC8	SECOND FLOOR PLANS		
RC9	DEVELOPMENT ELEVATIONS		
RC10	DEVELOPMENT HIRB & HEIGHT		
RC11	UNITS 1 AND 2		
RC12	UNITS 1 AND 2		
RC13	UNITS 3 AND 4		
RC14	UNITS 3 AND 4		
RC15	UNITS 5 AND 6		
RC16	UNITS 5 AND 6		
RC17	UNITS 7 - 12		
RC18	UNITS 7 - 12		
RC19	UNITS 13 - 16		
RC20	UNITS 13 - 16		
RC21	UNITS 13 - 16		



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CHARLES CRESCENT



CORNER OF RAINBOW DRIVE AND CHARLES CRESCENT



CHARLES CRESCENT LOOKING TOWARDS RAINBOW DRIVE INTERSECTION

John Road

Colleen

John Road

Please Sign Here



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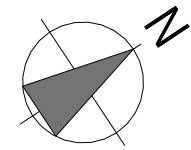
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	JTDesign Architecture Ltd PO Box 1267, Taupo ph 07 377 1998 email james@jtdesign.co.nz www.jtdesign.co.nz © Copyright	TITLE: ANDERSON DEVELOPMENT	DRAWING: LOCATION PLAN	SCALE @ A3: 1 : 2000	NOTES: WIND ZONE = HIGH EQ. ZONE = 2 EXPOSURE ZONE = B CLIMATE ZONE = 4 All dimensions to be checked and verified by the Contractor before commencement of any work E&OE	DATE:	REVISION:	SHEET No. RC1
		29 CHARLES CRESCENT, TAUPO	RESOURCE CONSENT	DRAWN BY: MQ DATE: 07 MAY 2025				JOB No. JT24001

JTDesign

Anderson Development

James

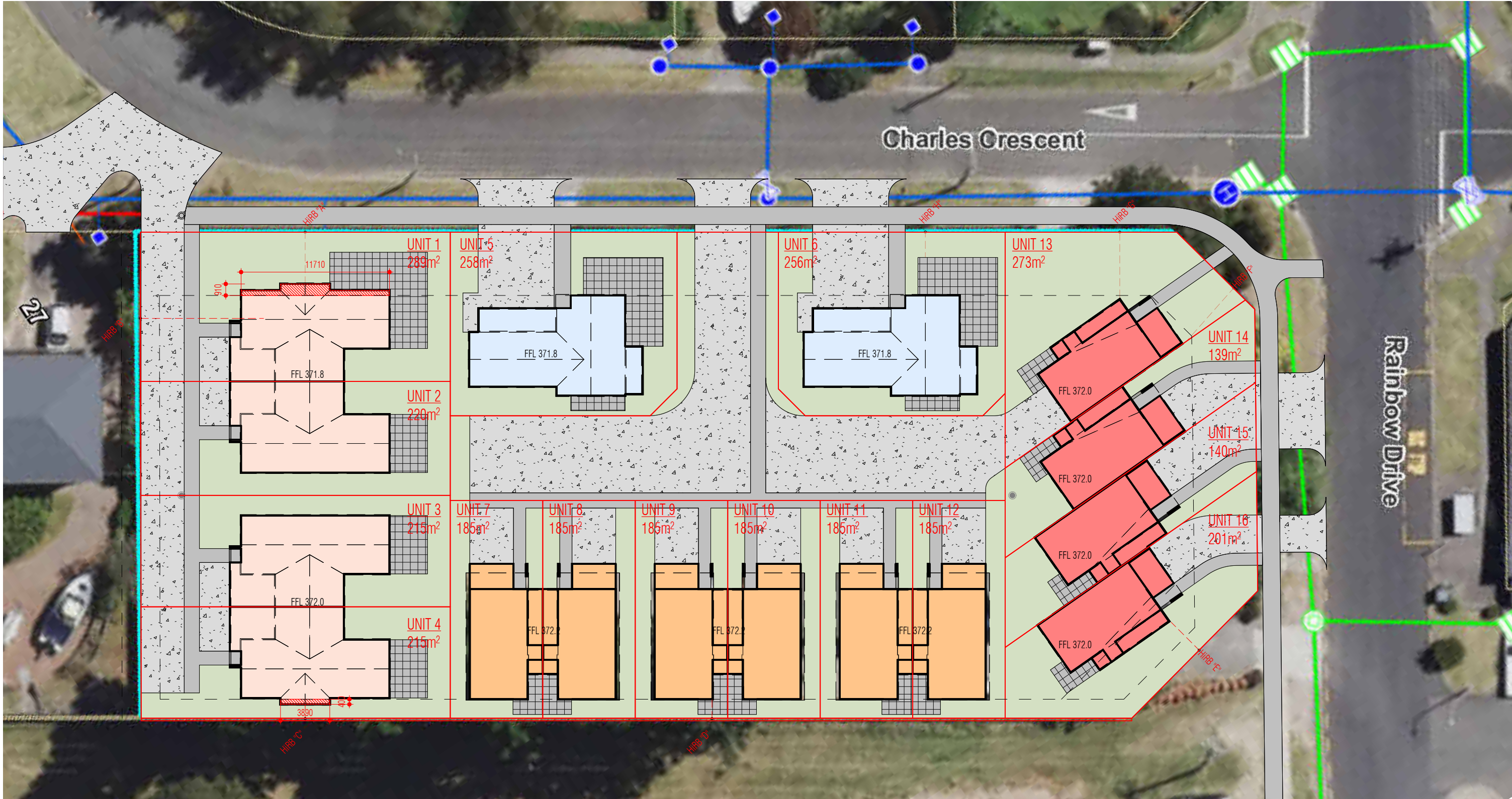


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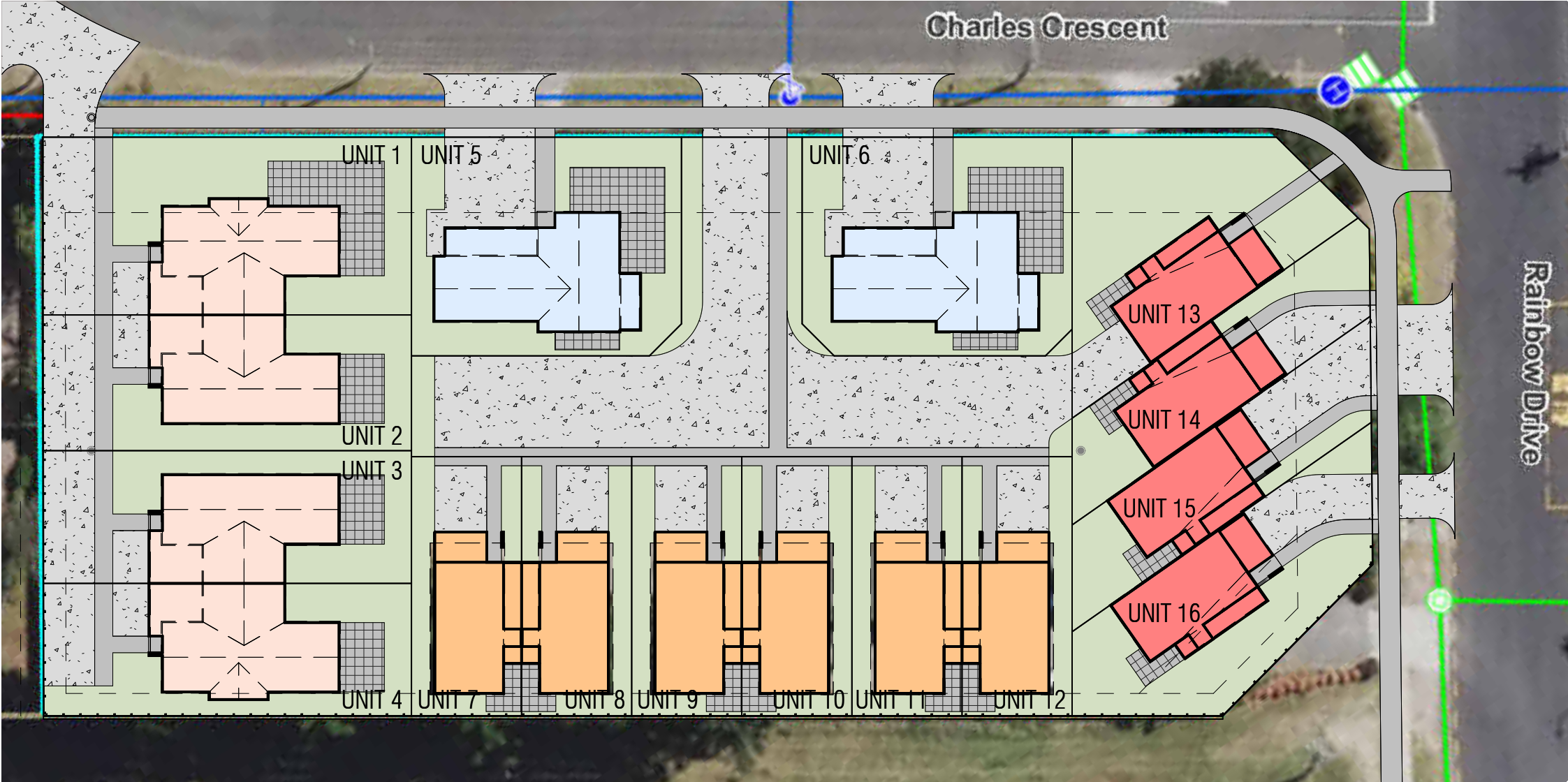
KEY:

AREA OF NON-COMPLIANCE

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JTDESIGN ARCHITECTURE	JTDesign Architecture Ltd PO Box 1267, Taupo ph 07 377 1998 email james@jtdesign.co.nz www.jtdesign.co.nz	© Copyright	TITLE:	ANDERSON DEVELOPMENT	DRAWING:	SITE PLAN	SCALE @ A3:	As indicated	NOTES: WIND ZONE = HIGH EQ. ZONE = 2 EXPOSURE ZONE = B CLIMATE ZONE = 4 All dimensions to be checked and verified by the Contractor before commencement of any work	E&OE	DATE:	07 MAY 2025	REVISION:		SHEET No.	RC2
			29 CHARLES CRESCENT,TAUPO		RESOURCE CONSENT		DRAWN BY:	MQ							JOB No.	JT24001



Building Coverage - Parent Lot			
COVERAGE	AREA	SITE	%
UNIT 1	81.2 m²	3316 m²	2.45%
UNIT 2	79.2 m²	3316 m²	2.39%
UNIT 3	79.2 m²	3316 m²	2.39%
UNIT 4	81.2 m²	3316 m²	2.45%
UNIT 5	89.4 m²	3316 m²	2.70%
UNIT 6	89.4 m²	3316 m²	2.70%
UNIT 7	60.0 m²	3316 m²	1.81%
UNIT 8	60.0 m²	3316 m²	1.81%
UNIT 9	60.0 m²	3316 m²	1.81%
UNIT 10	60.0 m²	3316 m²	1.81%
UNIT 11	60.0 m²	3316 m²	1.81%
UNIT 12	60.0 m²	3316 m²	1.81%
UNIT 13	56.5 m²	3316 m²	1.70%
UNIT 14	56.6 m²	3316 m²	1.71%
UNIT 15	56.5 m²	3316 m²	1.70%
UNIT 16	56.5 m²	3316 m²	1.70%
TOTAL	1086.0 m²		32.75%

Building Coverage - Individual Lots			
COVERAGE	AREA	SITE	%
UNIT 1	81.2 m²	289 m²	28.08%
UNIT 2	79.2 m²	220 m²	36.01%
UNIT 3	79.2 m²	215 m²	36.84%
UNIT 4	81.2 m²	215 m²	37.75%
UNIT 5	89.4 m²	258 m²	34.66%
UNIT 6	89.4 m²	256 m²	34.91%
UNIT 7	60.0 m²	185 m²	32.46%
UNIT 8	60.0 m²	185 m²	32.46%
UNIT 9	60.0 m²	185 m²	32.46%
UNIT 10	60.0 m²	185 m²	32.46%
UNIT 11	60.0 m²	185 m²	32.46%
UNIT 12	60.0 m²	185 m²	32.46%
UNIT 13	56.5 m²	273 m²	20.71%
UNIT 14	56.5 m²	139 m²	40.67%
UNIT 15	56.6 m²	140 m²	40.40%
UNIT 16	56.5 m²	201 m²	28.12%

Plot Ratio - Parent Lot			
FLOOR	AREA	SITE	%
UNIT 1-first	69.9 m²	3316 m²	2.11%
UNIT 1-ground	80.2 m²	3316 m²	2.42%
UNIT 2-first	67.9 m²	3316 m²	2.05%
UNIT 2-ground	78.2 m²	3316 m²	2.36%
UNIT 3-first	67.9 m²	3316 m²	2.05%
UNIT 3-ground	78.2 m²	3316 m²	2.36%
UNIT 4-first	69.9 m²	3316 m²	2.11%
UNIT 4-ground	80.2 m²	3316 m²	2.42%
UNIT 5-first	72.3 m²	3316 m²	2.18%
UNIT 5-ground	88.3 m²	3316 m²	2.66%
UNIT 6-first	72.3 m²	3316 m²	2.18%
UNIT 6-ground	88.3 m²	3316 m²	2.66%
UNIT 7-first	56.8 m²	3316 m²	1.71%
UNIT 7-ground	52.4 m²	3316 m²	1.58%
UNIT 7-second	47.7 m²	3316 m²	1.44%
UNIT 8-first	56.8 m²	3316 m²	1.71%
UNIT 8-ground	52.4 m²	3316 m²	1.58%
UNIT 8-second	47.7 m²	3316 m²	1.44%
UNIT 9-first	56.8 m²	3316 m²	1.71%
UNIT 9-ground	52.4 m²	3316 m²	1.58%
UNIT 9-second	47.7 m²	3316 m²	1.44%
UNIT 10-first	56.8 m²	3316 m²	1.71%
UNIT 10-ground	52.4 m²	3316 m²	1.58%
UNIT 10-second	47.7 m²	3316 m²	1.44%
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UNIT 12-ground	52.4 m²	3316 m²	1.58%
UNIT 12-second	47.7 m²	3316 m²	1.44%
UNIT 13-first	56.5 m²	3316 m²	1.70%
UNIT 13-ground	52.1 m²	3316 m²	1.57%
UNIT 13-second	47.4 m²	3316 m²	1.43%
UNIT 14-first	56.5 m²	3316 m²	1.70%
UNIT 14-ground	52.1 m²	3316 m²	1.57%
UNIT 14-second	47.4 m²	3316 m²	1.43%
UNIT 15-first	56.6 m²	3316 m²	1.71%
UNIT 15-ground	52.1 m²	3316 m²	1.57%
UNIT 15-second	47.4 m²	3316 m²	1.43%
UNIT 16-first	56.5 m²	3316 m²	1.70%
UNIT 16-ground	52.1 m²	3316 m²	1.57%
UNIT 16-second	47.4 m²	3316 m²	1.43%
TOTAL	2479.6 m²		74.78%

Plot Ratio - Individual Lots			
FLOOR	AREA	SITE	%
<varies>	150.0 m²	289 m²	51.91%
UNIT 1 TOTAL	150.0 m²		51.91%
<varies>	146.1 m²	220 m²	66.43%
UNIT 2 TOTAL	146.1 m²		66.43%
<varies>	146.1 m²	215 m²	67.97%
UNIT 3 TOTAL	146.1 m²		67.97%
<varies>	150.0 m²	215 m²	69.78%
UNIT 4 TOTAL	150.0 m²		69.78%
<varies>	160.7 m²	258 m²	62.27%
UNIT 5 TOTAL	160.7 m²		62.27%
<varies>	160.7 m²	256 m²	62.75%
UNIT 6 TOTAL	160.7 m²		62.75%
<varies>	156.9 m²	185 m²	84.83%
UNIT 7 TOTAL	156.9 m²		84.83%
<varies>	156.9 m²	185 m²	84.83%
UNIT 8 TOTAL	156.9 m²		84.83%
<varies>	156.9 m²	215 m²	72.99%
UNIT 9 TOTAL	156.9 m²		72.99%
<varies>	156.9 m²	185 m²	84.83%
UNIT 10 TOTAL	156.9 m²		84.83%
<varies>	156.9 m²	185 m²	84.83%
UNIT 11 TOTAL	156.9 m²		84.83%
<varies>	156.9 m²	185 m²	84.83%
UNIT 12 TOTAL	156.9 m²		84.83%
<varies>	156.1 m²	273 m²	57.16%
UNIT 13 TOTAL	156.1 m²		57.16%
<varies>	156.1 m²	139 m²	112.27%
UNIT 14 TOTAL	156.1 m²		112.27%
<varies>	156.1 m²	140 m²	111.52%
UNIT 15 TOTAL	156.1 m²		111.52%
<varies>	156.1 m²	201 m²	77.64%
UNIT 16 TOTAL	156.1 m²		77.64%

Total Coverage - Parent Lot			
COVERAGE	AREA	SITE	%
Building coverage + drive	1871.8 m²	3316 m²	56.45%
	1871.8 m²		56.45%

JTDesign

Calceolaria

BM Bush

Please Sign Here

	JTDesign Architecture Ltd PO Box 1267, Taupo ph 07 377 1998 email james@jtdesign.co.nz www.jtdesign.co.nz © Copyright	TITLE: ANDERSON DEVELOPMENT	DRAWING: SITE PLAN	SCALE @ A3: 1 : 350	NOTES: WIND ZONE = HIGH EQ. ZONE = 2 EXPOSURE ZONE = B CLIMATE ZONE = 4 All dimensions to be checked and verified by the Contractor before commencement of any work E&OE	DATE:	REVISION:	SHEET No. RC3
		29 CHARLES CRESCENT,TAUPO	RESOURCE CONSENT	DRAWN BY: MQ		DATE: 07 MAY 2025		JOB No. JT24001

SERVICES NOTES:

SERVICES LAYOUT AS SHOWN IS INDICATIVE OF INTENT ONLY AND IS SUBJECT TO FINAL DESIGN AND CALCULATIONS BY THE CIVIL ENGINEER. FINAL ALIGNMENT AND SPECIFICATIONS ARE TO BE CONFIRMED.

KEY:

TIMBER RETAINING WALL

design to be confirmed

SANITARY SEWER

4.0m DEEP

900Ø CONCRETE SOAKHOLE

max capacity 75m²

5.0m DEEP

900Ø CONCRETE SOAKHOLE

max capacity 93.7m²

6.0m DEEP

900Ø CONCRETE SOAKHOLE

max capacity 112.5m²

JT Road

Collopy

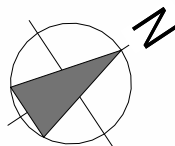
SMR

Please Sign Here

JTDESIGN ARCHITECTURE	JTDesign Architecture Ltd PO Box 1267, Taupo ph 07 377 1998 email james@jtdesign.co.nz www.jtdesign.co.nz © Copyright	TITLE: ANDERSON DEVELOPMENT 29 CHARLES CRESCENT,TAUPO	DRAWING: RETAINING WALL & SERVICES RESOURCE CONSENT	SCALE @ A3:	NOTES: WIND ZONE = HIGH EQ. ZONE = 2 EXPOSURE ZONE = B CLIMATE ZONE = 4 All dimensions to be checked and verified by the Contractor before commencement of any work E&OE	DATE:	REVISION:	SHEET No. RC4 JT24001
				As indicated				
				DRAWN BY: MQ				



JTDESIGN ARCHITECTURE	JTDesign Architecture Ltd PO Box 1267, Taupo ph 07 377 1998 email james@jtdesign.co.nz www.jtdesign.co.nz © Copyright	TITLE:	ANDERSON DEVELOPMENT	DRAWING:	FENCE AND HARDSCAPING PLAN	SCALE @ A3:	As indicated	NOTES: WIND ZONE = HIGH EQ. ZONE = 2 EXPOSURE ZONE = B CLIMATE ZONE = 4 All dimensions to be checked and verified by the Contractor before commencement of any work E&OE	DATE:	REVISION:	SHEET No.
		29 CHARLES CRESCENT,TAUPO	RESOURCE CONSENT	DRAWN BY:	MQ					JOB No.	
				DATE:	07 MAY 2025						
						RC5		JT24001			



KEY:

GENERAL NOTES:

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ANF CHECKED AGAINST CHEAL CONSULTANTS ACCOMPANING REPORT.

KEY:

BLUE TYPOLOGY standalone
3 bedrooms, 2 bathrooms plus double garage.
TOTAL FLOOR AREA: 157m²

PEACH TYPOLOGY duplex
3 bedrooms, 2 bathrooms plus single garage.
TOTAL INDIVIDUAL FLOOR AREA: 140m² & 144m²

ORANGE TYPOLOGY duplex
3 bedrooms, 2.5 bathrooms plus single garage.
TOTAL INDIVIDUAL FLOOR AREA: 140m²

RED TYPOLOGY terraced
3 bedrooms, 2.5 bathrooms plus single garage.
TOTAL INDIVIDUAL FLOOR AREA: 143m²

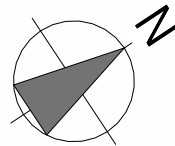
JT Road

Colleen

Sam Bush

Please Sign Here

JTDESIGN ARCHITECTURE	JTDesign Architecture Ltd PO Box 1267, Taupo ph 07 377 1998 email james@jtdesign.co.nz www.jtdesign.co.nz © Copyright	TITLE:	ANDERSON DEVELOPMENT	DRAWING:	GROUND FLOOR PLANS	SCALE @ A3:	As indicated	NOTES:	WIND ZONE = HIGH EQ. ZONE = 2 EXPOSURE ZONE = B CLIMATE ZONE = 4 All dimensions to be checked and verified by the Contractor before commencement of any work E&OE	DATE:	07 MAY 2025	REVISION:		SHEET No.	RC6
			29 CHARLES CRESCENT,TAUPO		RESOURCE CONSENT	DRAWN BY:	MQ							JOB No.	JT24001



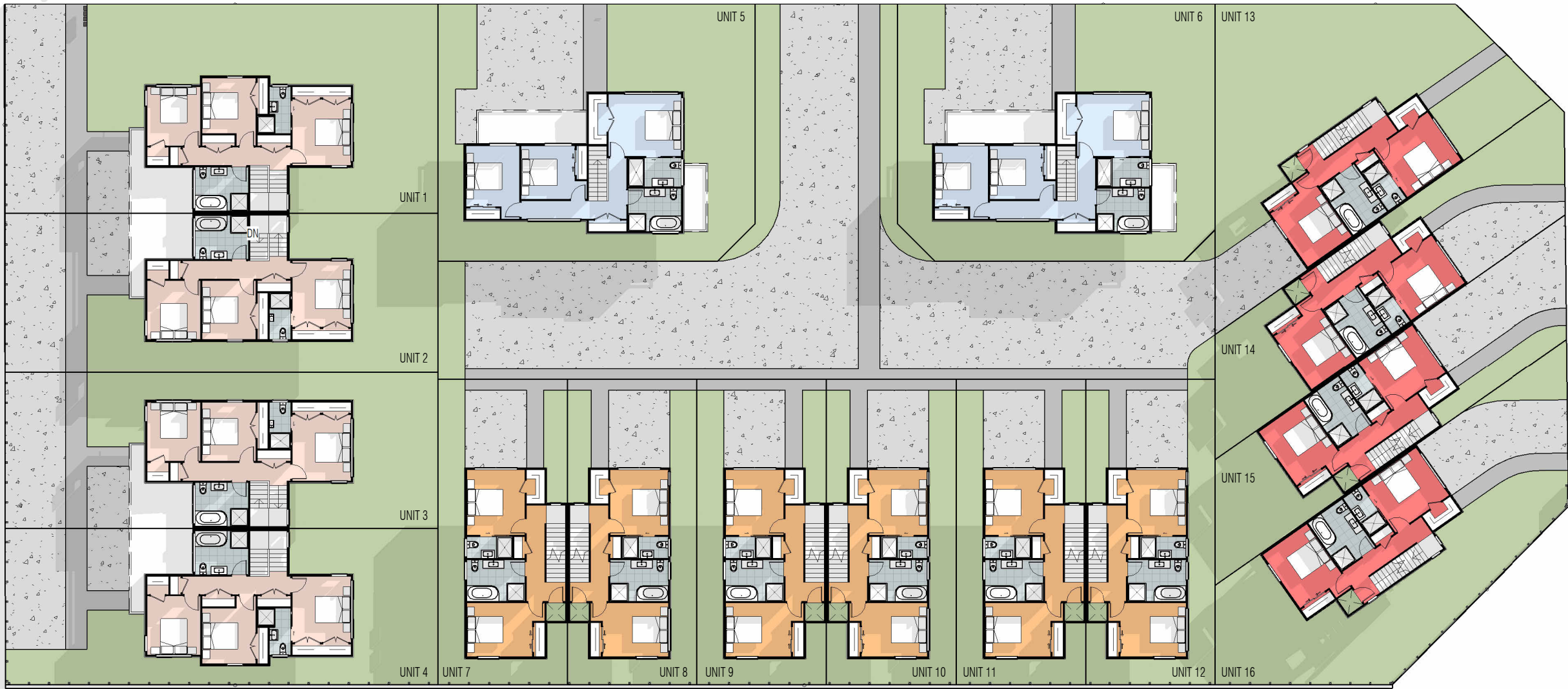
KEY:

GENERAL NOTES:

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ANF CHECKED AGAINST CHEAL CONSULTANTS ACCOMPANING REPORT.

