



**GREAT LAKE TAUPŌ**

Taupō District Council

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23 July 2025

Cheal Consultants Ltd  
PO Box 165  
Taupo 3351

**Attn:** Catriona Eagles

On all correspondence please  
quote:  
RM 250187

Dear Catriona,

**PROCESSING OF RESOURCE CONSENT APPLICATION  
DABB PROPERTY RENTALS LIMITED - 29 CHARLES CRESCENT, TAUPŌ**

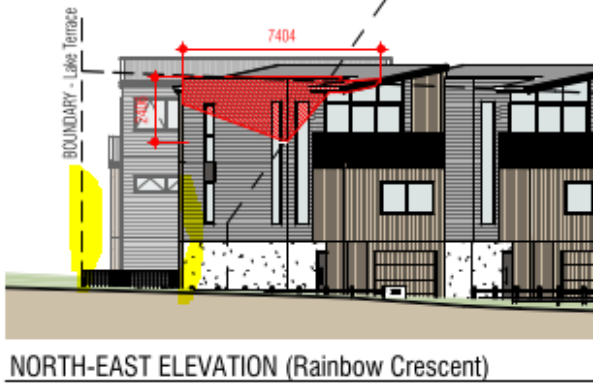
Your application for resource consent for the proposal at the above address was lodged with Taupō District Council on 14 July 2025 and has been formally received.

*Section 92 - Further information*

Please provide the following information. This information is needed to better understand the proposed activity, its effect on the environment and the ways any adverse effects on the environment might be mitigated:

|   | Information Required                                                                                  | Reason                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| 1 | Photo montages which show the proposed development in the context of the surrounding area.            | Photo montages of proposal in the context of the surrounding area will contribute to understanding the effects of the proposal, in particular character and visual effects.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 2 | Shading diagrams                                                                                      | Due to the proposed height and height recession plane infringements, shading diagrams are required to properly understand the shading effects of the proposal.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 3 | Landscaping and permeable surfacing details                                                           | The fence and hardscaping plan, sheet RC5, indicates green areas and planting, but does not provide any key or details on proposed landscaping and proposed areas of permeable surfaces. While the application offers a detailed landscape plan as a proposed condition, some preliminary information of landscape planting at this stage will contribute to the assessment of effects of the proposal including consideration of mitigation. For example, identify areas of grass or other permeable surfaces on the site, number and location of specimen trees, areas which are low planting, areas to remain permeable. |
| 4 | Duration of earthworks stage and proposed hours of work for earthworks stage and construction stages. | To better understand the earthworks effects and construction effects of the proposal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |



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| 7  | <p>Identify on a site plan, the driveway areas, which have been included in total coverage calculation.</p> <p>Section 6.7.2, total coverage, refers to 42.55% including three driveways. Please clarify, and amend if incorrect.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | To check total coverage calculations.                                                                                                                                                                           |
| 8  | Please provide existing contours or show existing ground levels and finished ground levels on the site plan and elevation plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | To understand the proposal.                                                                                                                                                                                     |
| 9  | Please add dimensions to show each height infringement, on elevation plan RC9.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | To check the infringements to maximum height.                                                                                                                                                                   |
| 10 | <p>a. Please add height recession planes to the north-east elevation to check height in relation to boundary for the rear of unit 18, and for units 11-12 from the Rainbow Crescent perspective (see highlighted points at boundary in snip).</p> <p>b. Please add to the elevations, a height recession plane from the front boundary with Rainbow Crescent to units 14 or 15.</p> <p>c. Please show accurately the existing ground level at each height in relation to boundary point.</p> <p>d. Please label each height recession plane point where infringements occur eg HIRB A, on elevation plan RC9.</p> <p>e. Please add a dimension to each sheet of the elevation drawings and ensure existing ground level and finished ground level is shown accurately (RC12, 14, 18, 20, 21). This information is required in order to check height.</p> <p>f. Please add a dimension to each sheet of the floor plans (RC11, RC13, RC15, RC17, RC19). This information is required in order to check plot ratio.</p> <p>g. Please add a dimension to show building setbacks from future internal boundaries.</p> <p>h. Please add the areas of each outdoor living court.</p> | <p>To check compliance with standards and understand the proposal.</p>  <p>NORTH-EAST ELEVATION (Rainbow Crescent)</p>       |
| 11 | Please check and correct the Permitted Baseline for the site, described in section 6.2 of the AEE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | The Record of Title for the site includes four lots but they are held within one Record of Title, so the subject site is one site or one allotment. Maximum evms is 24. The site has previously been used for a |