KEY:

- BLUE TYPOLGY** standalone
3 bedrooms, 2 bathrooms plus double garage.
TOTAL FLOOR AREA: 157m²
- PEACH TYPOLGY** duplex
3 bedrooms, 2 bathrooms plus single garage.
TOTAL INDIVIDUAL FLOOR AREA: 140m² & 144m²
- ORANGE TYPOLGY** duplex
3 bedrooms, 2.5 bathrooms plus single garage.
TOTAL INDIVIDUAL FLOOR AREA: 140m²
- RED TYPOLGY** terraced
3 bedrooms, 2.5 bathrooms plus single garage.
TOTAL INDIVIDUAL FLOOR AREA: 143m²



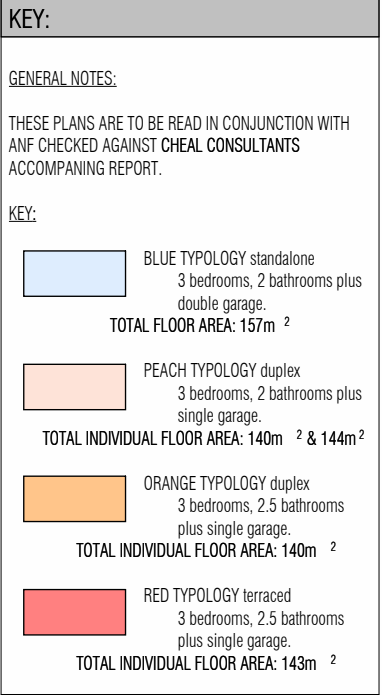
J.A. Power

James J. Power

James J. Power

Please Sign Here

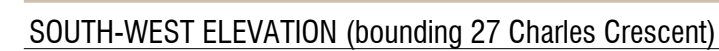
	JTDesign Architecture Ltd PO Box 1267, Taupo ph 07 377 1998 email james@jtdesign.co.nz www.jtdesign.co.nz © Copyright	TITLE: ANDERSON DEVELOPMENT	DRAWING: FIRST FLOOR PLANS	SCALE @ A3: As indicated	NOTES: WIND ZONE = HIGH EQ. ZONE = 2 EXPOSURE ZONE = B CLIMATE ZONE = 4 All dimensions to be checked and verified by the Contractor before commencement of any work E&OE	DATE:	REVISION:	SHEET No. RC7
		29 CHARLES CRESCENT,TAUPO	RESOURCE CONSENT	DRAWN BY: MQ DATE: 07 MAY 2025				JOB No. JT24001



Calceolaria

Sam Bush

Please Sign Here



J. M. Board *Calderwood* *Edm. Board*

Please Sign Here

1. Application Details *(applicant to fill in)*

Applicant name (in full): DABB PROPERTY RENTALS LIMITED

Address of proposed activity: 29 CHARLES CRESCENT, TAUPŌ
(LOT 2 DPS 12549 & LOTS 70, 71 & 72 DPS 6123 - ROT SA9C/1073)

Brief description of proposed activity:

The proposal will include 16 medium density 2-3 storey residential units being semi-detached and standalone units. This housing is intended to be constructed, subdivided and sold to private landowners.

The proposal complies with the Council requirements for building coverage over the whole site, and largely complies with setback requirements. The two storey units comply with height and height to boundary planes with respect to external boundaries (except Units 1 & 4). The three storey units will not comply fully with height or height to boundary plane with respect to the Lake Terrace boundary or Rainbow Drive boundary. The proposal does not comply with the plot ratio/gross floor area requirement, and involves earthworks including up to 1.5m on southern and eastern boundaries. All units will be fully serviced with water and wastewater and connections to stormwater within their own boundaries. Full details are attached in the District Plan Assessment.

2. Application *(affected person/s to fill in)*

You should only sign below if you have no opposition to the above proposal

Your name/s (in full):

All legal owners must be named. Where your property is held in a trust or company these entities must also be named.

TROY IAN SEBASTIAN HENDY

EMILY ANTONIA STROOMBERGEN

Your address: 1/24 CHARLES CRESCENT, TAUPŌ

Are you the owner or occupier of the property?

☒ Owner

☐ Occupier

Please read and tick each box below:

☒ I/we agree that we have read the resource consent application and accompanying plans and give our written approval to the proposed activity

☒ I/we understand that by giving my/our consent, Council cannot take into account any actual or potential effects of the activity on our property

☒ I/we understand that at any time before the application is granted, I/we may give written notice to Council that this consent is withdrawn

Signature/s of all legal owners

All legal owners must sign here

If you are signing on behalf of a trust or another person go to the next section →

Sign here:




or
Signature of person authorised to sign on behalf of legal owners

If signing on behalf of another person or entity, proof of authorisation to sign is required. This could be in the form of a signed power of attorney, letter on letterhead or a minuted resolution. If any person signs this form as a trustee or a trust, then that person warrants that:

- (a) That person has power to complete this application form under the terms of the trust;
- (b) That person has properly signed this application form in accordance with the terms of the trust; and
- (c) All of the persons who are trustees of the trust have approved the application for resource consent made pursuant to the application form and accompanying information.

Sign here: _____

Please see over page for information for affected persons

So you are an Affected Person ...

What does this mean?

It means you neighbour or someone in your area is undertaking an activity which:

- a) Is not permitted as of right under the Taupo District Plan, and
- b) Could potentially affect your property.

This could include something like a garage which will be built closer to your shared boundary than the distance permitted under the District Plan. Or, it could be something larger, such as an outdoor stadium in your neighbourhood which may have noise and traffic impacts.

What is required of the applicant?

Council determines who may be affected by a proposal and it is then the applicant's role to approach each owner or occupier and:

- a) Explain the application and why resource consent is required;
- b) Show you plans of the proposal;
- c) Show you an assessment of environmental effects of the proposal (i.e. explain how the proposal may affect you).

What is required of you?

If you have no objections to the proposal, then you may sign the documents to show that you give your approval. You will need to sign the affected persons form and the plans.

Do not sign these documents unless you consent to the proposed activity as, if you have signed these forms, Councils will not take into account any effect on you.

If you object to the proposal then the person proposing the application may:

- Withdraw the application,
- Change the application to meet your concerns, or
- Decide to have the application notified.

If the application is notified by Council, it gives you an opportunity to make a formal submission on the proposal and explain the reasons for your objection at a hearing.

What if you change your mind?

If you decide to support the proposal then you should contact the person proposing the development or Council as this may save the applicant from costly notification fees and procedures.

If you decide that you no longer support the proposal, you can withdraw your consent – but only up until the date of a hearing or when the consent has been granted by Council. Once the hearing has been held or the Council grants consent, you are not able to challenge Council's decision.

Can you make the consent conditional?

No, you may not make your approval conditional on, for example, a particular roof colour being used. However, you may make a private arrangement with your neighbour about such matters. Alternatively, they may change the plan or proposal to meet your requests.

What if you have further questions?

If you have any concerns about signing an affected persons form, you can contact Council's duty planner for further advice on 07 3760899 or at dutyplanner@taupo.govt.nz.

TAUPŌ DISTRICT PLAN REQUIREMENTS

Performance Standards – General Residential Zone

As detailed below, this proposal for 16 units infringes the following performance standards as summarised below and in detail further on:

Performance Standard	Parent Allotment/External Boundaries	Individual Units
Maximum Combined Coverage	Complies	Comply except Units 14 & 15
Maximum Plot Ratio	Does not comply	No units comply
Maximum Total Coverage	Does not comply	-
Front Boundary Setback	Complies except for Unit 1	Comply except Unit 1
Side/Rear Boundary Setback	Complies except for Unit 4	Comply except Units 13 – 16
Height	-	Comply except Units 7 – 12, 13 – 16
Height to Boundary	Complies except Units 1, 4, 7 – 12, 13 – 16	Comply except Units 5, 6 7 – 12, 13 – 16
Access	-	Comply except for Unit 14 access
Earthworks	More than 50% of the site will be earthworked at one time, during construction. With up to 1.1m cut occurring on the length of south and eastern boundaries.	-

- Rule GRZ-R4 of the Taupō District Plan states that Any activity which does not comply with four or more standards for PER activities including (where a standard contains more than one control) four or more parts thereof, is a **Non-Complying Activity**.
- Rule GRZ-R3.1 of the Taupō District Plan states Any activity which does not comply with two or three standards for PER activities including (where a standard contains more than one control) two or three parts thereof, or is not a PER, CON, or RDIS activity, is a **Discretionary Activity**.
- Rule SUB-R1 of the Taupō District Plan states that Any subdivision in the GRZ, MRZ, LRZ or NCZ which:
 - a. Demonstrates compliance with all of the standards for the future land use, or
 - b. For which a land use consent has already been granted
 - c. Is not identified as RDIS, DIS or NC activity
 is a **Controlled Activity**.
- Rule SUB-R8 of the Taupō District Plan states that Any subdivision within unserviced areas of the residential zones, or any activity which results in a new public road or extension to existing public roads, water, stormwater or wastewater utility services, is a **Restricted Discretionary Activity**.
- Rule INF-R2 of the Taupō District Plan states that Any activity which results in new water, stormwater or wastewater utility services is a **Restricted Discretionary Activity**.

Performance Standard	Compliance	Comment
GRZ-R5 – Standards		
Footprint		
1. Maximum Combined Coverage GRZ – 40%	☒	Compliance with this rule is achieved on the parent property (32.75%) and on all proposed units except for Unit 14 (40.67%) & Unit 15 (40.40%).
2. Maximum Plot Ratio GRZ – 40%	☒	Compliance with this rule is not achieved on the parent property (74.78%) or on any proposed units.
3. Maximum Total Coverage GRZ – 50%	☒	Compliance with this rule is not achieved on the parent property as total coverage is 56.45%.
Building Setbacks (minimum)		
4. Front Boundary: GRZ – 5m	☒	Compliance with this rule is achieved on the parent property and on all proposed units except for Unit 1 which is located in the front setback (Charles Crescent) by 0.5 - 0.9m for length of 11.7m.
5. All Other Boundaries GRZ a. 1.5m	☒	Compliance with this rule is achieved on the parent property except for Unit 4 which is located in the rear setback (Lake Terrace) by 0.4m for length of 3.89m. Compliance is achieved on all proposed units except for Units 14 – 16 due to the stagger nature of the terrace building.
6. Common Wall Boundaries – 0m	☒	

Performance Standard	Compliance	Comment
Height (maximum) 7. Building Height GRZ a. 8m EXCEPTION: Any structure attached to the building which does not exceed 0.6m in any horizontal distance.	☒	Compliance with this rule is achieved on all proposed units except for Unit 7 – 12, 13 – 16 which have top portions of roofs infringing into the 8m height plane.
8. Height to Boundary GRZ - 2.5m height at the boundary with a 45° recession plane except for common wall boundaries.	☒	Compliance with this rule is achieved on external boundaries for all proposed units except for: - Unit 1 front boundary gable (0.3m high, 1.2m width) - Unit 4 Lake Terrace boundary (0.5m – 1.6m high, 12m width) - Units 7 – 12 (4.3m – 4.6m high, 4.7m width (each building)), - Unit 13 roof (0.2m – 1.9m high, 4.8m width) - Unit 14 roof (0.2m – 1.3m high, 2.6m width) - Unit 16 (up to 2.4m, 7.4m width) Compliance internally is achieved on all internal boundaries for all proposed units except for 5, 6, 7 – 12, 13 – 16.

Performance Standard	Compliance	Comment
INF-R5 – Stormwater Standards 2. All Residential Zones a. All stormwater from buildings and impermeable surfaces is to be disposed of on-site to meet a 10-year return period of 1 hour duration (45mm). b. The function of existing secondary flow paths across the allotment shall be retained and the existing discharge point off the site shall remain unaltered as to position. EXCEPTION: Stormwater from impermeable surfaces can be disposed of via a primary or secondary stormwater drainage system within an area identified on the Planning Maps as a Stormwater Disposal Area, provided Council authorisation has been given.	☒	As shown in the stormwater plan, all stormwater from dwellings can be disposed of within each site. Stormwater from the southern and central internal driveways/Rights of Way will be managed within the legal driveway. All driveways to the roads will have strip drains as required

Performance Standard	Compliance	Comment
TRAN-R4 - Standards - PARKING, LOADING & ACCESS All access ways, loading provisions, and on-site car parking must be provided and designed in accordance with the following:		
1. Design of Parking Spaces and Access		
a. Parking and manoeuvring space shall be of a sufficient size and suitable layout to accommodate vehicles described in TRAN Figure 1.	☑	Each unit has a minimum of one parking space in a garage. Units 5 & 6 have double garages.
b. Critical access conditions, including such features as ramp and driveways, shall not exceed a slope of 1 in 5 and shall be designed in accordance with TRAN Figure 2.	☑	Achieved
c. Parking Dimensions shall be designed in accordance with TRAN Figure 3 and	☑	Achieved
d. Parking areas shall be designed to ensure that vehicles are not required to reverse either on to or off a street, nor required to queue on the street, with the exception of an allotment containing a single residential unit activity.	X	All shared accesses are wide enough for reversing within the access, except the northern right of way (Units 14 & 15 on to Rainbow Drive) which is designed as a shared driveway to minimise the number of crossings occurring over the footpath.
e. All parking spaces and access required to meet the standards in this Plan shall be formed, sealed and maintained to an all-weather surface, and in the GRUZ, shall be formed, finished and maintained to an all-weather surface for a distance of 5 meters from the legal road boundary.	☑	Achieved, as All three shared accesses/Rights of Way will be sealed as required.
f. All parking spaces, with the exception of those associated with residential activities, shall be clearly identified by permanent markings.	☑	All parking is for residential purposes.

Performance Standard					Compliance	Comment
2. Parking Type and Manoeuvre Space					☑	All parking is within garages, with additional parking available outside most garages, which comply.
	Parking Type	Stall depth (m)	Stall depth (m)	Length per vehicle (m)*(d)		
a.	90° Nose in 2.6m Stall Width	4.9	3.9	2.6		
b.	90° Nose in 2.8m Stall Width	4.9	3.9	2.8		
c.	60° Nose in 2.6m Stall Width	5.2	4.2	3.0		
d.	60° Nose in 2.8m Stall Width	5.2	4.2	3.2		
e.	0° Parallel	2.5	2.1	6.1		
* = the distance along the wall or kerb between adjacent stalls allowing for both the parking angle and the stall width **= the manoeuvre space may be used for aisle width provided it is greater than 3.7m, otherwise use 3.7m						
3. Provision of Loading Spaces					NA	
a. All loading on an allotment shall be sufficient to accommodate the vehicles required to service the activity. b. Every loading space and access shall be designed to ensure that vehicles are not required to reverse either onto or off a street, nor required to queue on the street.						

Performance Standard	Compliance	Comment
4. Design of Loading Spaces and Access a. Activities requiring loading facilities or servicing from vehicles of an 8.0m axis or smaller shall be designed to accommodate vehicle described in Figure 4 - Loading Space. b. Activities requiring loading facilities or servicing from vehicles larger than an 8.0m axis shall be designed to accommodate vehicles described in Figure 5 - Loading Space c. With the exception of farming and forestry activities in the GRUZ, all loading spaces and access required to meet the standards in this Plan shall be formed, sealed and maintained to an all weather surface. d. With the exception of farming and forestry activities in the GRUZ, all loading spaces shall be clearly identified by permanent markings.	NA	

Performance Standard	Compliance	Comment																									
5. Access standards All access shall be provided in accordance with the standards set out in this section. a. Sight Distances i. Minimum Sight Distances from Vehicle Crossing Points shall be designed in accordance with TRANR8.5.b and TRAN Figure 6 - Vehicle Crossing (refer number 1). ii. Where access is to be obtained from a State Highway the consent of New Zealand Transport Agency is required under the Government Roading Powers Act 1989. The standards of the District Plan do not apply where they conflict with the standards of the road controlling authority. b. Minimum Sight Distance* (m) (refer to 1 in figure7) <table><tr><td></td><td></td><td>A</td><td>B</td><td>C</td></tr><tr><td></td><td>Posted Speed</td><td>Local Road**</td><td>Collector Road**</td><td>Dist</td></tr><tr><td>i</td><td>50/60 km/h</td><td>40m***</td><td>50m***</td><td></td></tr><tr><td>ii</td><td>70/80 km/h</td><td>90m</td><td>100m</td><td></td></tr><tr><td>iii</td><td>>80 km/h</td><td>160m</td><td>160m</td><td></td></tr></table> * Sight distances to be unobstructed from the eye level at 1.15m height and 3m behind sealed edge of carriageway to an object at 1.15m height on centre line of relevant traffic lane. ** As shown on the Planning Maps. *** Does not include cars parked at kerbside.			A	B	C		Posted Speed	Local Road**	Collector Road**	Dist	i	50/60 km/h	40m***	50m***		ii	70/80 km/h	90m	100m		iii	>80 km/h	160m	160m		☑	All accesses have compliant sight distances
		A	B	C																							
	Posted Speed	Local Road**	Collector Road**	Dist																							
i	50/60 km/h	40m***	50m***																								
ii	70/80 km/h	90m	100m																								
iii	>80 km/h	160m	160m																								

Performance Standard	Compliance	Comment																				
6. Distance – Road Intersection to Vehicle Crossing i. Minimum Distance from Road Intersection to Vehicle Crossing shall be designed in accordance with 6.5.5 and Figure 7 (refer number 2 in Figure 7). ii. Where access is to be obtained from a State Highway the consent of NZTA is required under the Government Roding Powers Act 1989. The standards of the District Plan do not apply where they conflict with the standards of the road controlling authority.	X	Compliance with this rule is achieved on all proposed accesses, except for the Unit 14 access where the shared crossing for Units 14 & 15 will be 11.1m from the Charles Crescent intersection with Rainbow Drive.																				
7. Minimum Distance from Road Intersection to Vehicle Crossing <table><tr><td></td><td></td><td>A</td><td>B</td></tr><tr><td></td><td>Posted Speed km/h</td><td>Arterial*</td><td>Local & Collector*</td></tr><tr><td>i</td><td>50/60</td><td>20m</td><td>15m</td></tr><tr><td>ii</td><td>70/80</td><td>50m</td><td>30m</td></tr><tr><td>iii</td><td>>80</td><td>60m</td><td>60m</td></tr></table> * Classification for road that the crossing fronts, as shown on Planning Maps.			A	B		Posted Speed km/h	Arterial*	Local & Collector*	i	50/60	20m	15m	ii	70/80	50m	30m	iii	>80	60m	60m	X	Compliance with this rule is achieved on all proposed accesses, except for the Unit 14 access where the shared crossing for Units 14 & 15 will be 11.1m from the Charles Crescent intersection with Rainbow Drive, not the required 15m.
		A	B																			
	Posted Speed km/h	Arterial*	Local & Collector*																			
i	50/60	20m	15m																			
ii	70/80	50m	30m																			
iii	>80	60m	60m																			
8. Vehicle Crossings a. Vehicle Crossings shall be provided in accordance with TRAN-R8.9. b. Where access is to be obtained from a State Highway the consent of New Zealand Transport Agency is required under the Government Roding Powers Act 1989. The standards of the District Plan do not apply where they conflict with the standards of the road controlling authority.	☑	Compliance with this rule is achieved on all proposed accesses.																				

Performance Standard					Compliance	Comment
9. Vehicle Crossing Requirements					☑	Compliance with this rule is achieved on all proposed accesses – the crossing width for units 14 & 15 is 6m.
	Zone	Min	Min	Max		
	Posted Speed (km/hr)	Distance between crossings Local & Collector Roads	Distance between crossings Arterial Road	Number of crossings		
i.	GRZ and TCZ ≤80km/hr	NA	NA	1 per allotment Max 6m wide		

10. Minimum Standards for Driveways and Accessways a. Minimum Standards for Driveways and Accessways shall be designed in accordance with Table 1. b. In accordance with Rules SUB-R13.2, SUB-R16.2 and SUB-R19.6 any single common driveway or accessway serving more than nine allotments in the Residential and Industrial Zones, and more than twelve allotments in the GRUZ is to be vested as legal road. c. Except for the GRUZ and except in the case of a single residential unit and/or allotment, all driveways and accessways shall be formed and sealed with an all-weather surface. (Please note that as required by the stormwater provisions for urban properties, all stormwater must be collected and retained within the site to meet the 10% event, except where there is a community stormwater reticulation system). d. In the case of a single residential unit and/or allotment in any Residential Zone, all driveways or accessways shall have a stable surface that does not discharge any material off-site. Where the driveway or accessway is steeper than 6% and slopes towards the road, an all-weather surface and stormwater control shall be provided in accordance with c above. e. In the GRUZ accessways shall be sealed where they serve more than 3 allotments or where they are steeper than 6% and service more than 1 allotment. Where the access is onto a sealed public roadway the vehicle crossing shall be sealed. f. For the purposes of these standards, all weather shall mean a durable permanent surfacing such as concrete, seal or pavers. g. No new vehicle crossings may be constructed within TCZ-PREC2 – Tūrangi and Mangakino.	☒ ☒ ☒ ☒ NA NA	Compliance with this rule is achieved on all proposed accesses
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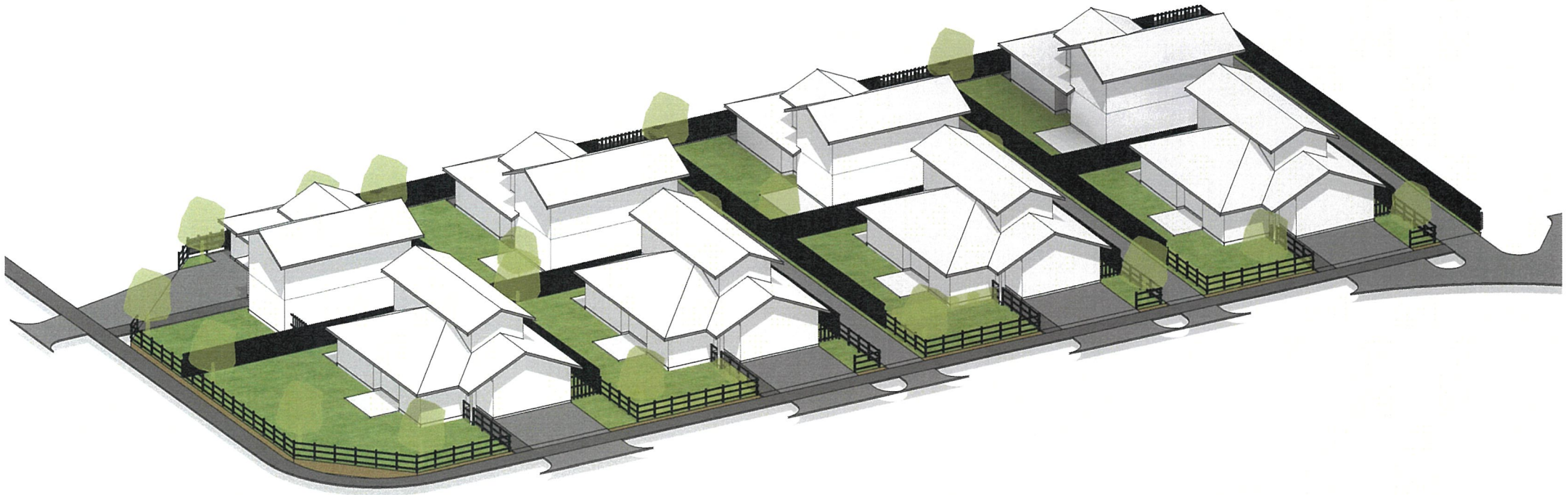
Performance Standard				Compliance	Comment	
Table 1 - Minimum Standards for Driveways and Accessways				☑	The southern Right of Way will be 3.5m legal and 3m formed for 4 units	
Residential Zones					☑	The middle Right of Way will be 8m legal and 4.5m formed for 6 units.
No. of Dwellings and/or Allotments served	Minimum Legal Access Width (m)	Minimum Formed Carriageway (m)				The northern Right of Way will be 6m legal and 6m formed for 2 units.
1 to 2	3.5	2.75				
3	4.5	2.75				
4 to 6	6	4				
7 to 9	8	5				
TRAN-R5 - Maximum Equivalent Vehicle Movements				☒	With 16 units the proposal is deemed to generate 128evms/day being 8 evms/unit x 16.	
1. 24 EVM(max)					With 4 parcels making up the property under development, the property can have a permitted evm level of 96evms/day being 24evm/parcel x 4.	
					The motel is deemed to have generated 60evms/day being 4evms/unit x 13 units + managers unit x 1.	
AIR-R1				NA		
There shall be no discharge of offensive or objectionable odour at or beyond the boundary of a site.						

Performance Standard	Compliance	Comment
EW-R1 – PER Activities 1. Earthworks within the LRZ, GRZ, NCZ a. Disturbance of the allotment at any one time while redeveloping – 50% maximum or if in DEV1-Kinloch 10% maximum b. 1.5m vertical ground alteration outside the minimum building setback in a new face or cut and / or fill c. 0.5m vertical ground alteration within the minimum building setback requirement d. No dust or silt nuisance beyond the boundary of the allotment e. Compliance with standards from Other Plan Matters	☒	As shown on the earthworks plan, the whole site will be disturbed during redevelopment with earthworks. Minor areas of cut will occur central to the property, outside the setbacks. Cut will occur along the southern, and eastern boundaries. Up to 1.1m of cut will occur in the southeastern corner, extending along the eastern boundary reducing to 0m cut near Charles Crescent road frontage, and extending along the southern boundary reducing to 0.8m cut, then to 0m cut at Rainbow Drive road frontage.
LIGHT-R1 Maximum Artificial Light Levels Eight (8) LUX (lumens per square meter) at the boundary.	☒	All external lighting will be directed internally to the site.
NOISE-R1 – General 1. Noise Measurement and Assessment The noise levels shall be measured in accordance with the requirements of NZS 6801:2008 <i>Acoustics – Measurement of Environmental Sound</i> and assessed in accordance with the requirements of NZS 6802:1991 – <i>Acoustics – Environmental noise</i> .	☒	

Performance Standard	Compliance	Comment
2. Construction Noise All construction noise shall meet the requirements of New Zealand Standard NZS 6803:1999 – <i>Acoustics - Construction Noise</i> .	☒	Compliance will be achieved during construction via the use of a Construction Management plan.
NOISE-R2.1 – MRZ, GRZ, LRZ NOISE LIMITS 1. Maximum Noise Limits The noise rating level arising from any activity measured within the boundary of any MRZ, GRZ or LDRZ site or the notional boundary of any residential zone site, other than from the site where the noise is generated, shall not exceed the following limits: a. 7.00am — 7.00pm 50dB LAeq (15 mins) b. 7.00pm — 10.00pm 40dB LAeq (15 mins) c. 10.00pm — 7.00am 40dB LAeq (15 mins) and d. 10.00pm – 7.00am and 70dB LAF(max)	☒	Residential activities will occur on site only
2. Maximum Noise (Telecommunication and electricity equipment) Noise from telecommunications equipment and electricity substations and transformers located in the road reserve permitted by the plan shall comply with the noise limits specified in 4a.1.18 as measured at a point of 1m from the closest façade of the nearest dwelling.	NA	

Performance Standard	Compliance	Comment
SIGN-R1 – PER Activities 1. Signs within the MRZ, GRZ, and LRZ a. Signage must relate to the activity undertaken on the allotment b. No flashing, reflectorised or illuminated signs c. 0.25m² within LRZ, GRZ, and DEV3-Nukuhau or d. 4m² total face area per site within MRZ e. Compliance with standards from Other Plan Matters f. 0.25m² within GRZ and MRZ DEV3-Nukuhau	NA	
TEMP-R1 PER activities within MRZ, GRZ, LRZ, GIZ, HIZ and MUZ 1. Any temporary activity, being an activity of up to a total of three operational days in any one calendar year, which exceeds standard(s) for the zone. a. There are no new permanent structures constructed; and b. Once the activity has ceased, the site (including vegetation and the surface of the ground of the site) is retained or re-instated to its condition prior to the activity commencing; and c. An allowance of five non-operational days associated with the activity is not exceeded, during which time any breach of any standard(s) shall only be to the extent reasonably necessary to undertake any relevant aspect of the activity. d. Refer to TEMP-R4	NA	

<i>Performance Standard</i>	<i>Compliance</i>	<i>Comment</i>
TEMP-R4 - PER activities Temporary Signage 1. MRZ, GRZ, LRZ and MUZ One temporary sign per allotment, 1.08m ² total face area, 4m maximum height, for the sale of land or buildings.	NA	
INF-R2 – Network Utilities 2. Any activity which results in new water, stormwater or wastewater utility services		Restricted Discretionary Consent is required for the proposed extension of water and wastewater services.



EXAMPLE OF COMPLIANT DEVELOPMENT

ANDERSON DEVELOPMENT - 29 CHARLES CRESCENT, TAUPŌ

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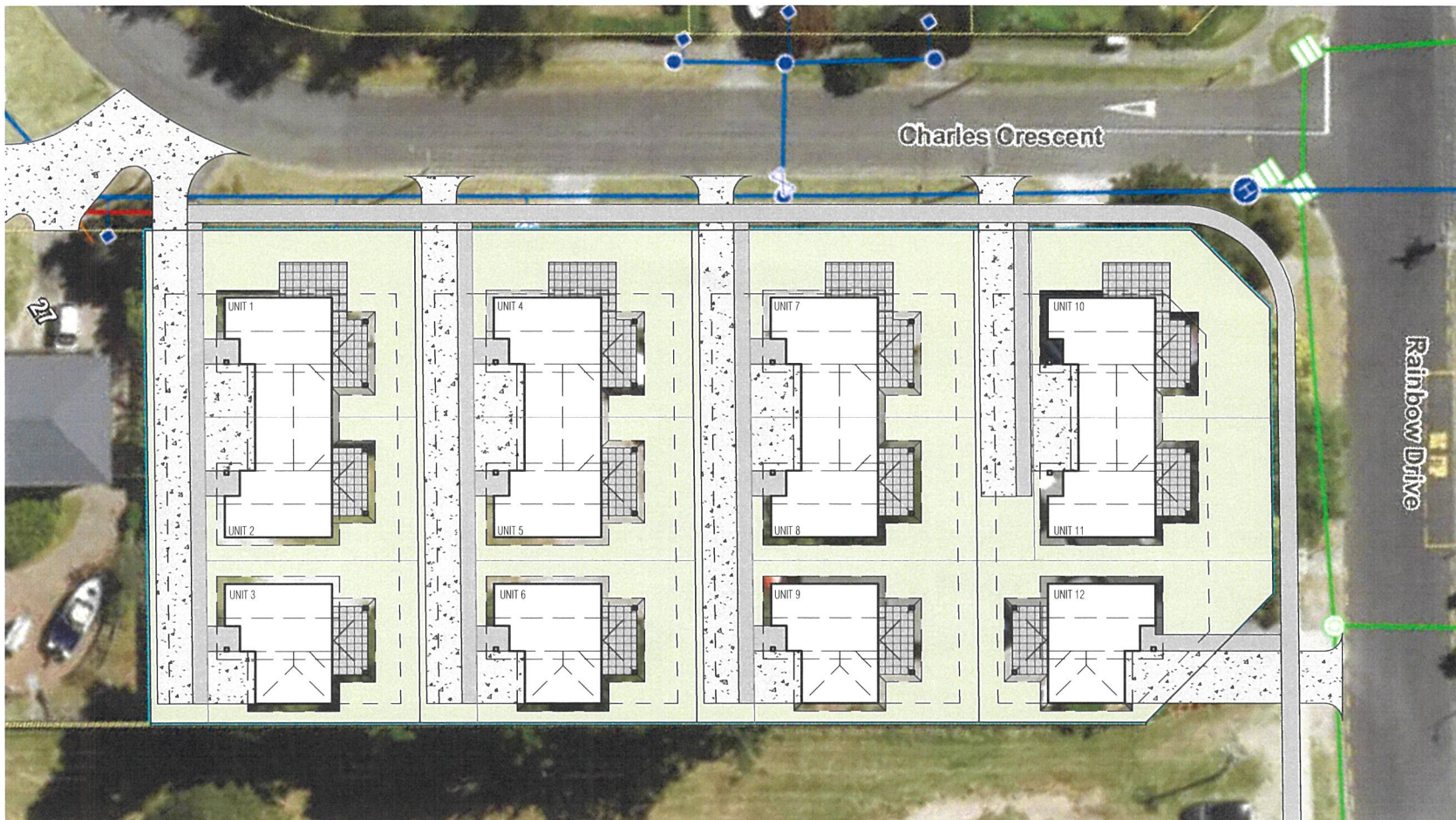


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Scale @A3.	Date.	05 MAY 2025	---
	Job No.	JT24001	---

Building Coverage			
COVERAGE	AREA	SITE	%
UNIT 1 & 2	166.7 m ²	3316 m ²	5.03%
UNIT 3	83.1 m ²	3316 m ²	2.51%
UNIT 4 & 5	166.7 m ²	3316 m ²	5.03%
UNIT 6	83.1 m ²	3316 m ²	2.51%
UNIT 7 & 8	166.7 m ²	3316 m ²	5.03%
UNIT 9	83.1 m ²	3316 m ²	2.51%
UNIT 10 & 11	166.7 m ²	3316 m ²	5.03%
UNIT 12	83.1 m ²	3316 m ²	2.51%
TOTAL	999.4 m ²		30.14%

Plot Ratio			
FLOOR	AREA	SITE	%
UNIT 12 upper	43.7 m ²	3316 m ²	1.32%
UNIT 12 lower	65.9 m ²	3316 m ²	1.99%
UNIT 11 upper	43.7 m ²	3316 m ²	1.32%
UNIT 10 upper	43.7 m ²	3316 m ²	1.32%
UNIT 10 & 11 lower	132.3 m ²	3316 m ²	3.99%
UNIT 9 upper	43.7 m ²	3316 m ²	1.32%
UNIT 9 lower	65.9 m ²	3316 m ²	1.99%
UNIT 8 upper	43.7 m ²	3316 m ²	1.32%
UNIT 7 upper	43.7 m ²	3316 m ²	1.32%
UNIT 7 & 8 lower	132.3 m ²	3316 m ²	3.99%
UNIT 6 upper	43.7 m ²	3316 m ²	1.32%
UNIT 6 lower	65.9 m ²	3316 m ²	1.99%
UNIT 5 upper	43.7 m ²	3316 m ²	1.32%
UNIT 4 upper	43.7 m ²	3316 m ²	1.32%
UNIT 4 & 5 lower	132.3 m ²	3316 m ²	3.99%
UNIT 3 upper	43.7 m ²	3316 m ²	1.32%
UNIT 3 lower	65.9 m ²	3316 m ²	1.99%
UNIT 2 upper	43.7 m ²	3316 m ²	1.32%
UNIT 1 upper	43.7 m ²	3316 m ²	1.32%
UNIT 1 & 2 lower	132.3 m ²	3316 m ²	3.99%
TOTAL	1316.8 m ²		39.71%



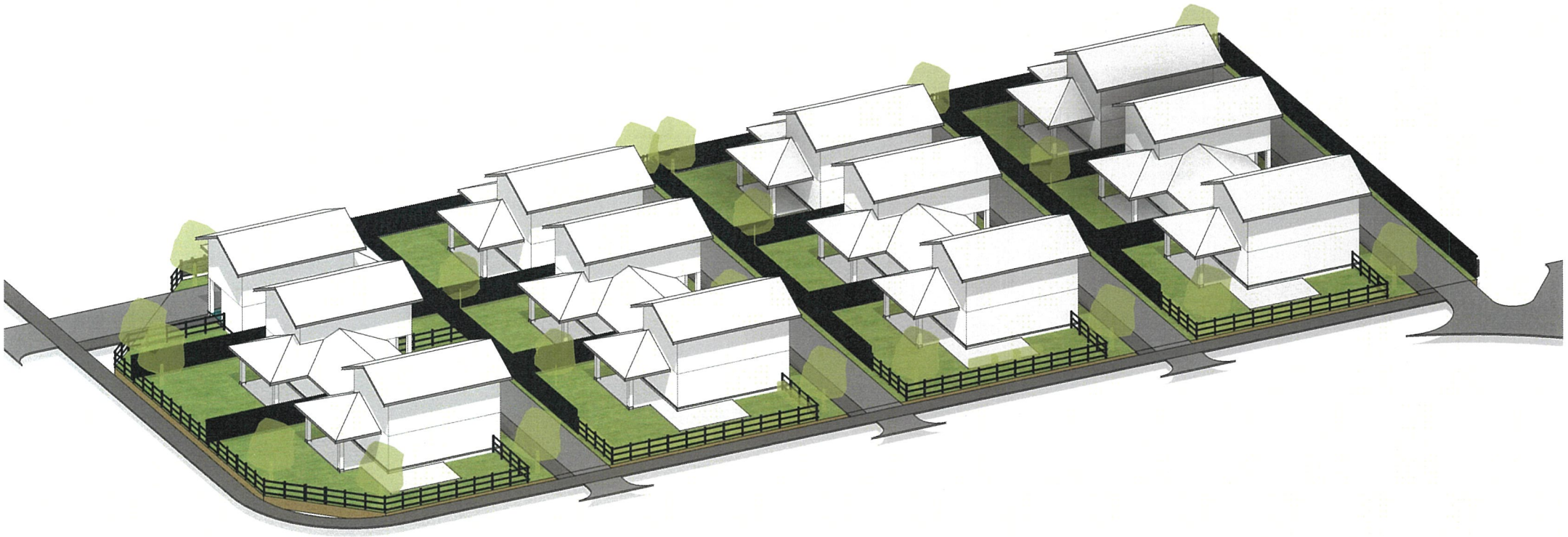
EXAMPLE OF COMPLIANT DEVELOPMENT

ANDERSON DEVELOPMENT - 29 CHARLES CRESCENT, TAUPŌ

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Estimate *Design Architecture*

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1 : 350	Job No.	JT24001	--



EXAMPLE OF COMPLIANT DEVELOPMENT

ANDERSON DEVELOPMENT - 29 CHARLES CRESCENT, TAUPŌ

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Date. 05 MAY 2025

Job No. JT24001

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DRAWING CONTENTS

SHT	NAME	REV	REV DATE
00	RENDERS		
RC1	LOCATION PLAN		
RC2	SITE PLAN		
RC3	SITE PLAN		
RC4	RETAINING WALL & SERVICES		
RC5	FENCE AND HARDSCAPING PLAN		
RC6	GROUND FLOOR PLANS		
RC7	FIRST FLOOR PLANS		
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RC9	DEVELOPMENT ELEVATIONS		
RC10	DEVELOPMENT HIRB & HEIGHT		
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RC19	UNITS 13 - 16		
RC20	UNITS 13 - 16		
RC21	UNITS 13 - 16		


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CHARLES CRESCENT



CORNER OF RAINBOW DRIVE AND CHARLES CRESCENT



CHARLES CRESCENT LOOKING TOWARDS RAINBOW DRIVE INTERSECTION

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James E. H. H. H.

 JTDesign Architecture Ltd PO Box 1267, Taupo ph 07 377 1998 email james@jtdesign.co.nz www.jtdesign.co.nz	TITLE ANDERSON DEVELOPMENT 29 CHARLES CRESCENT, TAUPO	DRAWING LOCATION PLAN RESOURCE CONSENT	SCALE @ A3 1 : 2000 DRAWN BY MO DATE 07 MAY 2025	NOTES WIND ZONE = HIGH EQ. ZONE = 2 EXPOSURE ZONE = B CLIMATE ZONE = 4 All dimensions to be checked and verified by the Contractor before commencement of any work	DATE REVISION	SHEET No RC1 JOB No JT24001
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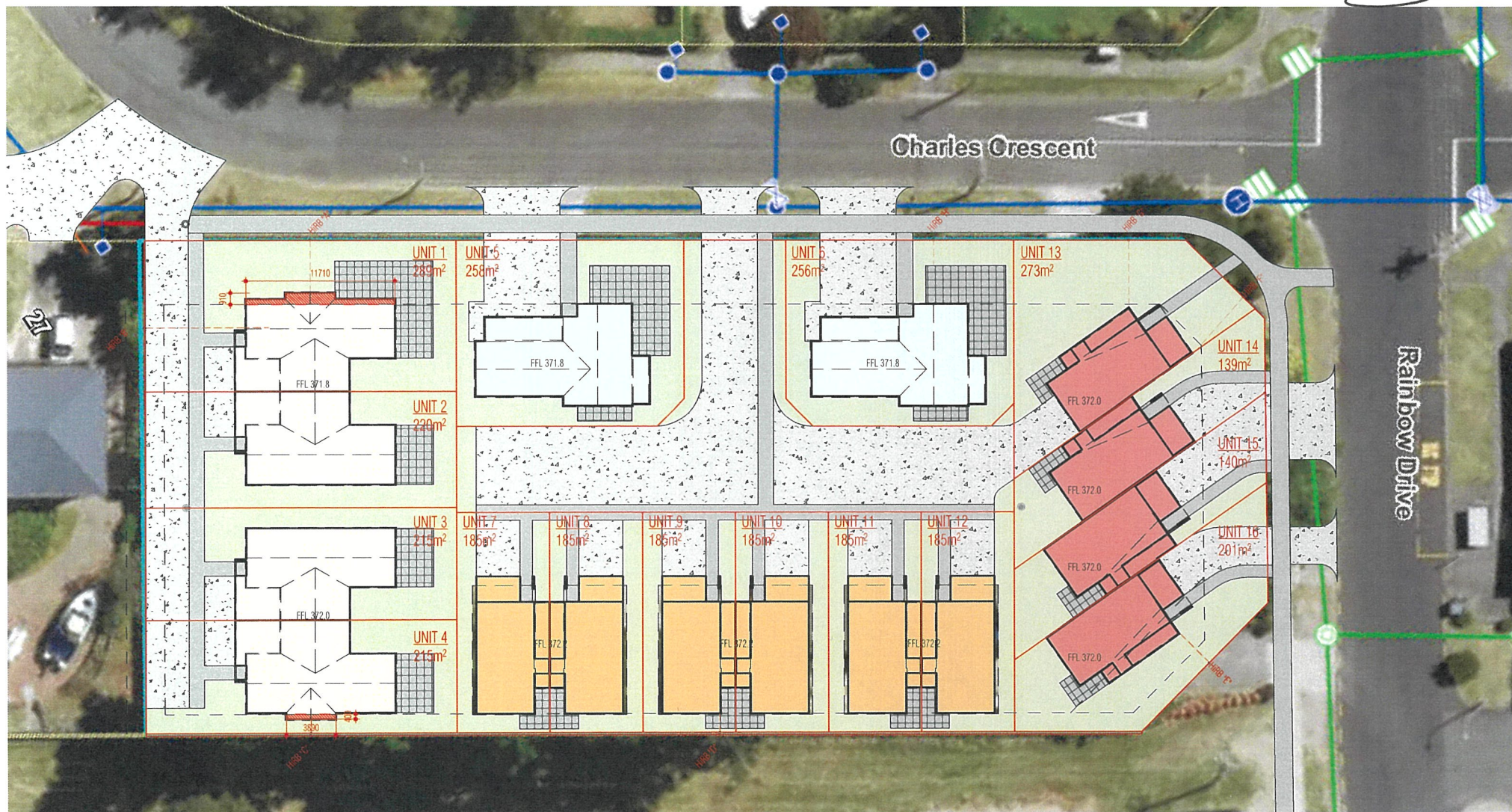
E&OE

SITE NOTES:	
KEY:	
	AREA OF NON-COMPLIANCE

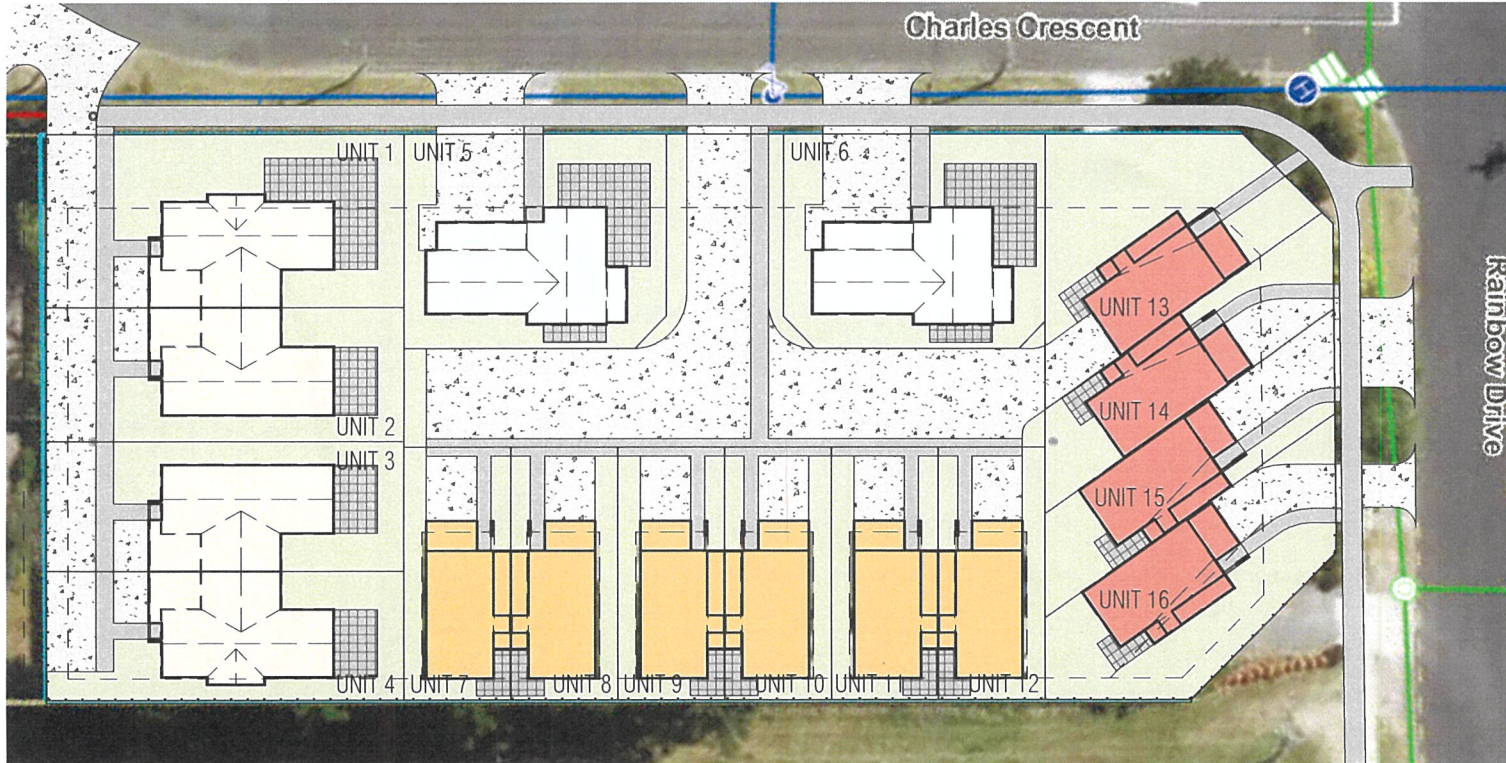


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James *Ettinger*



 JTDesign Architecture Ltd PO Box 1267, Taupo ph 07 377 1998 email james@jtdesign.co.nz www.jtdesign.co.nz	ANDERSON DEVELOPMENT	SITE PLAN	SCALE @ A3 As indicated	NOTES WIND ZONE = HIGH EQ ZONE = 2 EXPOSURE ZONE = 8 CLIMATE ZONE = 4	DATE 07 MAY 2025	REVISION	SHEET No RC2
	29 CHARLES CRESCENT, TAUPO	RESOURCE CONSENT	DRAWN BY MQ	All dimensions to be checked and verified by the Contractor before commencement of any work.	E&OE		JOB No JT24001



Building Coverage - Parent Lot			
COVERAGE	AREA	SITE	%
UNIT 1	81.2 m ²	3316 m ²	2.45%
UNIT 2	79.2 m ²	3316 m ²	2.39%
UNIT 3	79.2 m ²	3316 m ²	2.39%
UNIT 4	81.2 m ²	3316 m ²	2.45%
UNIT 5	89.4 m ²	3316 m ²	2.70%
UNIT 6	89.4 m ²	3316 m ²	2.70%
UNIT 7	60.0 m ²	3316 m ²	1.81%
UNIT 8	60.0 m ²	3316 m ²	1.81%
UNIT 9	60.0 m ²	3316 m ²	1.81%
UNIT 10	60.0 m ²	3316 m ²	1.81%
UNIT 11	60.0 m ²	3316 m ²	1.81%
UNIT 12	60.0 m ²	3316 m ²	1.81%
UNIT 13	56.5 m ²	3316 m ²	1.70%
UNIT 14	56.5 m ²	3316 m ²	1.70%
UNIT 15	56.6 m ²	3316 m ²	1.71%
UNIT 16	56.5 m ²	3316 m ²	1.70%
TOTAL	1086.0 m ²		32.75%

Building Coverage - Individual Lots			
COVERAGE	AREA	SITE	%
UNIT 1	81.2 m ²	289 m ²	28.08%
UNIT 2	79.2 m ²	220 m ²	36.01%
UNIT 3	79.2 m ²	215 m ²	36.84%
UNIT 4	81.2 m ²	215 m ²	37.75%
UNIT 5	89.4 m ²	258 m ²	34.66%
UNIT 6	89.4 m ²	256 m ²	34.91%
UNIT 7	60.0 m ²	185 m ²	32.46%
UNIT 8	60.0 m ²	185 m ²	32.46%
UNIT 9	60.0 m ²	185 m ²	32.46%
UNIT 10	60.0 m ²	185 m ²	32.46%
UNIT 11	60.0 m ²	185 m ²	32.46%
UNIT 12	60.0 m ²	185 m ²	32.46%
UNIT 13	56.5 m ²	273 m ²	20.71%
UNIT 14	56.5 m ²	139 m ²	40.67%
UNIT 15	56.6 m ²	140 m ²	40.40%
UNIT 16	56.5 m ²	201 m ²	28.12%

Plot Ratio - Parent Lot			
FLOOR	AREA	SITE	%
UNIT 1-first	69.9 m ²	3316 m ²	2.11%
UNIT 1-ground	80.2 m ²	3316 m ²	2.42%
UNIT 2-first	67.9 m ²	3316 m ²	2.05%
UNIT 2-ground	78.2 m ²	3316 m ²	2.36%
UNIT 3-first	67.9 m ²	3316 m ²	2.05%
UNIT 3-ground	78.2 m ²	3316 m ²	2.36%
UNIT 4-first	69.9 m ²	3316 m ²	2.11%
UNIT 4-ground	80.2 m ²	3316 m ²	2.42%
UNIT 5-first	72.3 m ²	3316 m ²	2.18%
UNIT 5-ground	88.3 m ²	3316 m ²	2.66%
UNIT 6-first	72.3 m ²	3316 m ²	2.18%
UNIT 6-ground	88.3 m ²	3316 m ²	2.66%
UNIT 7-first	56.8 m ²	3316 m ²	1.71%
UNIT 7-ground	52.4 m ²	3316 m ²	1.58%
UNIT 7-second	47.7 m ²	3316 m ²	1.44%
UNIT 8-first	56.8 m ²	3316 m ²	1.71%
UNIT 8-ground	52.4 m ²	3316 m ²	1.58%
UNIT 8-second	47.7 m ²	3316 m ²	1.44%
UNIT 9-first	56.8 m ²	3316 m ²	1.71%
UNIT 9-ground	52.4 m ²	3316 m ²	1.58%
UNIT 9-second	47.7 m ²	3316 m ²	1.44%
UNIT 10-first	56.8 m ²	3316 m ²	1.71%
UNIT 10-ground	52.4 m ²	3316 m ²	1.58%
UNIT 10-second	47.7 m ²	3316 m ²	1.44%
UNIT 11-first	56.8 m ²	3316 m ²	1.71%
UNIT 11-ground	52.4 m ²	3316 m ²	1.58%
UNIT 11-second	47.7 m ²	3316 m ²	1.44%
UNIT 12-first	56.8 m ²	3316 m ²	1.71%
UNIT 12-ground	52.4 m ²	3316 m ²	1.58%
UNIT 12-second	47.7 m ²	3316 m ²	1.44%
UNIT 13-first	56.5 m ²	3316 m ²	1.70%
UNIT 13-ground	52.1 m ²	3316 m ²	1.57%
UNIT 13-second	47.4 m ²	3316 m ²	1.43%
UNIT 14-first	56.5 m ²	3316 m ²	1.70%
UNIT 14-ground	52.1 m ²	3316 m ²	1.57%
UNIT 14-second	47.4 m ²	3316 m ²	1.43%
UNIT 15-first	56.6 m ²	3316 m ²	1.71%
UNIT 15-ground	52.1 m ²	3316 m ²	1.57%
UNIT 15-second	47.4 m ²	3316 m ²	1.43%
UNIT 16-first	56.5 m ²	3316 m ²	1.70%
UNIT 16-ground	52.1 m ²	3316 m ²	1.57%
UNIT 16-second	47.4 m ²	3316 m ²	1.43%
TOTAL	2479.6 m ²		74.78%