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|    | <p>Please also check and correct as necessary, section 6.6, Traffic effects and EVM calculations based on the correct permitted baseline.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>motel – do you have information on the vehicle movements when the motel and/or emergency housing was operating? That is not permitted baseline but useful for understanding effects/existing environment.</p> <p>Regarding the permitted baseline for vehicle crossings, section 6.2 refers to 4 or 7 crossings depending on configuration. There are four existing crossings to the site at present. Section 6.2, fourth paragraph, also states “...up to 8 access crossings onto Charles Crescent” – please explain how 7 or 8 crossings is a permitted activity from the site.</p> <p>Section 6.2 states there is no provision of footpath along the eastern side of Charles Crescent. There is a section of footpath for some of the Charles Crescent frontage of the site. Please check and clarify comments in section 6.2 re footpath. Is the proposal for a new footpath along the entire site frontage to Charles Crescent?</p> |
| 12 | <p><b>Written approvals:</b></p> <ul style="list-style-type: none"> <li>a. Are there any separate occupiers at 8 Rainbow Drive, 1/24 Charles Crescent and 2/24 Charles Crescent? Written approval has been provided from the owner. Please clarify if there is an occupier, if so provide approvals.</li> <li>b. The approval from 1/24 Charles Crescent is provided twice – checking in case this was meant to be an approval from a different property?</li> <li>c. Section 5, consultation, page 25, first para, explains that two properties have not responded (3/24 and 17 Charles Cres). Please check – is reference to 17 meant to be 19?). Note that you can request contact details from TDC.</li> </ul> | <p>This information is required in order to clarify written approvals and consultation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 13 | <p><b>Access/Traffic</b></p> <ul style="list-style-type: none"> <li>a. Please provide vehicle tracking curves and dimensions on a plan to show parking and manoeuvring space on the site in compliance with TRAN-R4.1 for units 1 – 4 and units 7 – 13.</li> <li>b. The District Plan Assessment table provided, page 6, does not identify all of the units which will reverse onto the road. Units 14 and 15 onto Rainbow Drive are identified. Will units 5, 6, and 16 not reverse onto the street? (this</li> </ul>                                                                                                                                                                                             | <p>To check compliance with District Plan Transportation standards and understand traffic effects.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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|    | <p>may be answered by provision of tracking curves requested above.</p> <p>c. Please provide a dimensioned plan to show each proposed vehicle crossing width and driveway width (legal width and formed carriageway).</p> <p>d. Please provide additional assessment of traffic effects if there are additional infringements to the Transportation standards. Approval from TDC Transportation or the emails showing the consultation with TDC Transportation would also be useful.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                 |
| 14 | <p><b>Other Engineering/Services</b></p> <p>a. Please provide a plan (or add to services plan) to show: existing street features, asset covers, bus stop, street trees, vehicle and pedestrian crossings, existing footpaths, proposed footpaths (existing, proposed for removal and any proposed planting) on both affected street frontages.</p> <p>b. Please provide engineers calculations in support of the proposed supply of soak-holes on the overall development, which show compliance with the Code of Practice for Development of Land (September 2009).</p> <p>c. Please provide details of the proposed bus stop relocation. Are the works/costs included in the proposed development? Will the footpath crossing point/pram crossing on the south side of Rainbow Drive (outside the site) and inline with the footpath crossing point to the shops opposite, also be relocated? TDC Transportation has also advised that WRC public transport operations and Tranzit should both be involved in discussions on bus stop relocation. Please provide evidence of this consultation if it has been carried out or provide update on discussions, and any proposed conditions of consent relating to these works.</p> | <p>This information is required in order to understand the proposal and to check compliance with standards.</p> |

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| 15 | Please apply for any additional infringements resulting from the above matters and provide assessment of effects accordingly. | Required in order to ensure all infringements are applied for and assessment of effects provided. |
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Section 92A(1) of the Resource Management Act 1991 requires you to respond in writing **13 August 2025**. In your response you must either:

- a) Provide the information, or
- b) Advise me that you agree to provide the information. Following this I will send you a letter confirming the new date by which the information must be provided, or
- c) Advise me that you will not be providing the information. Please note that this may result in your application being declined.

#### *Process*

Processing of the application will only recommence once all of the above matters are addressed i.e.:

- s92 - when the further information requested is responded to in full, or if the applicant refuses to provide the further information.

#### *Deposit*

We acknowledge receipt of your \$1,875 deposit. An invoice for the full processing charges will be sent to you following the issue of Taupō District Council's decision.

If you have any questions please call me on 07 3767832 or email me at [rhelme@taupo.govt.nz](mailto:rhelme@taupo.govt.nz).

Yours sincerely,



Rachel Helme  
**SENIOR RESOURCE CONSENTS PLANNER**