Plot Ratio - Individual Lots			
FLOOR	AREA	SITE	%
<varies>	150.0 m ²	289 m ²	51.91%
UNIT 1 TOTAL	150.0 m ²		51.91%
<varies>	146.1 m ²	220 m ²	66.43%
UNIT 2 TOTAL	146.1 m ²		66.43%
<varies>	146.1 m ²	215 m ²	67.97%
UNIT 3 TOTAL	146.1 m ²		67.97%
<varies>	150.0 m ²	215 m ²	69.78%
UNIT 4 TOTAL	150.0 m ²		69.78%
<varies>	160.7 m ²	258 m ²	62.27%
UNIT 5 TOTAL	160.7 m ²		62.27%
<varies>	160.7 m ²	256 m ²	62.75%
UNIT 6 TOTAL	160.7 m ²		62.75%
<varies>	156.9 m ²	185 m ²	84.83%
UNIT 7 TOTAL	156.9 m ²		84.83%
<varies>	156.9 m ²	185 m ²	84.83%
UNIT 8 TOTAL	156.9 m ²		84.83%
<varies>	156.9 m ²	215 m ²	72.99%
UNIT 9 TOTAL	156.9 m ²		72.99%
<varies>	156.9 m ²	185 m ²	84.83%
UNIT 10 TOTAL	156.9 m ²		84.83%
<varies>	156.9 m ²	185 m ²	84.83%
UNIT 11 TOTAL	156.9 m ²		84.83%
<varies>	156.9 m ²	185 m ²	84.83%
UNIT 12 TOTAL	156.9 m ²		84.83%
<varies>	156.1 m ²	273 m ²	57.16%
UNIT 13 TOTAL	156.1 m ²		57.16%
<varies>	156.1 m ²	139 m ²	112.27%
UNIT 14 TOTAL	156.1 m ²		112.27%
<varies>	156.1 m ²	140 m ²	111.52%
UNIT 15 TOTAL	156.1 m ²		111.52%
<varies>	156.1 m ²	201 m ²	77.64%
UNIT 16 TOTAL	156.1 m ²		77.64%

Total Coverage - Parent Lot		
COVERAGE	AREA	%
Building coverage + drive	1871.8 m ²	56.45%
	1871.8 m ²	56.45%

Ethel
Tuan

Please Sign Here

	JTDesign Architecture Ltd	TITLE	ANDERSON DEVELOPMENT	DRAWING	SITE PLAN	SCALE @ A3	1 : 350	NOTES	WIND ZONE = HIGH EQ. ZONE = 2 EXPOSURE ZONE = B CLIMATE ZONE = 4	DATE	07 MAY 2025	REVISION		SHEET No	RC3
	PO Box 1267, Taupo ph 07 377 1998 email james@jtdesign.co.nz www.jtdesign.co.nz	29 CHARLES CRESCENT, TAUPO	RESOURCE CONSENT			DRAWN BY	MO							JOB No	JT24001
									All dimensions to be checked and verified by the Contractor before commencement of any work						

SERVICES NOTES:

SERVICES LAYOUT AS SHOWN IS INDICATIVE OF INTENT ONLY AND IS SUBJECT TO FINAL DESIGN AND CALCULATIONS BY THE CIVIL ENGINEER. FINAL ALIGNMENT AND SPECIFICATIONS ARE TO BE CONFIRMED

KEY:

 TIMBER RETAINING WALL
design to be confirmed

 SANITARY SEWER



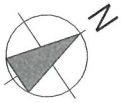
4.0m DEEP
900Ø CONCRETE SOAKHOLE
max capacity 75m³



5.0m DEEP
900Ø CONCRETE SOAKHOLE
max capacity 93.7m³

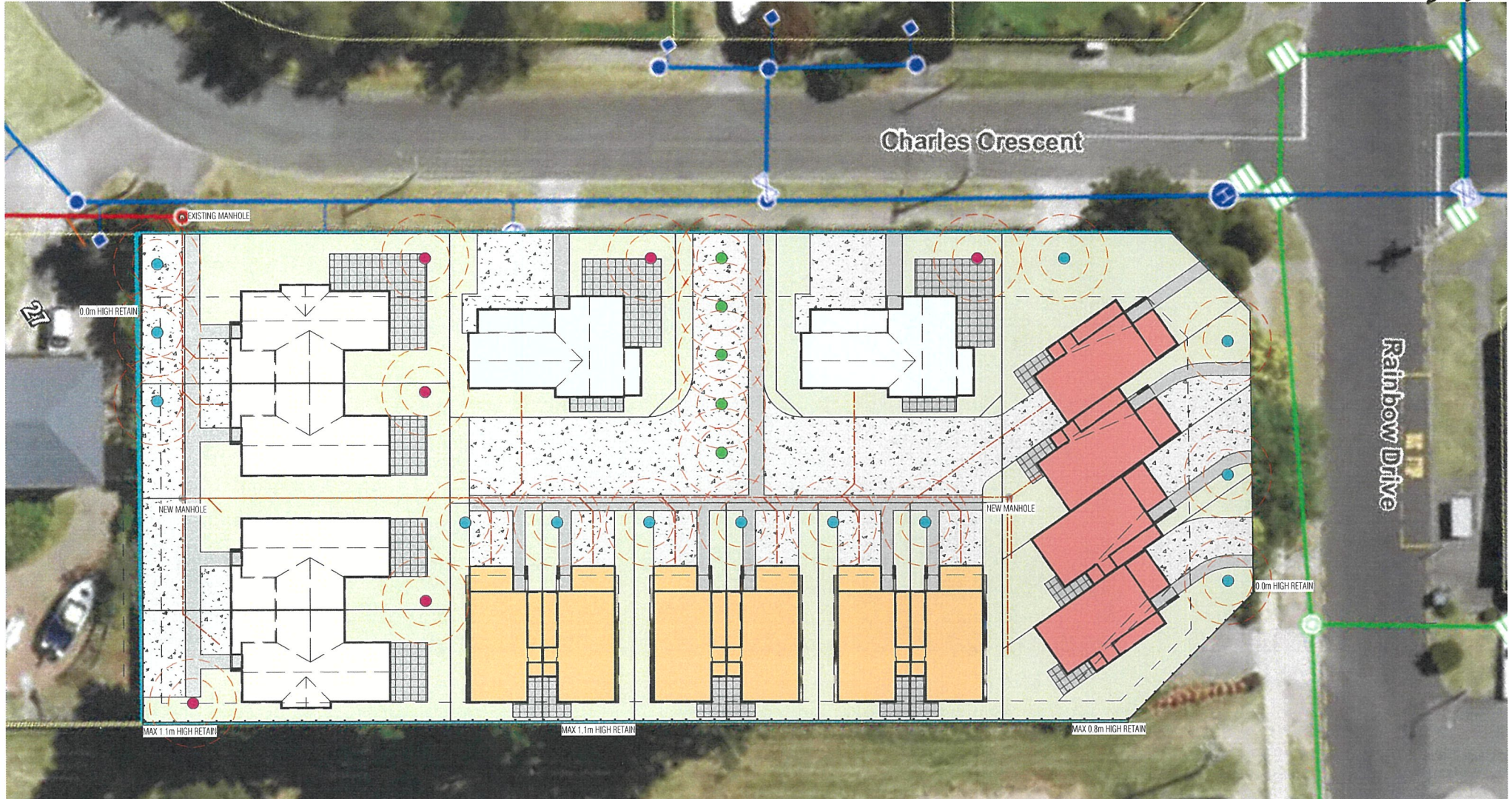


6.0m DEEP
900Ø CONCRETE SOAKHOLE
max capacity 112.5m³



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Handwritten signatures and initials



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TITLE

ANDERSON DEVELOPMENT

29 CHARLES CRESCENT, TAUPO

DRAWING

RETAINING WALL & SERVICES

RESOURCE CONSENT

SCALE @ A3

As indicated

DRAWN BY

MQ

DATE

07 MAY
2025

NOTES

WIND ZONE = HIGH
EQ ZONE = 2
EXPOSURE ZONE = B
CLIMATE ZONE = 4

All dimensions to be checked and verified by the Contractor before commencement of any work

E&OE

DATE

REVISION

SHEET No

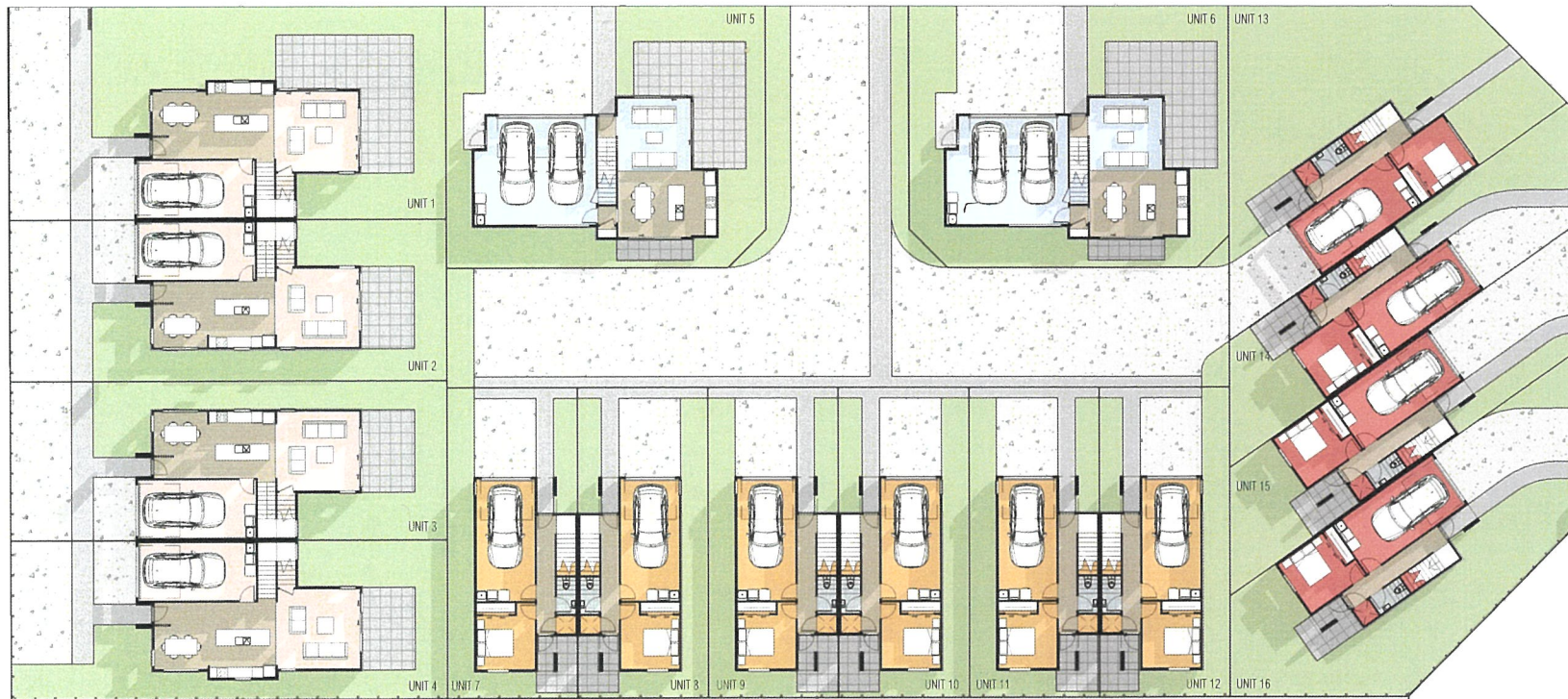
RC4

JOB No

JT24001



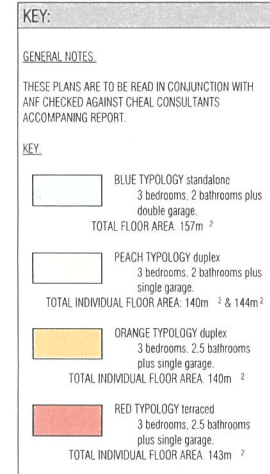
KEY:	
GENERAL NOTES:	
THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ANY CHECKED AGAINST CHEAL CONSULTANTS ACCOMPANYING REPORT.	
KEY:	
	BLUE TYPOLOGY standalone 3 bedrooms, 2 bathrooms plus double garage TOTAL FLOOR AREA: 157m ²
	PEACH TYPOLOGY duplex 3 bedrooms, 2 bathrooms plus single garage TOTAL INDIVIDUAL FLOOR AREA: 140m ² & 144m ²
	ORANGE TYPOLOGY duplex 3 bedrooms, 2.5 bathrooms plus single garage TOTAL INDIVIDUAL FLOOR AREA: 140m ²
	RED TYPOLOGY terraced 3 bedrooms, 2.5 bathrooms plus single garage TOTAL INDIVIDUAL FLOOR AREA: 143m ²



James E. E. E.

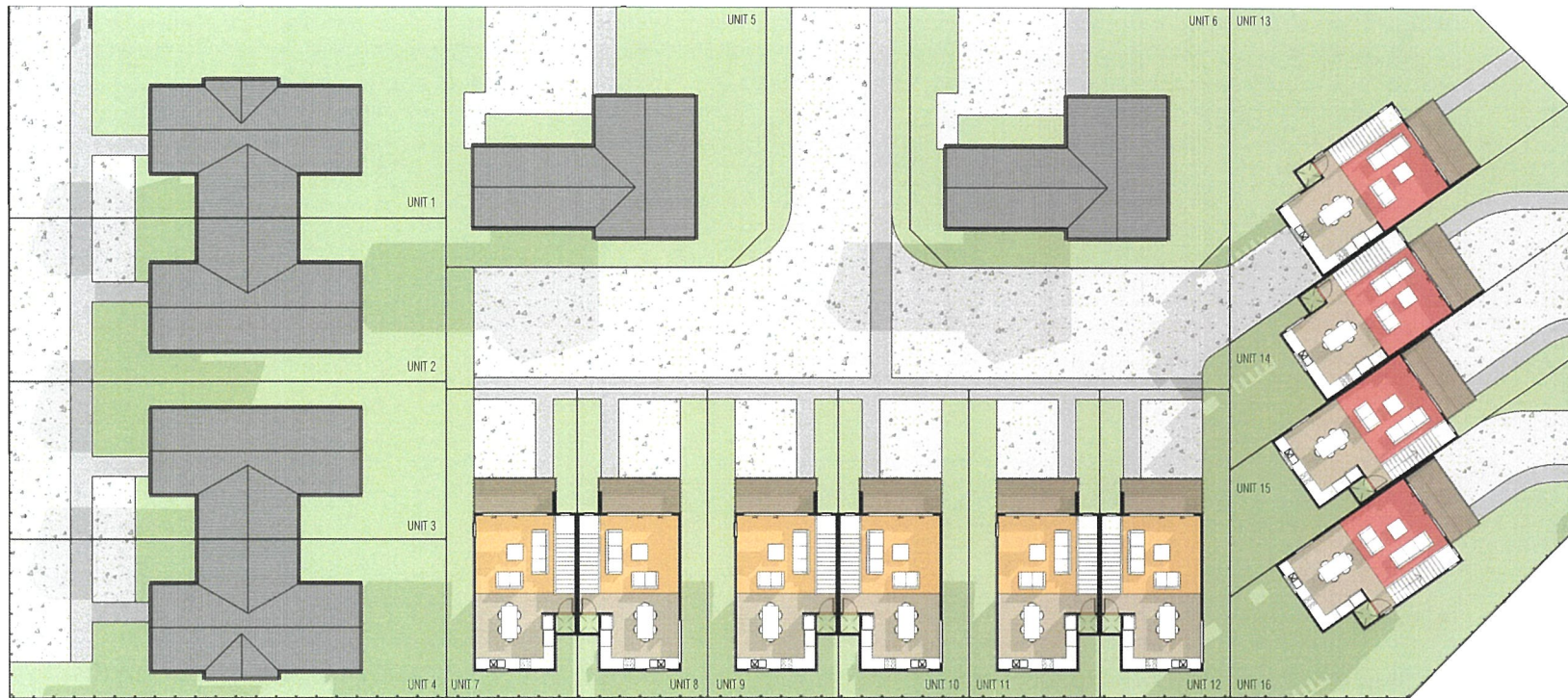
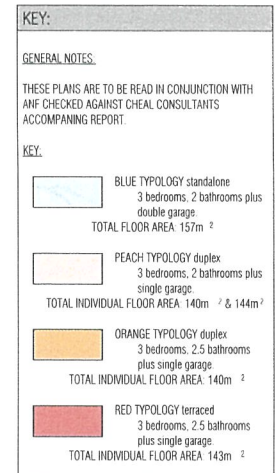
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	ANDERSON DEVELOPMENT 29 CHARLES CRESCENT, TAUPO	GROUND FLOOR PLANS RESOURCE CONSENT	As indicated DRAWN BY: MD DATE: 07 MAY 2025	WIND ZONE = HIGH EQ. ZONE = 2 EXPOSURE ZONE = B CLIMATE ZONE = 4 All dimensions to be checked and verified by the Contractor before commencement of any work. E&OE			RC6 JOB No: JT24001



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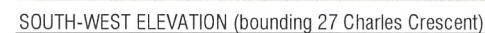
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 JTDESIGN ARCHITECTURE	JTDesign Architecture Ltd P0 Box 1267, Taupo ph 07 377 1998 email james@jtdesign.co.nz www.jtdesign.co.nz © Copyright	TITLE	DRAWING	SCALE @ A3	NOTES	DATE	REVISION	SHEET No
		ANDERSON DEVELOPMENT	SECOND FLOOR PLANS	As indicated		WIND ZONE = HIGH EQ ZONE = 2 EXPOSURE ZONE = B CLIMATE ZONE = 4		
		29 CHARLES CRESCENT,TAUPO	RESOURCE CONSENT	DRAWN BY MQ	All dimensions to be checked and verified by the Contractor before commencement of any work.			JOB No JT24001
				DATE 07 MAY 2025		E&OE		

IMPERMEABLE BOUNDARY FENCE OMITTED FOR CLARITY.



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ARCHITECTURE

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TITLE	ANDERSON DEVELOPMENT
	29 CHARLES CRESCENT,TAUPO

DRAWING	DEVELOPMENT ELEVATIONS
	RESOURCE CONSENT

SCALE @ A3	As indicated
DRAWN BY	MQ
DATE	07 MAY 2025

NOTES	WIND ZONE = HIGH EQ. ZONE = 2 EXPOSURE ZONE = B CLIMATE ZONE = 4 All dimensions to be checked and verified by the Contractor before commencement of any work
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DATE	REVISION

REVISION	SHEET No
	RC9
	JOB No
	JT24001



GREAT LAKE TAUPŌ
Taupō District Council

Resource Consent

Affected persons approval form

1. Application Details (applicant to fill in)

Applicant name (in full): DABB PROPERTY RENTALS LIMITED

Address of proposed activity: 29 CHARLES CRESCENT, TAUPŌ
(LOT 2 DPS 12549 & LOTS 70, 71 & 72 DPS 6123 - ROT SA9C/1073)

Brief description of proposed activity:

The proposal will include 16 medium density 2-3 storey residential units being semi-detached and standalone units. This housing is intended to be constructed, subdivided and sold to private landowners.

The proposal complies with the Council requirements for building coverage over the whole site, and largely complies with setback requirements. The two storey units comply with height and height to boundary planes with respect to external boundaries (except Units 1 & 4). The three storey units will not comply fully with height or height to boundary plane with respect to the Lake Terrace boundary or Rainbow Drive boundary. The proposal does not comply with the plot ratio/gross floor area requirement, and involves earthworks including up to 1.5m on southern and eastern boundaries. All units will be fully serviced with water and wastewater and connections to stormwater within their own boundaries. Full details are attached in the District Plan Assessment.

2. Application (affected person/s to fill in)

You should only sign below if you have no opposition to the above proposal

Your name/s (in full):

All legal owners must be named. Where your property is held in a trust or company these entities must also be named.

BORIS & DORIS LIMITED

JASON ROBERTS

PAULA ROBERTS

Your address: 2/24 CHARLES CRESCENT, TAUPŌ

Are you the owner or occupier of the property?

☒ Owner

☐ Occupier

Please read and tick each box below:

☒ I/we agree that we have read the resource consent application and accompanying plans and give our written approval to the proposed activity

☐ I/we understand that by giving my/our consent, Council cannot take into account any actual or potential effects of the activity on our property

☐ I/we understand that at any time before the application is granted, I/we may give written notice to Council that this consent is withdrawn

Signature/s of all legal owners

All legal owners must sign here

If you are signing on behalf of a trust or another person go to the next section →

Sign here:

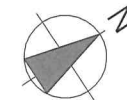
Signature of person authorised to sign on behalf of legal owners

If signing on behalf of another person or entity, proof of authorisation to sign is required. This could be in the form of a signed power of attorney, letter on letterhead or a minuted resolution. If any person signs this form as a trustee or a trust, then that person warrants that:

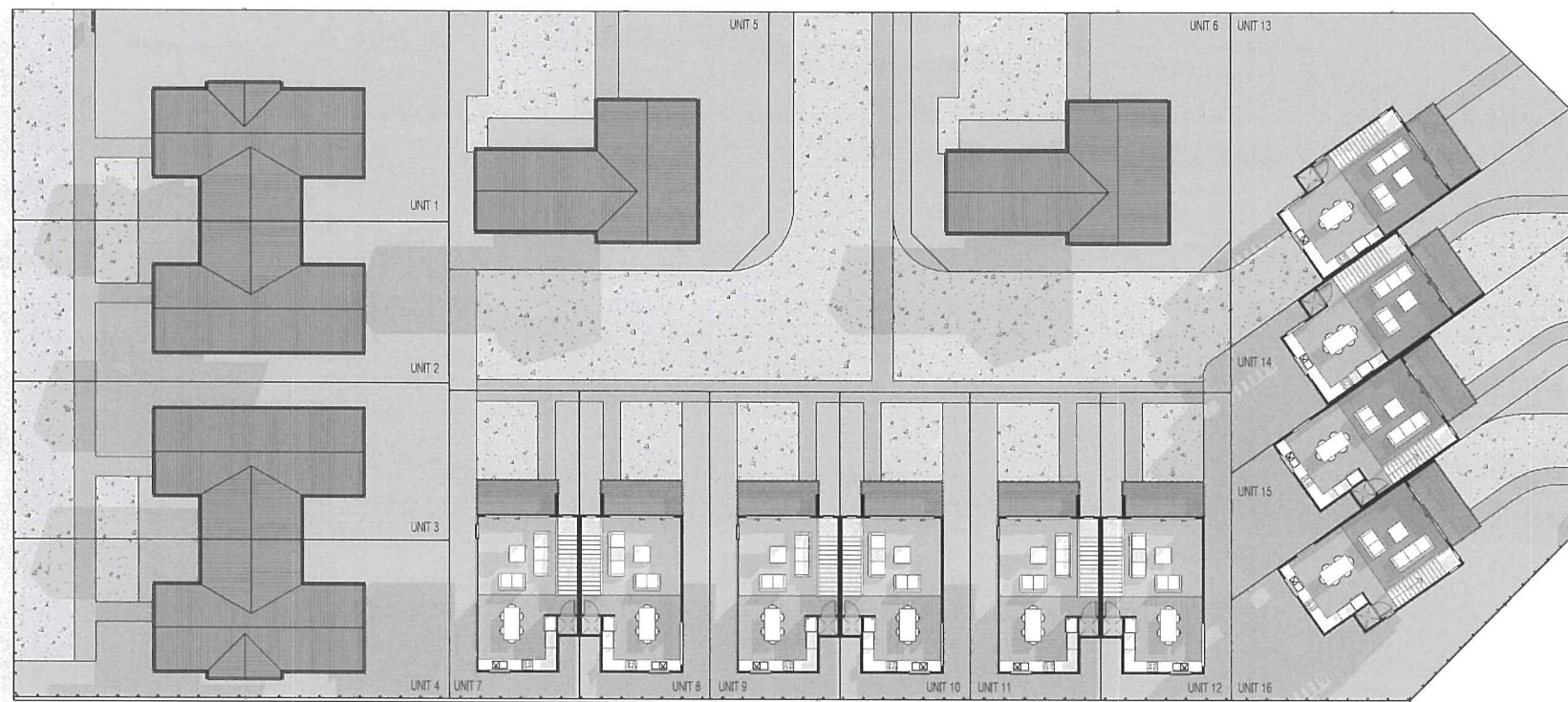
- That person has power to complete this application form under the terms of the trust;
- That person has properly signed this application form in accordance with the terms of the trust; and
- All of the persons who are trustees of the trust have approved the application for resource consent made pursuant to the application form and accompanying information.

Sign here:

Please see over page for information for affected persons



KEY:	
GENERAL NOTES:	
THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ANF CHECKED AGAINST CHEAL CONSULTANTS ACCOMPANYING REPORT.	
KEY:	
	BLUE TYPOLOGY standalone 3 bedrooms, 2 bathrooms plus double garage. TOTAL FLOOR AREA: 157m ²
	PEACH TYPOLOGY duplex 3 bedrooms, 2 bathrooms plus single garage. TOTAL INDIVIDUAL FLOOR AREA: 140m ² & 144m ²
	ORANGE TYPOLOGY duplex 3 bedrooms, 2.5 bathrooms plus single garage. TOTAL INDIVIDUAL FLOOR AREA: 140m ²
	RED TYPOLOGY terraced 3 bedrooms, 2.5 bathrooms plus single garage. TOTAL INDIVIDUAL FLOOR AREA: 143m ²



Please Sign Here

Signature

	JTDesign Architecture Ltd PO Box 1267, Taupo ph 07 377 1998 email james@jtdesign.co.nz www.jtdesign.co.nz © Copyright	TITLE: ANDERSON DEVELOPMENT 29 CHARLES CRESCENT, TAUPO	DRAWING: SECOND FLOOR PLANS RESOURCE CONSENT	SCALE @ A3: As indicated DRAWN BY: MQ DATE: 07 MAY 2025	NOTES: WIND ZONE = HIGH EQ. ZONE = 2 EXPOSURE ZONE = B CLIMATE ZONE = 4 All dimensions to be checked and verified by the Contractor before commencement of any work. E&OE	DATE: REVISION: 	JOB No. RC8 JT24001

ELEVATION NOTES:
IMPERMEABLE BOUNDARY FENCE OMITTED FOR CLARITY.



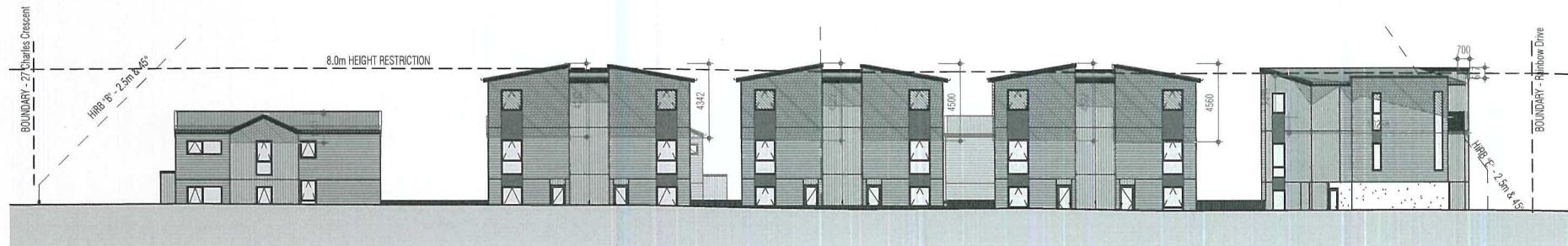
NORTH-WEST ELEVATION (Charles Crescent)



NORTH-EAST ELEVATION (Rainbow Crescent)



SOUTH-WEST ELEVATION (bounding 27 Charles Crescent)

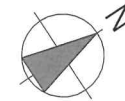


SOUTH-EAST ELEVATION (Lake Terrace)

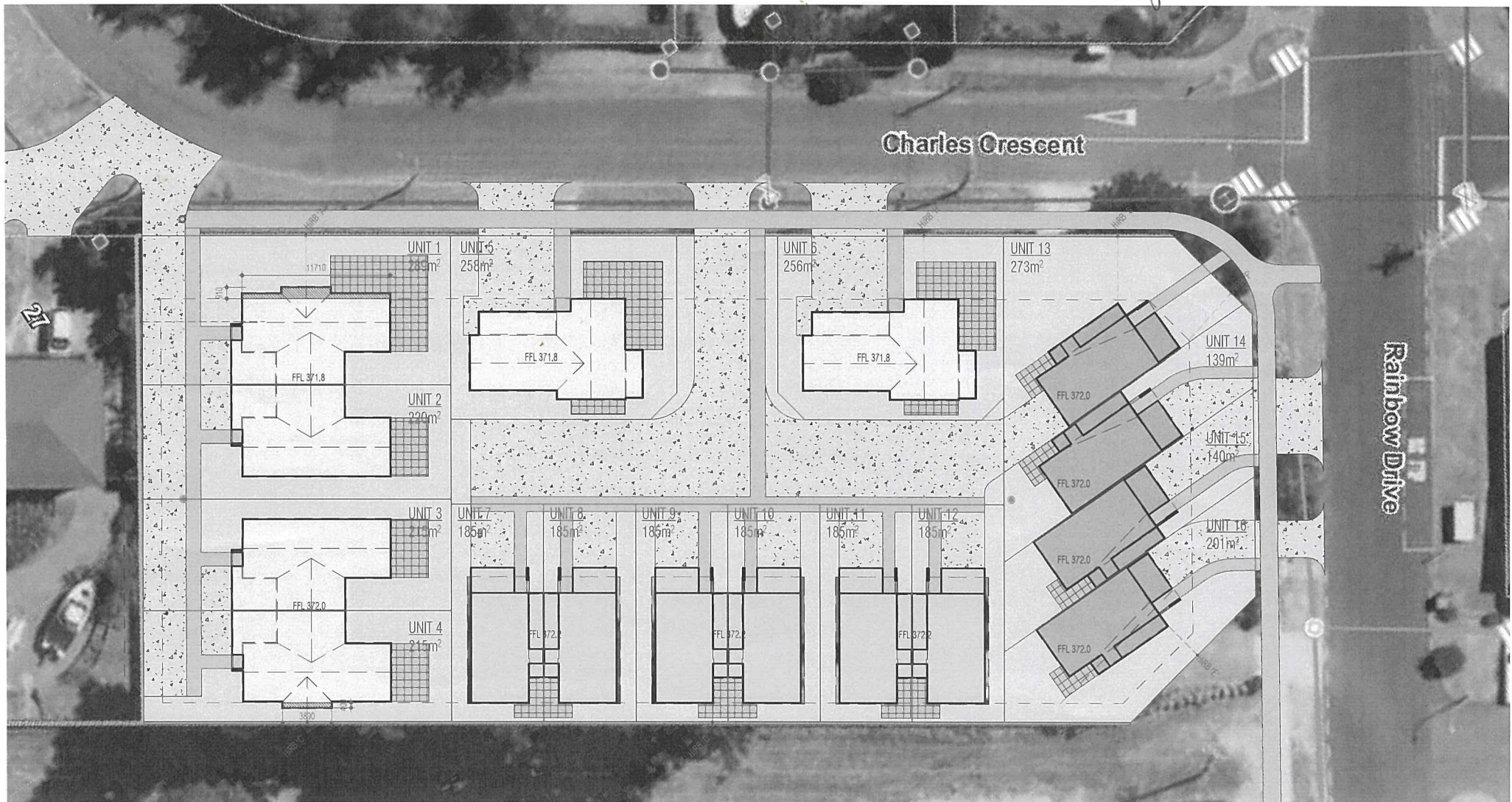
Please Sign Here *[Signature]*

JTDESIGN JTDesign Architecture Ltd PO Box 1267, Taupo ph 07 377 1998 email james@jtdesign.co.nz www.jtdesign.co.nz © Copyright	TITLE: ANDERSON DEVELOPMENT 29 CHARLES CRESCENT, TAUPO	DRAWING: DEVELOPMENT ELEVATIONS RESOURCE CONSENT	SCALE @ A3: As indicated DRAWN BY: MC DATE: 07 MAY 2025	NOTES: WIND ZONE = HIGH EQ. ZONE = 2 EXPOSURE ZONE = 5 CLIMATE ZONE = 4 All dimensions to be checked and verified by the Contractor before commencement of any work	DATE: REVISION: E&OE	SHEET No. RC9 JOB No. JT24001
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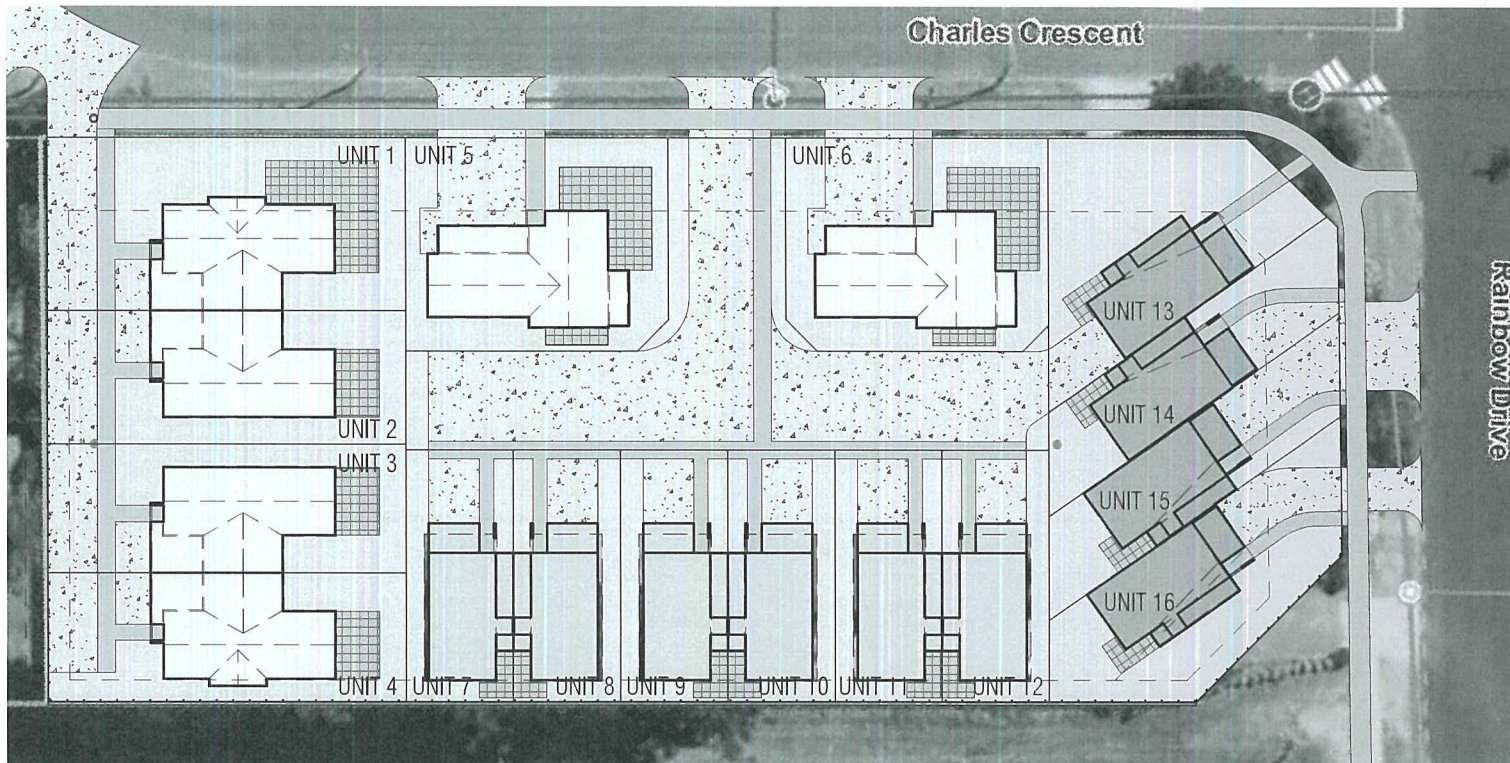
SITE NOTES:	
KEY:	
	AREA OF NON-COMPLIANCE



Please Sign Here *[Signature]*



 JTDesign Architecture Ltd PO Box 1267, Taupo ph 07 377 1998 email james@jtdesign.co.nz www.jtdesign.co.nz	ANDERSON DEVELOPMENT 29 CHARLES CRESCENT, TAUPO		DRAWING: SITE PLAN RESOURCE CONSENT	SCALE @ A3: As indicated DRAWN BY: MQ DATE: 07 MAY 2025	NOTES: WIND ZONE = HIGH EQ. ZONE = 2 EXPOSURE ZONE = B CLIMATE ZONE = 4 All dimensions to be checked and verified by the Contractor before commencement of any work.	DATE: 07 MAY 2025 REVISION:	SHEET No. RC2 JOB No. JT24001
	© Copyright						



Building Coverage - Parent Lot			
COVER	AREA	SITE	%
UNIT 1	81.2 m ²	3316 m ²	2.45%
UNIT 2	79.2 m ²	3316 m ²	2.39%
UNIT 3	79.2 m ²	3316 m ²	2.39%
UNIT 4	81.2 m ²	3316 m ²	2.45%
UNIT 5	89.4 m ²	3316 m ²	2.70%
UNIT 6	89.4 m ²	3316 m ²	2.70%
UNIT 7	60.0 m ²	3316 m ²	1.81%
UNIT 8	60.0 m ²	3316 m ²	1.81%
UNIT 9	60.0 m ²	3316 m ²	1.81%
UNIT 10	60.0 m ²	3316 m ²	1.81%
UNIT 11	60.0 m ²	3316 m ²	1.81%
UNIT 12	60.0 m ²	3316 m ²	1.81%
UNIT 13	56.5 m ²	3316 m ²	1.70%
UNIT 14	56.5 m ²	3316 m ²	1.70%
UNIT 15	56.5 m ²	3316 m ²	1.71%
UNIT 16	56.5 m ²	3316 m ²	1.70%
TOTAL	1086.0 m ²		32.75%

Building Coverage - Individual Lots			
COVER	AREA	SITE	%
UNIT 1	81.2 m ²	289 m ²	28.08%
UNIT 2	79.2 m ²	220 m ²	36.01%
UNIT 3	79.2 m ²	215 m ²	36.84%
UNIT 4	81.2 m ²	215 m ²	37.75%
UNIT 5	89.4 m ²	258 m ²	34.66%
UNIT 6	89.4 m ²	256 m ²	34.91%
UNIT 7	60.0 m ²	185 m ²	32.46%
UNIT 8	60.0 m ²	185 m ²	32.46%
UNIT 9	60.0 m ²	185 m ²	32.46%
UNIT 10	60.0 m ²	185 m ²	32.46%
UNIT 11	60.0 m ²	185 m ²	32.46%
UNIT 12	60.0 m ²	185 m ²	32.46%
UNIT 13	56.5 m ²	273 m ²	20.71%
UNIT 14	56.5 m ²	139 m ²	40.67%
UNIT 15	56.5 m ²	140 m ²	40.40%
UNIT 16	56.5 m ²	201 m ²	28.12%

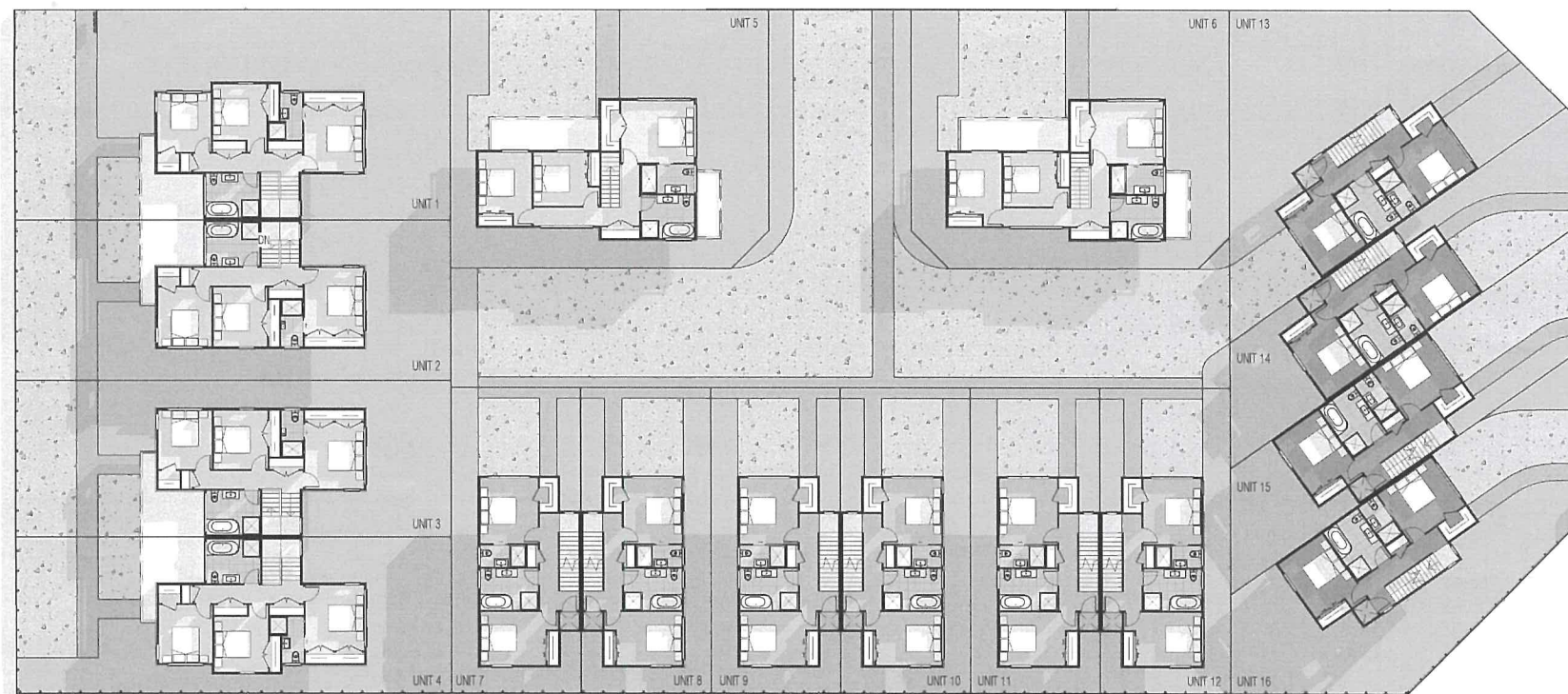
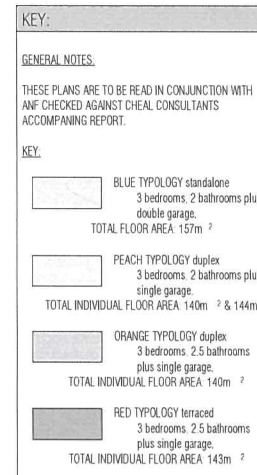
Plot Ratio - Parent Lot			
FLOOR	AREA	SITE	%
UNIT 1-first	69.9 m ²	3316 m ²	2.11%
UNIT 1-ground	80.2 m ²	3316 m ²	2.42%
UNIT 2-first	67.9 m ²	3316 m ²	2.05%
UNIT 2-ground	78.2 m ²	3316 m ²	2.36%
UNIT 3-first	67.9 m ²	3316 m ²	2.05%
UNIT 3-ground	78.2 m ²	3316 m ²	2.36%
UNIT 4-first	69.9 m ²	3316 m ²	2.11%
UNIT 4-ground	80.2 m ²	3316 m ²	2.42%
UNIT 5-first	72.3 m ²	3316 m ²	2.18%
UNIT 5-ground	88.3 m ²	3316 m ²	2.66%
UNIT 6-first	72.3 m ²	3316 m ²	2.18%
UNIT 6-ground	88.3 m ²	3316 m ²	2.66%
UNIT 7-first	56.8 m ²	3316 m ²	1.71%
UNIT 7-ground	52.4 m ²	3316 m ²	1.58%
UNIT 8-first	56.8 m ²	3316 m ²	1.71%
UNIT 8-ground	52.4 m ²	3316 m ²	1.58%
UNIT 9-first	56.8 m ²	3316 m ²	1.71%
UNIT 9-ground	52.4 m ²	3316 m ²	1.58%
UNIT 10-first	56.8 m ²	3316 m ²	1.71%
UNIT 10-ground	52.4 m ²	3316 m ²	1.58%
UNIT 11-first	56.8 m ²	3316 m ²	1.71%
UNIT 11-ground	52.4 m ²	3316 m ²	1.58%
UNIT 12-first	56.8 m ²	3316 m ²	1.71%
UNIT 12-ground	52.4 m ²	3316 m ²	1.58%
UNIT 13-first	56.5 m ²	3316 m ²	1.70%
UNIT 13-ground	52.1 m ²	3316 m ²	1.57%
UNIT 14-first	56.5 m ²	3316 m ²	1.70%
UNIT 14-ground	52.1 m ²	3316 m ²	1.57%
UNIT 15-first	56.5 m ²	3316 m ²	1.71%
UNIT 15-ground	52.1 m ²	3316 m ²	1.57%
UNIT 16-first	56.5 m ²	3316 m ²	1.70%
UNIT 16-ground	52.1 m ²	3316 m ²	1.57%
UNIT 16-second	47.4 m ²	3316 m ²	1.43%
TOTAL	2479.6 m ²		74.78%

Plot Ratio - Individual Lots			
FLOOR	AREA	SITE	%
<varies>	150.0 m ²	289 m ²	51.91%
UNIT 1 TOTAL	150.0 m ²		51.91%
<varies>	146.1 m ²	220 m ²	66.43%
UNIT 2 TOTAL	146.1 m ²		66.43%
<varies>	146.1 m ²	215 m ²	67.97%
UNIT 3 TOTAL	146.1 m ²		67.97%
<varies>	150.0 m ²	215 m ²	69.78%
UNIT 4 TOTAL	150.0 m ²		69.78%
<varies>	160.7 m ²	258 m ²	62.27%
UNIT 5 TOTAL	160.7 m ²		62.27%
<varies>	160.7 m ²	256 m ²	62.75%
UNIT 6 TOTAL	160.7 m ²		62.75%
<varies>	156.9 m ²	185 m ²	84.83%
UNIT 7 TOTAL	156.9 m ²		84.83%
<varies>	156.9 m ²	185 m ²	84.83%
UNIT 8 TOTAL	156.9 m ²		84.83%
<varies>	156.9 m ²	215 m ²	72.99%
UNIT 9 TOTAL	156.9 m ²		72.99%
<varies>	156.9 m ²	185 m ²	84.83%
UNIT 10 TOTAL	156.9 m ²		84.83%
<varies>	156.9 m ²	185 m ²	84.83%
UNIT 11 TOTAL	156.9 m ²		84.83%
<varies>	156.9 m ²	185 m ²	84.83%
UNIT 12 TOTAL	156.9 m ²		84.83%
<varies>	156.1 m ²	273 m ²	57.16%
UNIT 13 TOTAL	156.1 m ²		57.16%
<varies>	156.1 m ²	139 m ²	112.27%
UNIT 14 TOTAL	156.1 m ²		112.27%
<varies>	156.1 m ²	140 m ²	111.52%
UNIT 15 TOTAL	156.1 m ²		111.52%
<varies>	156.1 m ²	201 m ²	77.64%
UNIT 16 TOTAL	156.1 m ²		77.64%

Total Coverage - Parent Lot			
COVER	AREA	SITE	%
Building coverage + drive	1871.8 m ²	3316 m ²	56.45%
	1871.8 m ²		56.45%

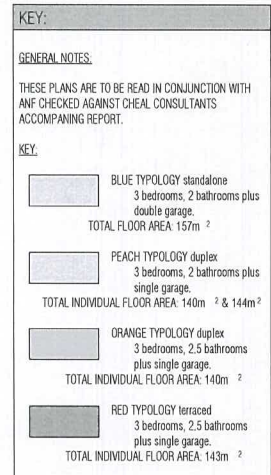
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[Signature]



Please Sign Here

S. Hall





CHARLES CRESCENT



CORNER OF RAINBOW DRIVE AND CHARLES CRESCENT



CHARLES CRESCENT LOOKING TOWARDS RAINBOW DRIVE INTERSECTION

Please Sign Here

[Signature]

ANDERSON DEVELOPMENT - 29 CHARLES CRESCENT, TAUPŌ

Date.	07 MAY 2025	RESOURCE CONSENT
Job No.	JT24001	



Please Sign Here

[Signature]

 JTDesign Architecture Ltd PO Box 1267, Taupo ph 07 377 1998 email james@jtdesign.co.nz www.jtdesign.co.nz	TITLE: ANDERSON DEVELOPMENT 29 CHARLES CRESCENT, TAUPO	DRAWING: LOCATION PLAN RESOURCE CONSENT	SCALE @ A3: 1 : 2000 DRAWN BY: MD DATE: 07 MAY 2025	NOTES: WIND ZONE = HIGH EQ. ZONE = 2 EXPOSURE ZONE = B CLIMATE ZONE = 4 All dimensions to be checked and verified by the Contractor before commencement of any work	DATE: REVISION: 	SHEET No. RC1 JOB No. JT24001
	E20E					

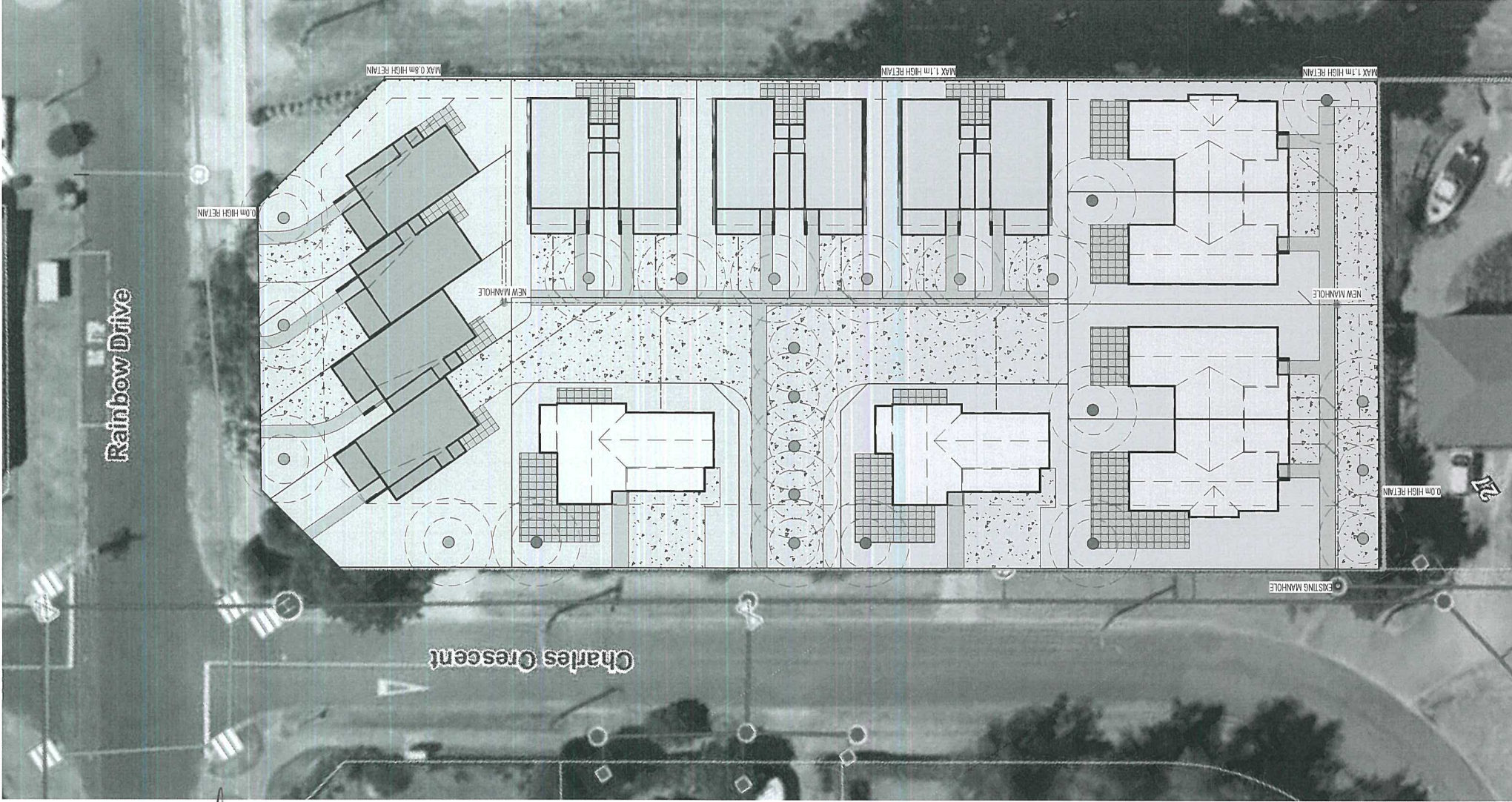
ANDERSON DEVELOPMENT
29 CHARLES CRESCENT, TAUPŌ

RETAINING WALL & SERVICES
RESOURCE CONSENT

SCALE @ A3
As indicated
DRAWN BY: MD
DATE: 07 MAY 2025

NOTES:
WIND ZONE = HIGH
EQ ZONE = 2
CLIMATE ZONE = 4
All dimensions to be checked and verified by the Contractor before commencement of any work

SHEET NO.
RC4
JOB NO.
JT24001



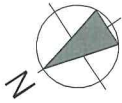
SERVICES NOTES:

ONLY AND IS SUBJECT TO FINAL DESIGN AND CALCULATIONS BY THE CIVIL ENGINEER. FINAL ALIGNMENT AND SPECIFICATIONS ARE TO BE CONFIRMED.

4.0m DEEP 900Ø CONCRETE SOAKHOLE max capacity 75m³	5.0m DEEP 900Ø CONCRETE SOAKHOLE max capacity 93.7m³	6.0m DEEP 900Ø CONCRETE SOAKHOLE max capacity 112.5m³
KEY: --- SANITARY SEWER --- design to be confirmed --- TIE-BACK RETAINING WALL		

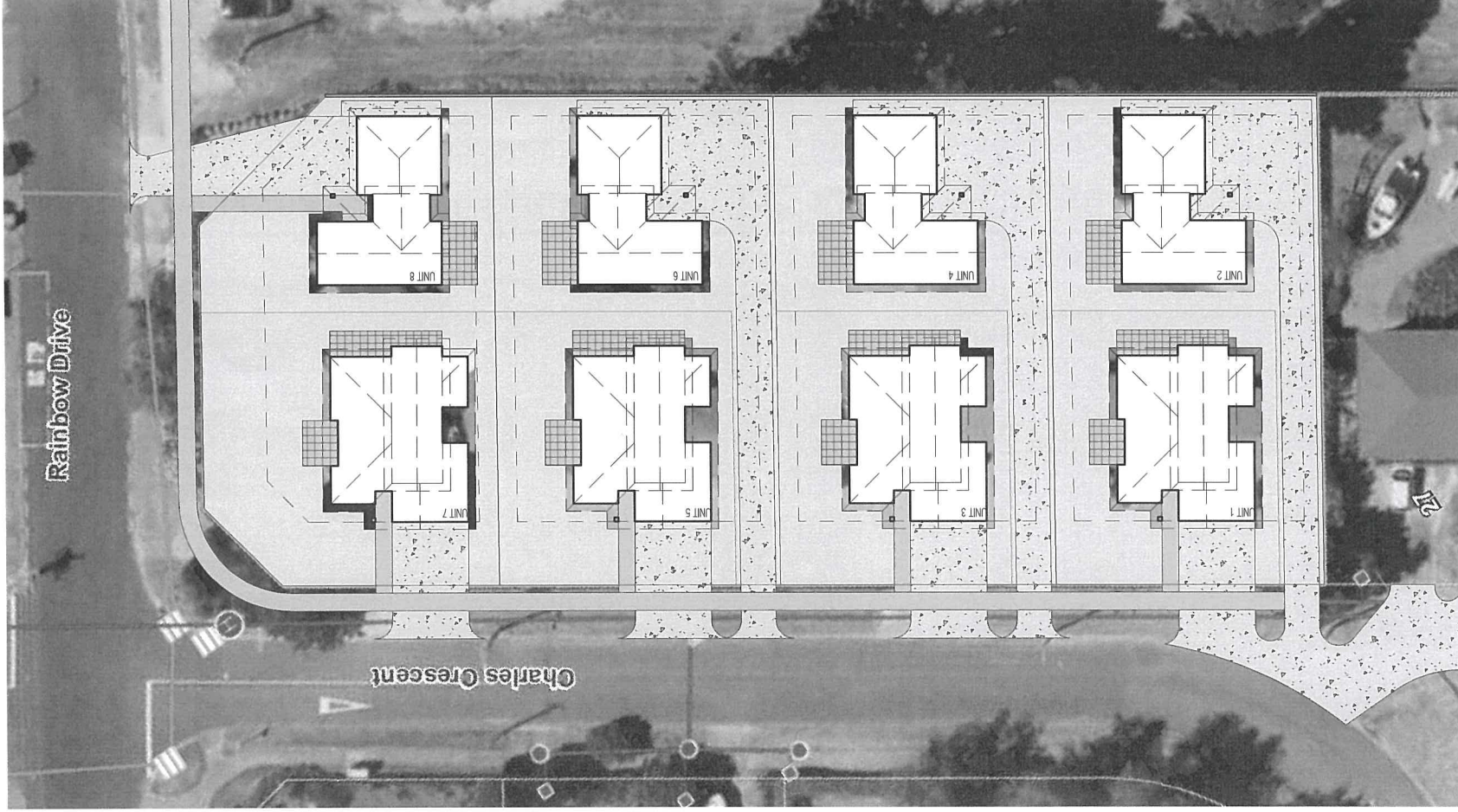
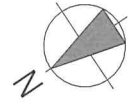
Please Sign Here

Signature



Building Coverage			
UNIT	AREA	SITE	%
UNIT 1	139.0 m²	3316 m²	4.19%
UNIT 2	106.4 m²	3316 m²	3.21%
UNIT 3	139.0 m²	3316 m²	4.19%
UNIT 4	108.3 m²	3316 m²	3.27%
UNIT 5	139.0 m²	3316 m²	4.19%
UNIT 6	108.3 m²	3316 m²	3.27%
UNIT 7	139.0 m²	3316 m²	4.19%
UNIT 8	108.3 m²	3316 m²	3.27%
TOTAL	987.7 m²		29.78%

Plot Ratio			
FLOOR	AREA	SITE	%
UNIT 8 upper	58.9 m²	3316 m²	1.77%
UNIT 8 lower	99.4 m²	3316 m²	3.00%
UNIT 7 upper	43.2 m²	3316 m²	1.30%
UNIT 7 lower	127.8 m²	3316 m²	3.85%
UNIT 6 upper	58.9 m²	3316 m²	1.77%
UNIT 6 lower	99.4 m²	3316 m²	3.00%
UNIT 5 upper	43.2 m²	3316 m²	1.30%
UNIT 5 lower	127.8 m²	3316 m²	3.85%
UNIT 4 upper	58.9 m²	3316 m²	1.77%
UNIT 4 lower	99.4 m²	3316 m²	3.00%
UNIT 3 upper	43.2 m²	3316 m²	1.30%
UNIT 3 lower	127.8 m²	3316 m²	3.85%
UNIT 2 upper	58.9 m²	3316 m²	1.77%
UNIT 2 lower	101.3 m²	3316 m²	3.05%
UNIT 1 upper	43.2 m²	3316 m²	1.30%
UNIT 1 lower	127.8 m²	3316 m²	3.85%
TOTAL	1318.5 m²		39.76%



EXAMPLE OF COMPLIANT DEVELOPMENT

Please Sign Here

JT DESIGN ARCHITECTURE
JT
[Signature]

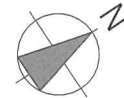
ANDERSON DEVELOPMENT - 29 CHARLES CRESCENT, TAUPÖ

Scale @A3
Date: 05 MAY 2025
Job No. J174001
1:350
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Performance Standard	Compliance	Comment
TEMP-R4 - PER activities Temporary Signage 1. MRZ, GRZ, LRZ and MUZ One temporary sign per allotment, 1.08m ² total face area, 4m maximum height, for the sale of land or buildings.	NA	
INF-R2 – Network Utilities 2. Any activity which results in new water, stormwater or wastewater utility services		Restricted Discretionary Consent is required for the proposed extension of water and wastewater services.

Building Coverage			
COVERAGE	AREA	SITE	%
UNIT 1 & 2	166.7 m ²	3316 m ²	5.03%
UNIT 3	83.1 m ²	3316 m ²	2.51%
UNIT 4 & 5	166.7 m ²	3316 m ²	5.03%
UNIT 6	83.1 m ²	3316 m ²	2.51%
UNIT 7 & 8	166.7 m ²	3316 m ²	5.03%
UNIT 9	83.1 m ²	3316 m ²	2.51%
UNIT 10 & 11	166.7 m ²	3316 m ²	5.03%
UNIT 12	83.1 m ²	3316 m ²	2.51%
TOTAL	999.4 m ²		30.14%

Plot Ratio			
FLOOR	AREA	SITE	%
UNIT 12 upper	43.7 m ²	3316 m ²	1.32%
UNIT 12 lower	65.9 m ²	3316 m ²	1.99%
UNIT 11 upper	43.7 m ²	3316 m ²	1.32%
UNIT 10 upper	43.7 m ²	3316 m ²	1.32%
UNIT 10 & 11 lower	132.3 m ²	3316 m ²	3.99%
UNIT 9 upper	43.7 m ²	3316 m ²	1.32%
UNIT 9 lower	65.9 m ²	3316 m ²	1.99%
UNIT 8 upper	43.7 m ²	3316 m ²	1.32%
UNIT 7 upper	43.7 m ²	3316 m ²	1.32%
UNIT 7 & 8 lower	132.3 m ²	3316 m ²	3.99%
UNIT 6 upper	43.7 m ²	3316 m ²	1.32%
UNIT 6 lower	65.9 m ²	3316 m ²	1.99%
UNIT 5 upper	43.7 m ²	3316 m ²	1.32%
UNIT 4 upper	43.7 m ²	3316 m ²	1.32%
UNIT 4 & 5 lower	132.3 m ²	3316 m ²	3.99%
UNIT 3 upper	43.7 m ²	3316 m ²	1.32%
UNIT 3 lower	65.9 m ²	3316 m ²	1.99%
UNIT 2 upper	43.7 m ²	3316 m ²	1.32%
UNIT 1 upper	43.7 m ²	3316 m ²	1.32%
UNIT 1 & 2 lower	132.3 m ²	3316 m ²	3.99%
TOTAL	1316.8 m ²		39.71%



Please Sign Here

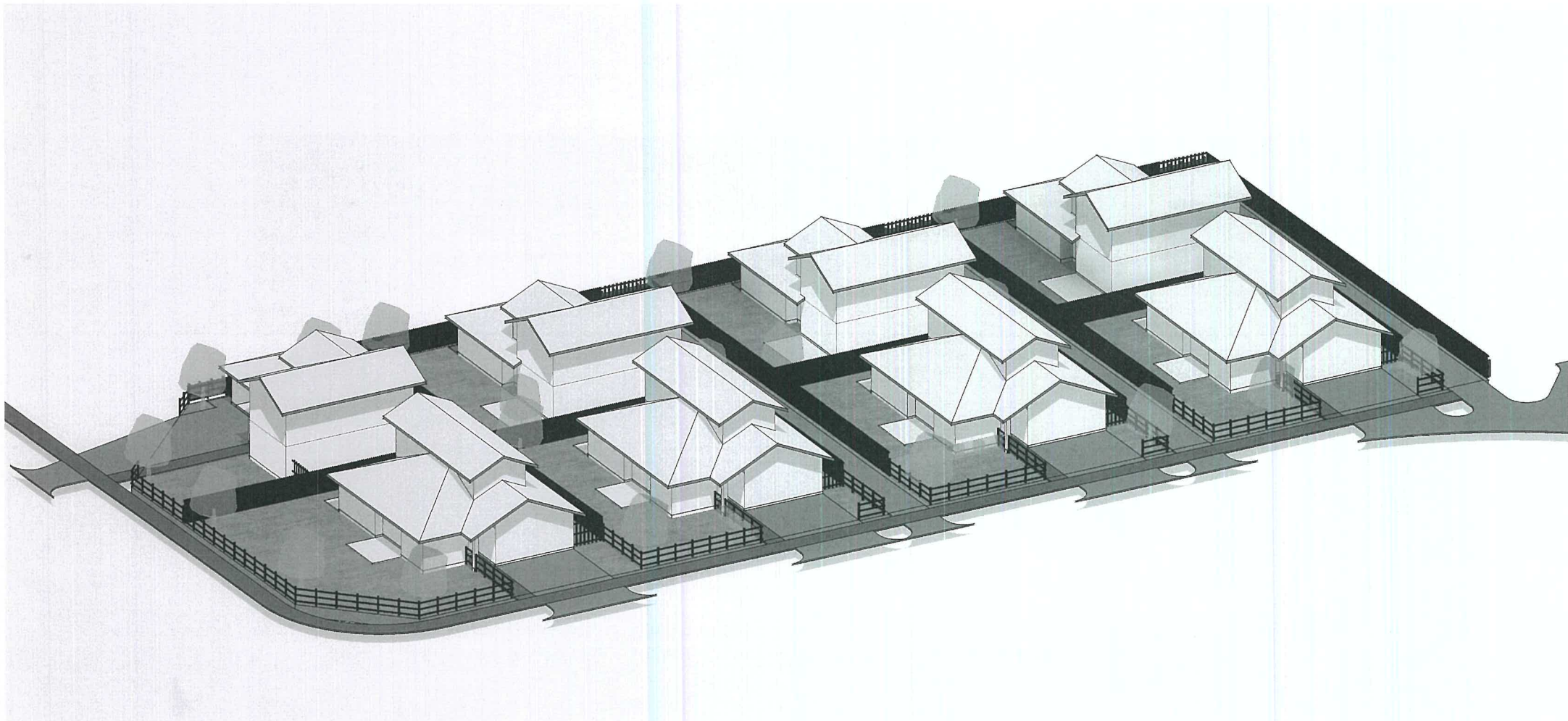
[Signature]

EXAMPLE OF COMPLIANT DEVELOPMENT

JT DESIGN ARCHITECTURE

ANDERSON DEVELOPMENT - 29 CHARLES CRESCENT, TAUPŌ

Scale @A3.	Date.	05 MAY 2025
1 : 350	Job No.	JT24001



Please Sign Here *SAL*

EXAMPLE OF COMPLIANT DEVELOPMENT

ANDERSON DEVELOPMENT - 29 CHARLES CRESCENT, TAUPŌ



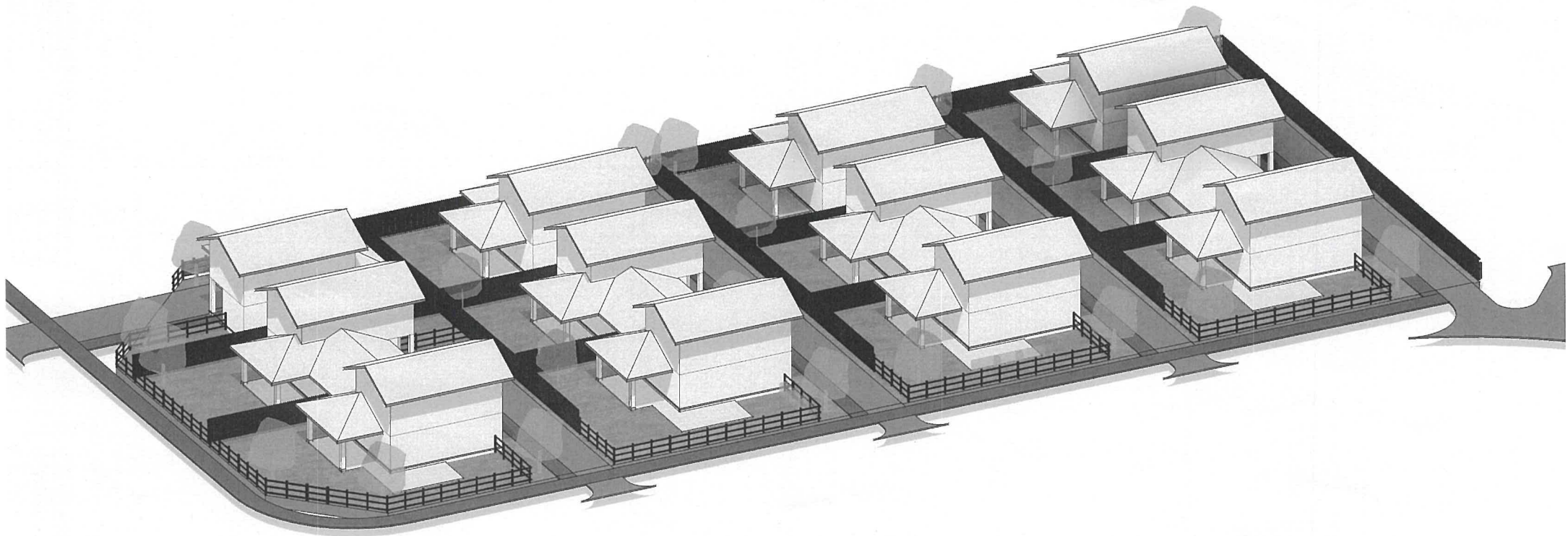
JTDESIGN ARCHITECTURE

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Scale @A3.

Date. 05 MAY 2025

Job No. JT24001



EXAMPLE OF COMPLIANT DEVELOPMENT

Please Sign Here

[Signature]
 JT DESIGN ARCHITECTURE
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ANDERSON DEVELOPMENT - 29 CHARLES CRESCENT, TAUPU

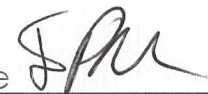
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Date. 05 MAY 2025
 Job No. JT24001

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DRAWING CONTENTS

SHT	NAME	REV	REV DATE
00	RENDERS		
RC1	LOCATION PLAN		
RC2	SITE PLAN		
RC3	SITE PLAN		
RC4	RETAINING WALL & SERVICES		
RC5	FENCE AND HARDSCAPING PLAN		
RC6	GROUND FLOOR PLANS		
RC7	FIRST FLOOR PLANS		
RC8	SECOND FLOOR PLANS		
RC9	DEVELOPMENT ELEVATIONS		
RC10	DEVELOPMENT HIRB & HEIGHT		
RC11	UNITS 1 AND 2		
RC12	UNITS 1 AND 2		
RC13	UNITS 3 AND 4		
RC14	UNITS 3 AND 4		
RC15	UNITS 5 AND 6		
RC16	UNITS 5 AND 6		
RC17	UNITS 7 - 12		
RC18	UNITS 7 - 12		
RC19	UNITS 13 - 16		
RC20	UNITS 13 - 16		
RC21	UNITS 13 - 16		

Please Sign Here 

1. Application Details *(applicant to fill in)*

Applicant name (in full): DABB PROPERTY RENTALS LIMITED

Address of proposed activity: 29 CHARLES CRESCENT, TAUPŌ
(LOT 2 DPS 12549 & LOTS 70, 71 & 72 DPS 6123 - ROT SA9C/1073)

Brief description of proposed activity:

The proposal will include 16 medium density 2-3 storey residential units being semi-detached and standalone units. This housing is intended to be constructed, subdivided and sold to private landowners.

The proposal complies with the Council requirements for building coverage over the whole site, and largely complies with setback requirements. The two storey units comply with height and height to boundary planes with respect to external boundaries (except Units 1 & 4). The three storey units will not comply fully with height or height to boundary plane with respect to the Lake Terrace boundary or Rainbow Drive boundary. The proposal does not comply with the plot ratio/gross floor area requirement, and involves earthworks including up to 1.5m on southern and eastern boundaries. All units will be fully serviced with water and wastewater and connections to stormwater within their own boundaries. Full details are attached in the District Plan Assessment.

2. Application *(affected person/s to fill in)*

You should only sign below if you have no opposition to the above proposal

Your name/s (in full):

All legal owners must be named. Where your property is held in a trust or company these entities must also be named.

TROY IAN SEBASTIAN HENDY

EMILY ANTONIA STROOMBERGEN

Your address: 1/24 CHARLES CRESCENT, TAUPŌ

Are you the owner or occupier of the property?

☒ Owner

☐ Occupier

Please read and tick each box below:

☒ I/we agree that we have read the resource consent application and accompanying plans and give our written approval to the proposed activity

☒ I/we understand that by giving my/our consent, Council cannot take into account any actual or potential effects of the activity on our property

☒ I/we understand that at any time before the application is granted, I/we may give written notice to Council that this consent is withdrawn

Signature/s of all legal owners

All legal owners must sign here

If you are signing on behalf of a trust or another person go to the next section →

Sign here:





or
Signature of person authorised to sign on behalf of legal owners

If signing on behalf of another person or entity, proof of authorisation to sign is required. This could be in the form of a signed power of attorney, letter on letterhead or a minuted resolution. If any person signs this form as a trustee or a trust, then that person warrants that:

- (a) That person has power to complete this application form under the terms of the trust;
- (b) That person has properly signed this application form in accordance with the terms of the trust; and
- (c) All of the persons who are trustees of the trust have approved the application for resource consent made pursuant to the application form and accompanying information.

Sign here: _____

Please see over page for information for affected persons

So you are an Affected Person ...

What does this mean?

It means you neighbour or someone in your area is undertaking an activity which:

- a) Is not permitted as of right under the Taupo District Plan, and
- b) Could potentially affect your property.

This could include something like a garage which will be built closer to your shared boundary than the distance permitted under the District Plan. Or, it could be something larger, such as an outdoor stadium in your neighbourhood which may have noise and traffic impacts.

What is required of the applicant?

Council determines who may be affected by a proposal and it is then the applicant's role to approach each owner or occupier and:

- a) Explain the application and why resource consent is required;
- b) Show you plans of the proposal;
- c) Show you an assessment of environmental effects of the proposal (i.e. explain how the proposal may affect you).

What is required of you?

If you have no objections to the proposal, then you may sign the documents to show that you give your approval. You will need to sign the affected persons form and the plans.

Do not sign these documents unless you consent to the proposed activity as, if you have signed these forms, Councils will not take into account any effect on you.

If you object to the proposal then the person proposing the application may:

- Withdraw the application,
- Change the application to meet your concerns, or
- Decide to have the application notified.

If the application is notified by Council, it gives you an opportunity to make a formal submission on the proposal and explain the reasons for your objection at a hearing.

What if you change your mind?

If you decide to support the proposal then you should contact the person proposing the development or Council as this may save the applicant from costly notification fees and procedures.

If you decide that you no longer support the proposal, you can withdraw your consent – but only up until the date of a hearing or when the consent has been granted by Council. Once the hearing has been held or the Council grants consent, you are not able to challenge Council's decision.

Can you make the consent conditional?

No, you may not make your approval conditional on, for example, a particular roof colour being used. However, you may make a private arrangement with your neighbour about such matters. Alternatively, they may change the plan or proposal to meet your requests.

What if you have further questions?

If you have any concerns about signing an affected persons form, you can contact Council's duty planner for further advice on 07 3760899 or at dutyplanner@taupo.govt.nz.

TAUPŌ DISTRICT PLAN REQUIREMENTS

Performance Standards – General Residential Zone

As detailed below, this proposal for 16 units infringes the following performance standards as summarised below and in detail further on:

Performance Standard	Parent Allotment/External Boundaries	Individual Units
Maximum Combined Coverage	Complies	Comply except Units 14 & 15
Maximum Plot Ratio	Does not comply	No units comply
Maximum Total Coverage	Does not comply	-
Front Boundary Setback	Complies except for Unit 1	Comply except Unit 1
Side/Rear Boundary Setback	Complies except for Unit 4	Comply except Units 13 – 16
Height	-	Comply except Units 7 – 12, 13 – 16
Height to Boundary	Complies except Units 1, 4, 7 – 12, 13 – 16	Comply except Units 5, 6 7 – 12, 13 – 16
Access	-	Comply except for Unit 14 access
Earthworks	More than 50% of the site will be earthworked at one time, during construction. With up to 1.1m cut occurring on the length of south and eastern boundaries.	-

- Rule GRZ-R4 of the Taupō District Plan states that Any activity which does not comply with four or more standards for PER activities including (where a standard contains more than one control) four or more parts thereof, is a **Non-Complying Activity**.
- Rule GRZ-R3.1 of the Taupō District Plan states Any activity which does not comply with two or three standards for PER activities including (where a standard contains more than one control) two or three parts thereof, or is not a PER, CON, or RDIS activity, is a **Discretionary Activity**.
- Rule SUB-R1 of the Taupō District Plan states that Any subdivision in the GRZ, MRZ, LRZ or NCZ which:
 - a. Demonstrates compliance with all of the standards for the future land use, or
 - b. For which a land use consent has already been granted
 - c. Is not identified as RDIS, DIS or NC activity
 is a **Controlled Activity**.
- Rule SUB-R8 of the Taupō District Plan states that Any subdivision within unserviced areas of the residential zones, or any activity which results in a new public road or extension to existing public roads, water, stormwater or wastewater utility services, is a **Restricted Discretionary Activity**.
- Rule INF-R2 of the Taupō District Plan states that Any activity which results in new water, stormwater or wastewater utility services is a **Restricted Discretionary Activity**.

Performance Standard	Compliance	Comment
GRZ-R5 – Standards		
Footprint		
1. Maximum Combined Coverage GRZ – 40%	☒	Compliance with this rule is achieved on the parent property (32.75%) and on all proposed units except for Unit 14 (40.67%) & Unit 15 (40.40%).
2. Maximum Plot Ratio GRZ – 40%	☒	Compliance with this rule is not achieved on the parent property (74.78%) or on any proposed units.
3. Maximum Total Coverage GRZ – 50%	☒	Compliance with this rule is not achieved on the parent property as total coverage is 56.45%.
Building Setbacks (minimum)		
4. Front Boundary: GRZ – 5m	☒	Compliance with this rule is achieved on the parent property and on all proposed units except for Unit 1 which is located in the front setback (Charles Crescent) by 0.5 - 0.9m for length of 11.7m.
5. All Other Boundaries GRZ a. 1.5m	☒	Compliance with this rule is achieved on the parent property except for Unit 4 which is located in the rear setback (Lake Terrace) by 0.4m for length of 3.89m. Compliance is achieved on all proposed units except for Units 14 – 16 due to the stagger nature of the terrace building.
6. Common Wall Boundaries – 0m	☒	

Performance Standard	Compliance	Comment
Height (maximum) 7. Building Height GRZ a. 8m EXCEPTION: Any structure attached to the building which does not exceed 0.6m in any horizontal distance.	☒	Compliance with this rule is achieved on all proposed units except for Unit 7 – 12, 13 – 16 which have top portions of roofs infringing into the 8m height plane.
8. Height to Boundary GRZ - 2.5m height at the boundary with a 45° recession plane except for common wall boundaries.	☒	Compliance with this rule is achieved on external boundaries for all proposed units except for: - Unit 1 front boundary gable (0.3m high, 1.2m width) - Unit 4 Lake Terrace boundary (0.5m – 1.6m high, 12m width) - Units 7 – 12 (4.3m – 4.6m high, 4.7m width (each building)), - Unit 13 roof (0.2m – 1.9m high, 4.8m width) - Unit 14 roof (0.2m – 1.3m high, 2.6m width) - Unit 16 (up to 2.4m, 7.4m width) Compliance internally is achieved on all internal boundaries for all proposed units except for 5, 6, 7 – 12, 13 – 16.

Performance Standard	Compliance	Comment
INF-R5 – Stormwater Standards 2. All Residential Zones a. All stormwater from buildings and impermeable surfaces is to be disposed of on-site to meet a 10-year return period of 1 hour duration (45mm). b. The function of existing secondary flow paths across the allotment shall be retained and the existing discharge point off the site shall remain unaltered as to position. EXCEPTION: Stormwater from impermeable surfaces can be disposed of via a primary or secondary stormwater drainage system within an area identified on the Planning Maps as a Stormwater Disposal Area, provided Council authorisation has been given.	☒	As shown in the stormwater plan, all stormwater from dwellings can be disposed of within each site. Stormwater from the southern and central internal driveways/Rights of Way will be managed within the legal driveway. All driveways to the roads will have strip drains as required

Performance Standard	Compliance	Comment
TRAN-R4 - Standards - PARKING, LOADING & ACCESS All access ways, loading provisions, and on-site car parking must be provided and designed in accordance with the following:		
1. Design of Parking Spaces and Access		
a. Parking and manoeuvring space shall be of a sufficient size and suitable layout to accommodate vehicles described in TRAN Figure 1.	☒	Each unit has a minimum of one parking space in a garage. Units 5 & 6 have double garages.
b. Critical access conditions, including such features as ramp and driveways, shall not exceed a slope of 1 in 5 and shall be designed in accordance with TRAN Figure 2.	☒	Achieved
c. Parking Dimensions shall be designed in accordance with TRAN Figure 3 and	☒	Achieved
d. Parking areas shall be designed to ensure that vehicles are not required to reverse either on to or off a street, nor required to queue on the street, with the exception of an allotment containing a single residential unit activity.	☐	All shared accesses are wide enough for reversing within the access, except the northern right of way (Units 14 & 15 on to Rainbow Drive) which is designed as a shared driveway to minimise the number of crossings occurring over the footpath.
e. All parking spaces and access required to meet the standards in this Plan shall be formed, sealed and maintained to an all-weather surface, and in the GRUZ, shall be formed, finished and maintained to an all-weather surface for a distance of 5 meters from the legal road boundary.	☒	Achieved, as All three shared accesses/Rights of Way will be sealed as required.
f. All parking spaces, with the exception of those associated with residential activities, shall be clearly identified by permanent markings.	☒	All parking is for residential purposes.

Performance Standard					Compliance	Comment
2. Parking Type and Manoeuvre Space					☑	All parking is within garages, with additional parking available outside most garages, which comply.
	Parking Type	Stall depth (m)	Stall depth (m)	Length per vehic (m)*(d)		
a.	90° Nose in 2.6m Stall Width	4.9	3.9	2.6		
b.	90° Nose in 2.8m Stall Width	4.9	3.9	2.8		
c.	60° Nose in 2.6m Stall Width	5.2	4.2	3.0		
d.	60° Nose in 2.8m Stall Width	5.2	4.2	3.2		
e.	0° Parallel	2.5	2.1	6.1		
* = the distance along the wall or kerb between adjacent stalls allowing for both the parking angle and the stall width **= the manoeuvre space may be used for aisle width provided it is greater than 3.7m, otherwise use 3.7m						
3. Provision of Loading Spaces					NA	
a.	All loading on an allotment shall be sufficient to accommodate the vehicles required to service the activity.					
b.	Every loading space and access shall be designed to ensure that vehicles are not required to reverse either onto or off a street, nor required to queue on the street.					

Performance Standard	Compliance	Comment
4. Design of Loading Spaces and Access a. Activities requiring loading facilities or servicing from vehicles of an 8.0m axis or smaller shall be designed to accommodate vehicle described in Figure 4 - Loading Space. b. Activities requiring loading facilities or servicing from vehicles larger than an 8.0m axis shall be designed to accommodate vehicles described in Figure 5 - Loading Space c. With the exception of farming and forestry activities in the GRUZ, all loading spaces and access required to meet the standards in this Plan shall be formed, sealed and maintained to an all weather surface. d. With the exception of farming and forestry activities in the GRUZ, all loading spaces shall be clearly identified by permanent markings.	NA	

Performance Standard	Compliance	Comment																									
5. Access standards All access shall be provided in accordance with the standards set out in this section. a. Sight Distances i. Minimum Sight Distances from Vehicle Crossing Points shall be designed in accordance with TRANR8.5.b and TRAN Figure 6 - Vehicle Crossing (refer number 1). ii. Where access is to be obtained from a State Highway the consent of New Zealand Transport Agency is required under the Government Roading Powers Act 1989. The standards of the District Plan do not apply where they conflict with the standards of the road controlling authority. b. Minimum Sight Distance* (m) (refer to 1 in figure7) <table><tr><td></td><td></td><td>A</td><td>B</td><td>C</td></tr><tr><td></td><td>Posted Speed</td><td>Local Road**</td><td>Collector Road**</td><td>Dist</td></tr><tr><td>i</td><td>50/60 km/h</td><td>40m***</td><td>50m***</td><td></td></tr><tr><td>ii</td><td>70/80 km/h</td><td>90m</td><td>100m</td><td></td></tr><tr><td>iii</td><td>>80 km/h</td><td>160m</td><td>160m</td><td></td></tr></table> * Sight distances to be unobstructed from the eye level at 1.15m height and 3m behind sealed edge of carriageway to an object at 1.15m height on centre line of relevant traffic lane. ** As shown on the Planning Maps. *** Does not include cars parked at kerbside.			A	B	C		Posted Speed	Local Road**	Collector Road**	Dist	i	50/60 km/h	40m***	50m***		ii	70/80 km/h	90m	100m		iii	>80 km/h	160m	160m		☑	All accesses have compliant sight distances
		A	B	C																							
	Posted Speed	Local Road**	Collector Road**	Dist																							
i	50/60 km/h	40m***	50m***																								
ii	70/80 km/h	90m	100m																								
iii	>80 km/h	160m	160m																								

Performance Standard	Compliance	Comment																				
6. Distance – Road Intersection to Vehicle Crossing i. Minimum Distance from Road Intersection to Vehicle Crossing shall be designed in accordance with 6.5.5 and Figure 7 (refer number 2 in Figure 7). ii. Where access is to be obtained from a State Highway the consent of NZTA is required under the Government Roding Powers Act 1989. The standards of the District Plan do not apply where they conflict with the standards of the road controlling authority.	X	Compliance with this rule is achieved on all proposed accesses, except for the Unit 14 access where the shared crossing for Units 14 & 15 will be 11.1m from the Charles Crescent intersection with Rainbow Drive.																				
7. Minimum Distance from Road Intersection to Vehicle Crossing <table><tr><td></td><td></td><td>A</td><td>B</td></tr><tr><td></td><td>Posted Speed km/h</td><td>Arterial*</td><td>Local & Collector*</td></tr><tr><td>i</td><td>50/60</td><td>20m</td><td>15m</td></tr><tr><td>ii</td><td>70/80</td><td>50m</td><td>30m</td></tr><tr><td>iii</td><td>>80</td><td>60m</td><td>60m</td></tr></table> * Classification for road that the crossing fronts, as shown on Planning Maps.			A	B		Posted Speed km/h	Arterial*	Local & Collector*	i	50/60	20m	15m	ii	70/80	50m	30m	iii	>80	60m	60m	X	Compliance with this rule is achieved on all proposed accesses, except for the Unit 14 access where the shared crossing for Units 14 & 15 will be 11.1m from the Charles Crescent intersection with Rainbow Drive, not the required 15m.
		A	B																			
	Posted Speed km/h	Arterial*	Local & Collector*																			
i	50/60	20m	15m																			
ii	70/80	50m	30m																			
iii	>80	60m	60m																			
8. Vehicle Crossings a. Vehicle Crossings shall be provided in accordance with TRAN-R8.9. b. Where access is to be obtained from a State Highway the consent of New Zealand Transport Agency is required under the Government Roding Powers Act 1989. The standards of the District Plan do not apply where they conflict with the standards of the road controlling authority.	☑	Compliance with this rule is achieved on all proposed accesses.																				

Performance Standard					Compliance	Comment
9. Vehicle Crossing Requirements					☒	Compliance with this rule is achieved on all proposed accesses – the crossing width for units 14 & 15 is 6m.
	Zone	Min	Min	Max		
	Posted Speed (km/hr)	Distance between crossings Local & Collector Roads	Distance between crossings Arterial Road	Number of crossings		
i.	GRZ and TCZ ≤80km/hr	NA	NA	1 per allotment Max 6m wide		

10. Minimum Standards for Driveways and Accessways a. Minimum Standards for Driveways and Accessways shall be designed in accordance with Table 1. b. In accordance with Rules SUB-R13.2, SUB-R16.2 and SUB-R19.6 any single common driveway or accessway serving more than nine allotments in the Residential and Industrial Zones, and more than twelve allotments in the GRUZ is to be vested as legal road. c. Except for the GRUZ and except in the case of a single residential unit and/or allotment, all driveways and accessways shall be formed and sealed with an all-weather surface. (Please note that as required by the stormwater provisions for urban properties, all stormwater must be collected and retained within the site to meet the 10% event, except where there is a community stormwater reticulation system). d. In the case of a single residential unit and/or allotment in any Residential Zone, all driveways or accessways shall have a stable surface that does not discharge any material off-site. Where the driveway or accessway is steeper than 6% and slopes towards the road, an all-weather surface and stormwater control shall be provided in accordance with c above. e. In the GRUZ accessways shall be sealed where they serve more than 3 allotments or where they are steeper than 6% and service more than 1 allotment. Where the access is onto a sealed public roadway the vehicle crossing shall be sealed. f. For the purposes of these standards, all weather shall mean a durable permanent surfacing such as concrete, seal or pavers. g. No new vehicle crossings may be constructed within TCZ-PREC2 – Tūrangi and Mangakino.	☒ ☒ ☒ ☒ NA NA	Compliance with this rule is achieved on all proposed accesses
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Performance Standard				Compliance	Comment	
Table 1 - Minimum Standards for Driveways and Accessways				☑	The southern Right of Way will be 3.5m legal and 3m formed for 4 units	
Residential Zones					☑	The middle Right of Way will be 8m legal and 4.5m formed for 6 units.
No. of Dwellings and/or Allotments served	Minimum Legal Access Width (m)	Minimum Formed Carriageway (m)				The northern Right of Way will be 6m legal and 6m formed for 2 units.
1 to 2	3.5	2.75				
3	4.5	2.75				
4 to 6	6	4				
7 to 9	8	5				
TRAN-R5 - Maximum Equivalent Vehicle Movements				☒	With 16 units the proposal is deemed to generate 128evms/day being 8 evms/unit x 16.	
1. 24 EVM(max)					With 4 parcels making up the property under development, the property can have a permitted evm level of 96evms/day being 24evm/parcel x 4.	
					The motel is deemed to have generated 60evms/day being 4evms/unit x 13 units + managers unit x 1.	
AIR-R1				NA		
There shall be no discharge of offensive or objectionable odour at or beyond the boundary of a site.						

Performance Standard	Compliance	Comment
EW-R1 – PER Activities 1. Earthworks within the LRZ, GRZ, NCZ a. Disturbance of the allotment at any one time while redeveloping – 50% maximum or if in DEV1-Kinloch 10% maximum b. 1.5m vertical ground alteration outside the minimum building setback in a new face or cut and / or fill c. 0.5m vertical ground alteration within the minimum building setback requirement d. No dust or silt nuisance beyond the boundary of the allotment e. Compliance with standards from Other Plan Matters	☒	As shown on the earthworks plan, the whole site will be disturbed during redevelopment with earthworks. Minor areas of cut will occur central to the property, outside the setbacks. Cut will occur along the southern, and eastern boundaries. Up to 1.1m of cut will occur in the southeastern corner, extending along the eastern boundary reducing to 0m cut near Charles Crescent road frontage, and extending along the southern boundary reducing to 0.8m cut, then to 0m cut at Rainbow Drive road frontage.
LIGHT-R1 Maximum Artificial Light Levels Eight (8) LUX (lumens per square meter) at the boundary.	☒	All external lighting will be directed internally to the site.
NOISE-R1 – General 1. Noise Measurement and Assessment The noise levels shall be measured in accordance with the requirements of NZS 6801:2008 <i>Acoustics – Measurement of Environmental Sound</i> and assessed in accordance with the requirements of NZS 6802:1991 – <i>Acoustics – Environmental noise</i> .	☒	

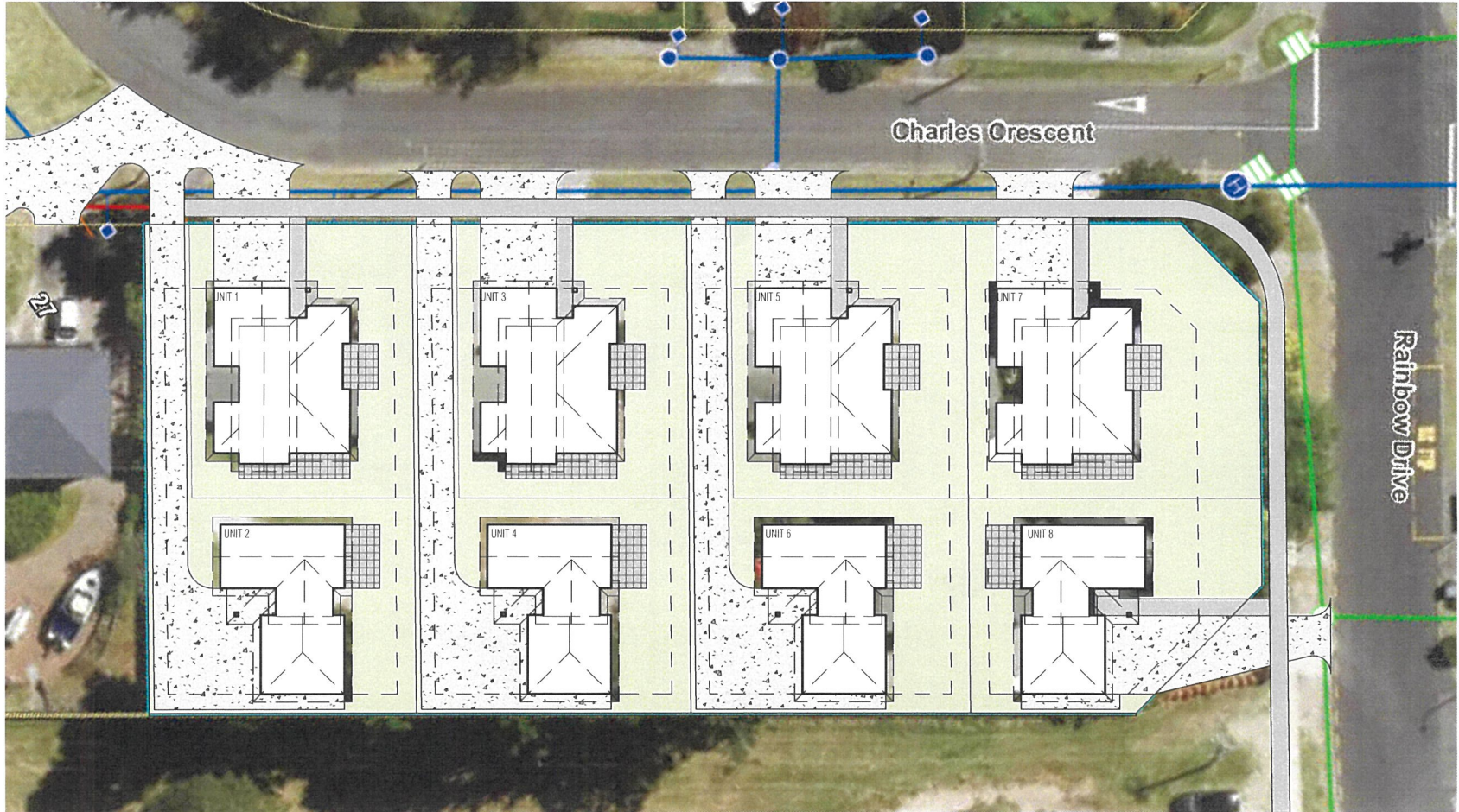
Performance Standard	Compliance	Comment
2. Construction Noise All construction noise shall meet the requirements of New Zealand Standard NZS 6803:1999 – <i>Acoustics - Construction Noise</i>.	☒	Compliance will be achieved during construction via the use of a Construction Management plan.
NOISE-R2.1 – MRZ, GRZ, LRZ NOISE LIMITS 1. Maximum Noise Limits The noise rating level arising from any activity measured within the boundary of any MRZ, GRZ or LDRZ site or the notional boundary of any residential zone site, other than from the site where the noise is generated, shall not exceed the following limits: a. 7.00am — 7.00pm 50dB LAeq (15 mins) b. 7.00pm — 10.00pm 40dB LAeq (15 mins) c. 10.00pm — 7.00am 40dB LAeq (15 mins) and d. 10.00pm – 7.00am and 70dB LAF(max)	☒	Residential activities will occur on site only
2. Maximum Noise (Telecommunication and electricity equipment) Noise from telecommunications equipment and electricity substations and transformers located in the road reserve permitted by the plan shall comply with the noise limits specified in 4a.1.18 as measured at a point of 1m from the closest façade of the nearest dwelling.	NA	

Performance Standard	Compliance	Comment
SIGN-R1 – PER Activities 1. Signs within the MRZ, GRZ, and LRZ a. Signage must relate to the activity undertaken on the allotment b. No flashing, reflectorised or illuminated signs c. 0.25m² within LRZ, GRZ, and DEV3-Nukuhau or d. 4m² total face area per site within MRZ e. Compliance with standards from Other Plan Matters f. 0.25m² within GRZ and MRZ DEV3-Nukuhau	NA	
TEMP-R1 PER activities within MRZ, GRZ, LRZ, GIZ, HIZ and MUZ 1. Any temporary activity, being an activity of up to a total of three operational days in any one calendar year, which exceeds standard(s) for the zone. a. There are no new permanent structures constructed; and b. Once the activity has ceased, the site (including vegetation and the surface of the ground of the site) is retained or re-instated to its condition prior to the activity commencing; and c. An allowance of five non-operational days associated with the activity is not exceeded, during which time any breach of any standard(s) shall only be to the extent reasonably necessary to undertake any relevant aspect of the activity. d. Refer to TEMP-R4	NA	

<i>Performance Standard</i>	<i>Compliance</i>	<i>Comment</i>
TEMP-R4 - PER activities Temporary Signage 1. MRZ, GRZ, LRZ and MUZ One temporary sign per allotment, 1.08m ² total face area, 4m maximum height, for the sale of land or buildings.	NA	
INF-R2 – Network Utilities 2. Any activity which results in new water, stormwater or wastewater utility services		Restricted Discretionary Consent is required for the proposed extension of water and wastewater services.

Building Coverage			
COVERAGE	AREA	SITE	%
UNIT 1	139.0 m ²	3316 m ²	4.19%
UNIT 2	106.4 m ²	3316 m ²	3.21%
UNIT 3	139.0 m ²	3316 m ²	4.19%
UNIT 4	108.3 m ²	3316 m ²	3.27%
UNIT 5	139.0 m ²	3316 m ²	4.19%
UNIT 6	108.3 m ²	3316 m ²	3.27%
UNIT 7	139.0 m ²	3316 m ²	4.19%
UNIT 8	108.3 m ²	3316 m ²	3.27%
TOTAL	987.7 m ²		29.78%

Plot Ratio			
FLOOR	AREA	SITE	%
UNIT 8 upper	58.9 m ²	3316 m ²	1.77%
UNIT 8 lower	99.4 m ²	3316 m ²	3.00%
UNIT 7 upper	43.2 m ²	3316 m ²	1.30%
UNIT 7 lower	127.8 m ²	3316 m ²	3.85%
UNIT 6 upper	58.9 m ²	3316 m ²	1.77%
UNIT 6 lower	99.4 m ²	3316 m ²	3.00%
UNIT 5 upper	43.2 m ²	3316 m ²	1.30%
UNIT 5 lower	127.8 m ²	3316 m ²	3.85%
UNIT 4 upper	58.9 m ²	3316 m ²	1.77%
UNIT 4 lower	99.4 m ²	3316 m ²	3.00%
UNIT 3 upper	43.2 m ²	3316 m ²	1.30%
UNIT 3 lower	127.8 m ²	3316 m ²	3.85%
UNIT 2 upper	58.9 m ²	3316 m ²	1.77%
UNIT 2 lower	101.3 m ²	3316 m ²	3.05%
UNIT 1 upper	43.2 m ²	3316 m ²	1.30%
UNIT 1 lower	127.8 m ²	3316 m ²	3.85%
TOTAL	1318.5 m ²		39.76%



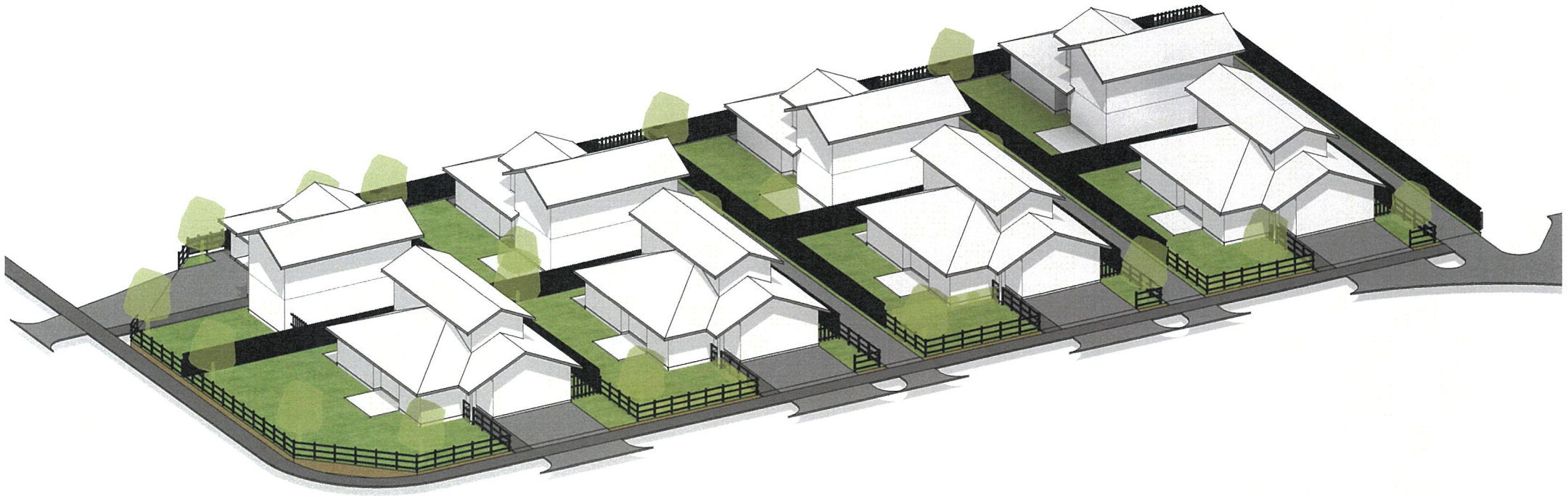
EXAMPLE OF COMPLIANT DEVELOPMENT

Please Sign Here 

JT DESIGN ARCHITECTURE

ANDERSON DEVELOPMENT - 29 CHARLES CRESCENT, TAUPŌ

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EXAMPLE OF COMPLIANT DEVELOPMENT

ANDERSON DEVELOPMENT - 29 CHARLES CRESCENT, TAUPŌ

Please Sign Here

Handwritten signature

JT DESIGN ARCHITECTURE

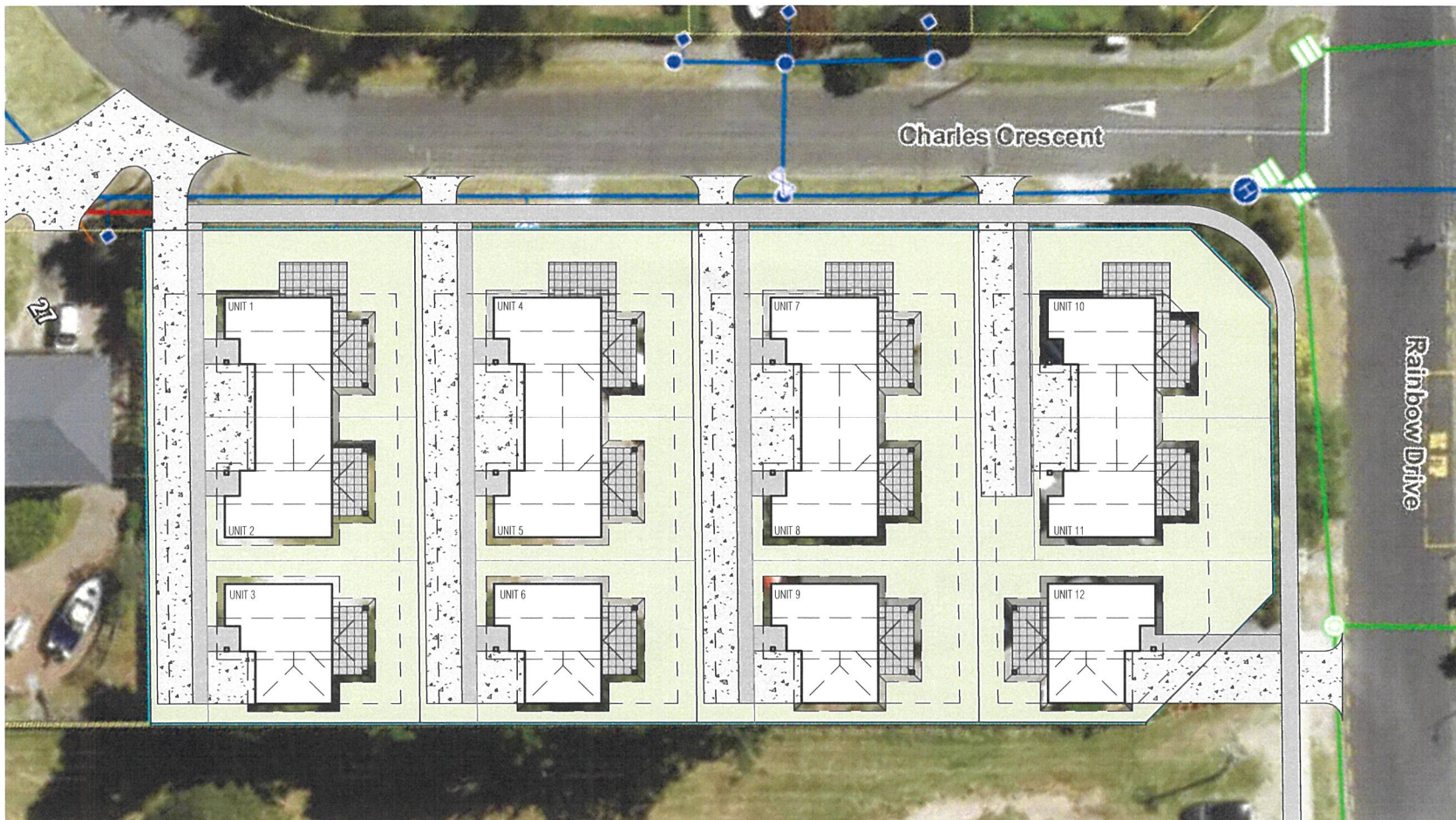


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	Job No.	JT24001	---

Building Coverage			
COVERAGE	AREA	SITE	%
UNIT 1 & 2	166.7 m ²	3316 m ²	5.03%
UNIT 3	83.1 m ²	3316 m ²	2.51%
UNIT 4 & 5	166.7 m ²	3316 m ²	5.03%
UNIT 6	83.1 m ²	3316 m ²	2.51%
UNIT 7 & 8	166.7 m ²	3316 m ²	5.03%
UNIT 9	83.1 m ²	3316 m ²	2.51%
UNIT 10 & 11	166.7 m ²	3316 m ²	5.03%
UNIT 12	83.1 m ²	3316 m ²	2.51%
TOTAL	999.4 m ²		30.14%

Plot Ratio			
FLOOR	AREA	SITE	%
UNIT 12 upper	43.7 m ²	3316 m ²	1.32%
UNIT 12 lower	65.9 m ²	3316 m ²	1.99%
UNIT 11 upper	43.7 m ²	3316 m ²	1.32%
UNIT 10 upper	43.7 m ²	3316 m ²	1.32%
UNIT 10 & 11 lower	132.3 m ²	3316 m ²	3.99%
UNIT 9 upper	43.7 m ²	3316 m ²	1.32%
UNIT 9 lower	65.9 m ²	3316 m ²	1.99%
UNIT 8 upper	43.7 m ²	3316 m ²	1.32%
UNIT 7 upper	43.7 m ²	3316 m ²	1.32%
UNIT 7 & 8 lower	132.3 m ²	3316 m ²	3.99%
UNIT 6 upper	43.7 m ²	3316 m ²	1.32%
UNIT 6 lower	65.9 m ²	3316 m ²	1.99%
UNIT 5 upper	43.7 m ²	3316 m ²	1.32%
UNIT 4 upper	43.7 m ²	3316 m ²	1.32%
UNIT 4 & 5 lower	132.3 m ²	3316 m ²	3.99%
UNIT 3 upper	43.7 m ²	3316 m ²	1.32%
UNIT 3 lower	65.9 m ²	3316 m ²	1.99%
UNIT 2 upper	43.7 m ²	3316 m ²	1.32%
UNIT 1 upper	43.7 m ²	3316 m ²	1.32%
UNIT 1 & 2 lower	132.3 m ²	3316 m ²	3.99%
TOTAL	1316.8 m ²		39.71%



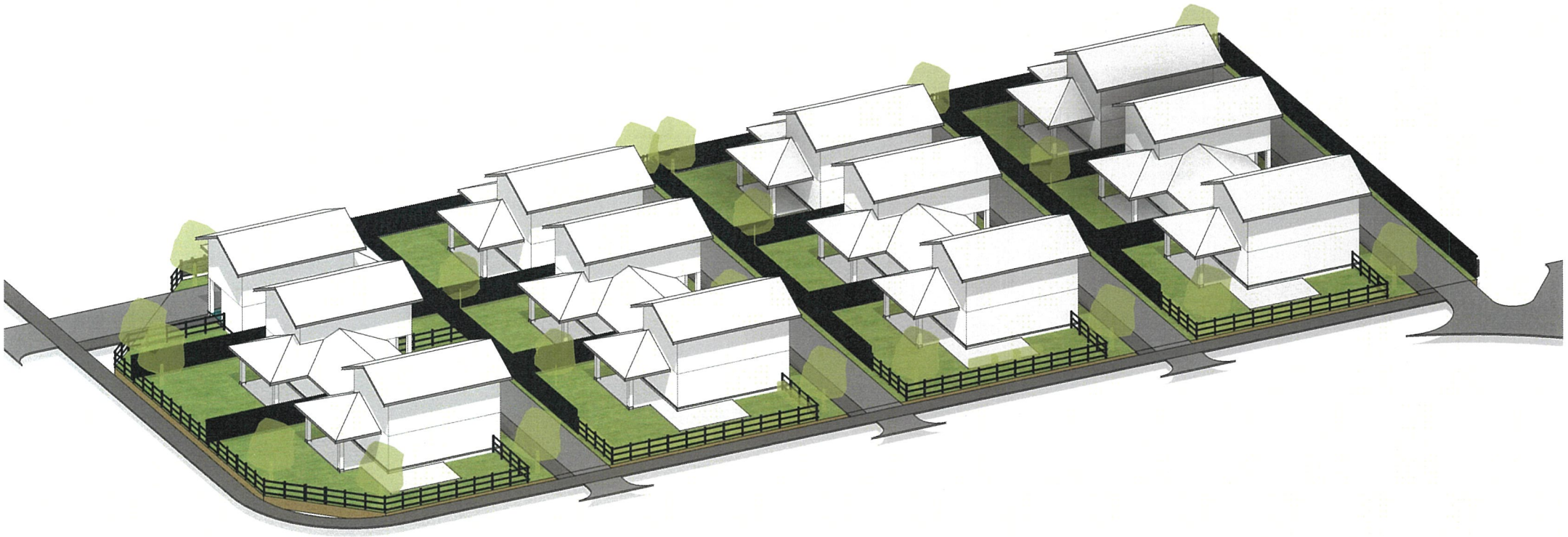
EXAMPLE OF COMPLIANT DEVELOPMENT

ANDERSON DEVELOPMENT - 29 CHARLES CRESCENT, TAUPŌ

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Estimate *Design Architecture*

Scale @A3.	Date.	05 MAY 2025	© Copyright
1 : 350	Job No.	JT24001	--



EXAMPLE OF COMPLIANT DEVELOPMENT

ANDERSON DEVELOPMENT - 29 CHARLES CRESCENT, TAUPŌ

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	Job No.	JT24001	---

DRAWING CONTENTS

SHT	NAME	REV	REV DATE
00	RENDERS		
RC1	LOCATION PLAN		
RC2	SITE PLAN		
RC3	SITE PLAN		
RC4	RETAINING WALL & SERVICES		
RC5	FENCE AND HARDSCAPING PLAN		
RC6	GROUND FLOOR PLANS		
RC7	FIRST FLOOR PLANS		
RC8	SECOND FLOOR PLANS		
RC9	DEVELOPMENT ELEVATIONS		
RC10	DEVELOPMENT HIRB & HEIGHT		
RC11	UNITS 1 AND 2		
RC12	UNITS 1 AND 2		
RC13	UNITS 3 AND 4		
RC14	UNITS 3 AND 4		
RC15	UNITS 5 AND 6		
RC16	UNITS 5 AND 6		
RC17	UNITS 7 - 12		
RC18	UNITS 7 - 12		
RC19	UNITS 13 - 16		
RC20	UNITS 13 - 16		
RC21	UNITS 13 - 16		


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CHARLES CRESCENT



CORNER OF RAINBOW DRIVE AND CHARLES CRESCENT



CHARLES CRESCENT LOOKING TOWARDS RAINBOW DRIVE INTERSECTION

Handwritten signature

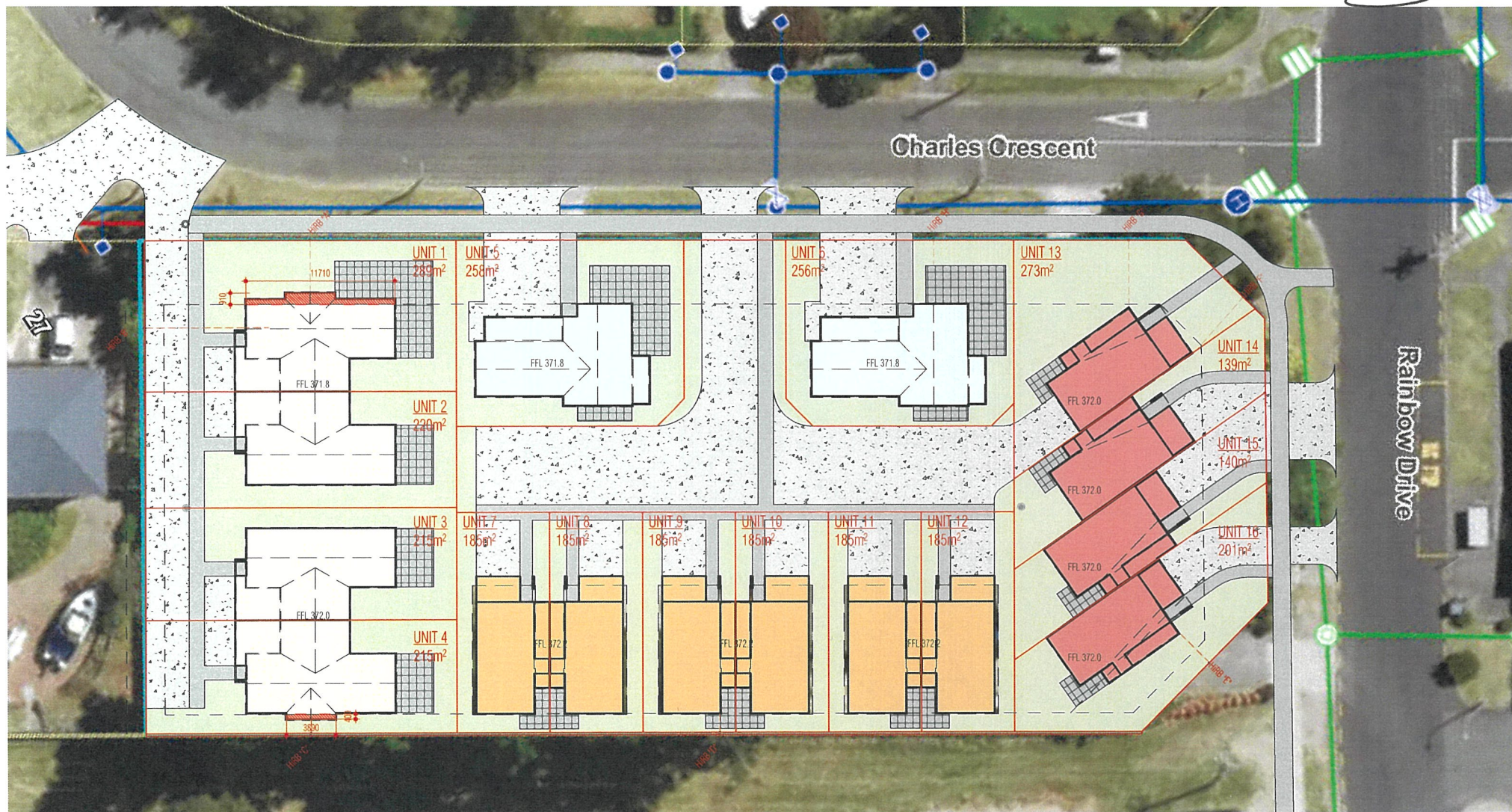
Please Sign Here

SITE NOTES:	
KEY:	
	AREA OF NON-COMPLIANCE



Please Sign Here

James *Ettinger*



 JTDesign Architecture Ltd PO Box 1267, Taupo ph 07 377 1998 email james@jtdesign.co.nz www.jtdesign.co.nz	ANDERSON DEVELOPMENT	SITE PLAN	SCALE @ A3 As indicated	NOTES WIND ZONE = HIGH EQ ZONE = 2 EXPOSURE ZONE = 8 CLIMATE ZONE = 4	DATE 07 MAY 2025	REVISION	SHEET No RC2
	29 CHARLES CRESCENT, TAUPO	RESOURCE CONSENT	DRAWN BY MQ	All dimensions to be checked and verified by the Contractor before commencement of any work. E&OE			JOB No JT24001

SERVICES NOTES:

SERVICES LAYOUT AS SHOWN IS INDICATIVE OF INTENT ONLY AND IS SUBJECT TO FINAL DESIGN AND CALCULATIONS BY THE CIVIL ENGINEER. FINAL ALIGNMENT AND SPECIFICATIONS ARE TO BE CONFIRMED

KEY:

 TIMBER RETAINING WALL
design to be confirmed

 SANITARY SEWER



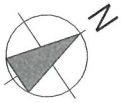
4.0m DEEP
900Ø CONCRETE SOAKHOLE
max capacity 75m³



5.0m DEEP
900Ø CONCRETE SOAKHOLE
max capacity 93.7m³

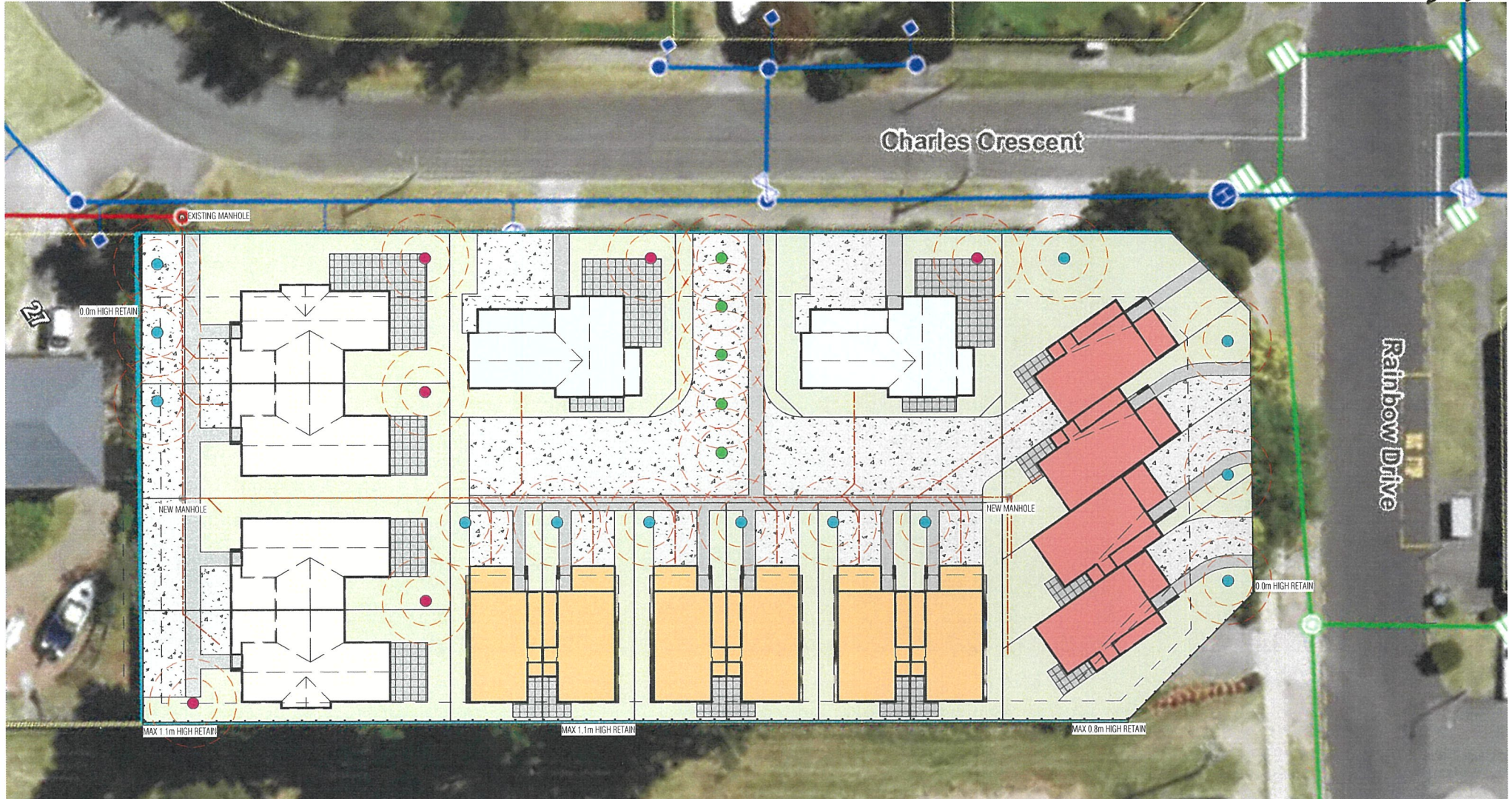


6.0m DEEP
900Ø CONCRETE SOAKHOLE
max capacity 112.5m³



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Handwritten signatures



JTDesign Architecture Ltd
PO Box 1267, Taupo
ph | 07 377 1998
email | james@jtdesign.co.nz
www.jtdesign.co.nz

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TITLE
ANDERSON DEVELOPMENT
29 CHARLES CRESCENT, TAUPO

DRAWING
RETAINING WALL & SERVICES
RESOURCE CONSENT

SCALE @ A3
As indicated
DRAWN BY
MQ
DATE
07 MAY
2025

NOTES
All dimensions to be checked and verified by the Contractor before commencement of any work

WIND ZONE = HIGH
EQ. ZONE = 2
EXPOSURE ZONE = B
CLIMATE ZONE = 4

E&OE

DATE
REVISION

SHEET No

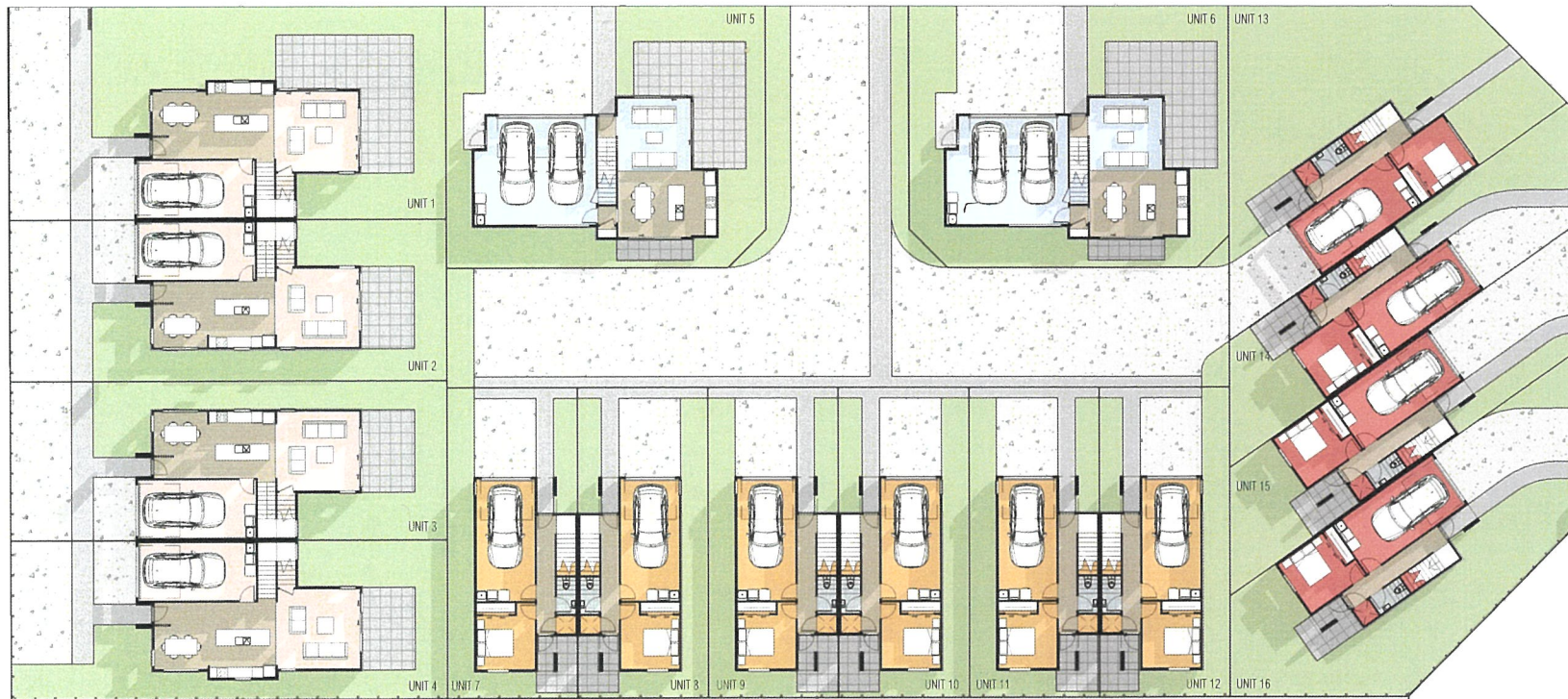
RC4

JOB No

JT24001



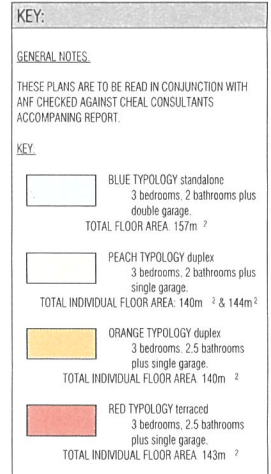
KEY:	
GENERAL NOTES:	
THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ANY CHECKED AGAINST CHEAL CONSULTANTS ACCOMPANYING REPORT.	
KEY:	
	BLUE TYPOLOGY standalone 3 bedrooms, 2 bathrooms plus double garage TOTAL FLOOR AREA 157m ²
	PEACH TYPOLOGY duplex 3 bedrooms, 2 bathrooms plus single garage TOTAL INDIVIDUAL FLOOR AREA: 140m ² & 144m ²
	ORANGE TYPOLOGY duplex 3 bedrooms, 2.5 bathrooms plus single garage TOTAL INDIVIDUAL FLOOR AREA 140m ²
	RED TYPOLOGY terraced 3 bedrooms, 2.5 bathrooms plus single garage TOTAL INDIVIDUAL FLOOR AREA 143m ²



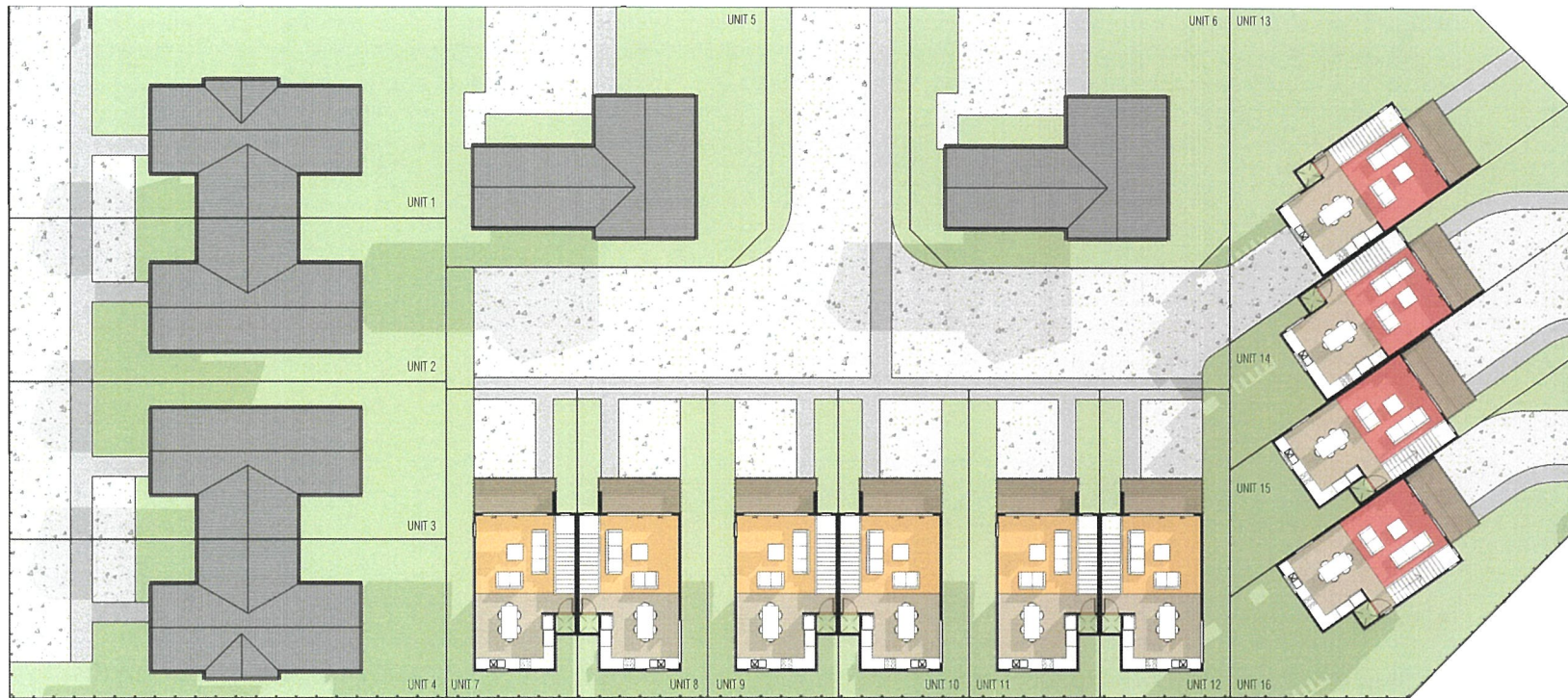
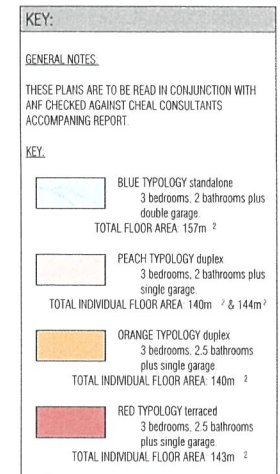
James E. Egan

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 JTDesign Architecture Ltd PO Box 1267, Taupo ph 07 377 1998 email james@jtdesign.co.nz www.jtdesign.co.nz © Copyright	TITLE	DRAWING	SCALE @ A3	NOTES	DATE	REVISION	SHEET No
	ANDERSON DEVELOPMENT 29 CHARLES CRESCENT, TAUPO	GROUND FLOOR PLANS RESOURCE CONSENT	As indicated DRAWN BY: MD DATE: 07 MAY 2025	WIND ZONE = HIGH EQ. ZONE = 2 EXPOSURE ZONE = B CLIMATE ZONE = 4 All dimensions to be checked and verified by the Contractor before commencement of any work. E&OE			RC6 JOB No: JT24001



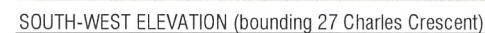
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JTDESIGN ARCHITECTURE	JTDesign Architecture Ltd P0 Box 1267, Taupo ph 07 377 1998 email james@jtdesign.co.nz www.jtdesign.co.nz © Copyright	TITLE	DRAWING	SCALE @ A3	NOTES	DATE	REVISION	SHEET No
		ANDERSON DEVELOPMENT	SECOND FLOOR PLANS	As indicated				
		29 CHARLES CRESCENT,TAUPO	RESOURCE CONSENT		At dimensions to be checked and verified by the Contractor before commencement of any work.	07 MAY 2025		JOB No: JT24001

IMPERMEABLE BOUNDARY FENCE OMITTED FOR CLARITY.



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