

OUR REF 240407L26

21 October 2025

Taupō District Council
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ATTENTION: RACHEL HELME

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Dear Rachel

29 CHARLES CRESCENT, TAUPŌ : FURTHER INFORMATION RESPONSE PART 2

Further to our S92 response letter of 25 September 2025, please find additional information attached and below. Specifically, see Enclosure 2 being revision C Appendix 2 being JT Design Plans. The whole set has been provided for completeness with the only plans altered being:

- Amendments to RC5 landscaping
- RC23 which demonstrates Autumn equinox and winter Shading for the proposal.

Additionally, please also see Enclosure 3 being amended Appendix 7 – Compliant Scenarios which includes an additional plan and demonstrates Autumn equinox and winter Shading for that scenario.

Information Required:

1. Photo montages which show the proposed development in the context of the surrounding area.

Further to the assessment provided in Sections 6.4 & 7.3.3 regarding the properties at Grace Crescent, we note that the properties at 31 Grace Crescent and 4 & 5 Clarke Grove also sit at RL 375 approx., being approx. 4m higher than the site's design FFL (Image 1).

These properties are 1 to 2 storeys and have their outdoor living areas towards the north with some windows facing west. As noted in the photos, they have significant vegetation along their western/Lake Terrace frontage (Images 2 & 3). These properties are 87.5m from the boundary of the site and therefore their amenity is not affected by height, height to boundary nor are they affected by the proposed density. They will see the proposal within the wider context of the built environment of Rainbow Point at a distance of 80m – 90m, in their side view. These parties are considered unaffected by the proposal.



Image 1: Map Contours of Clarke Grove Properties

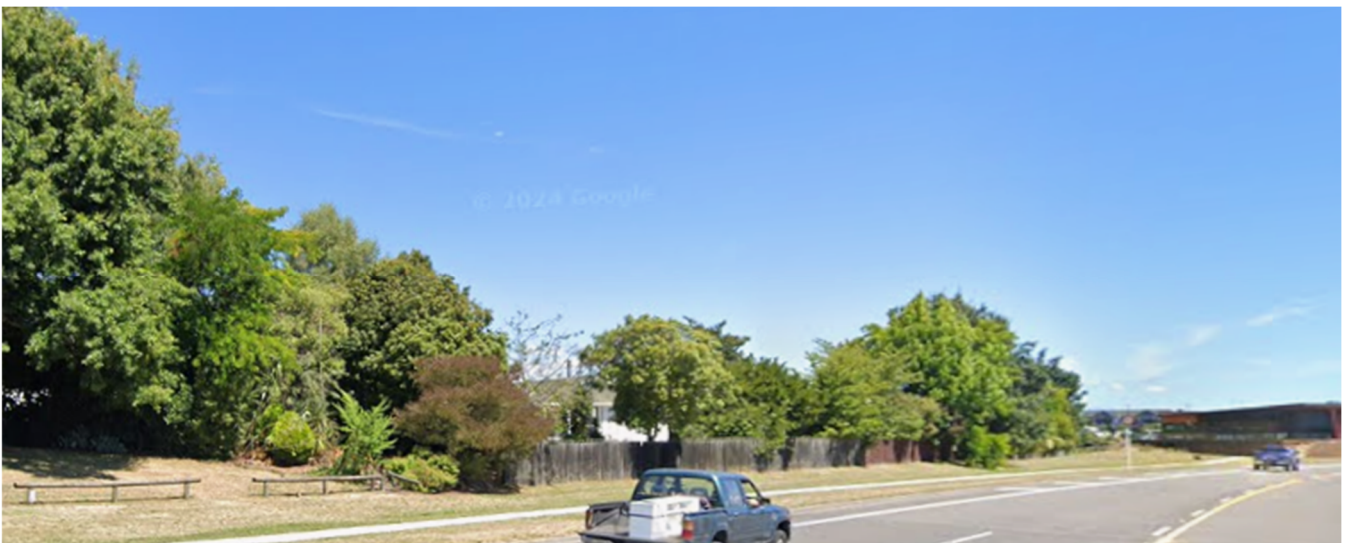


Image 2: Lake Terrace – Clarke Grove Properties (January 2024)



Image 3: Lake Terrace – Clarke Grove Properties (October 2025)

Please see Enclosure 1 which shows an image of the proposal taken from the Lake Terrace eastern footpath adjacent approximately to the shared boundary of 4 and 5 Clarke Grove, Richmond Heights.

Enclosure 1 shows trees in similar locations to the trees in the Lake Terrace wide berm (as shown by Image 4) and is shown at eye height. Enclosure 1 also shows trees within the property in the locations demonstrated in plan RC5. As noted above the properties at Clarke Grove are approx. 1.5m higher than the footpath in this location.



Image 4: Lake Terrace – View to Site from adjacent 4 & 5 Clark Grove (October 2025)

2. Shading diagrams

Please see Enclosure 2, being revision C of Appendix 2 being JT Design Plans. RC23 now demonstrates Autumn equinox and winter Shading for the proposal. This shading should be compared to the shading now demonstrated in Enclosure 3, being amended Appendix 7.

The provided shading diagrams demonstrates the shading occurring in Autumn equinox and midwinter 9am, 12noon and 3pm with the proposal and with the compliance scenario Option **x**. A comparison between compliant built form and the proposal shows the following:

- In Autumn the shading is similar with
 - slightly more shading occurring at 9am to #27 from the compliant scenario
 - slightly more shading occurring at 9am to Charles Crescent berm from the proposal, and
 - more shading occurring at 3pm to the TDC Road Reserve from the proposal.
- In midwinter the shading is similar with
 - More shading occurring at 9am and 12noon to #27 from the compliant scenario
 - More shading occurring at 3pm to TDC Road Reserve from the proposal.

The compliant scenario shading demonstrates the effect of compliant shading to #27 in all scenarios. The shading difference to TDC Road Reserve is a result of the additional height of Units 7 to 12 & 16. These effects are assessed within the lodged Application AP2 in Section 6.7.

As spring and summer provide less shading to the adjoining roads and reserves, and the orientation of the site to the roads, road reserves and adjoining properties, these shading diagrams adequately assess this effect as minimally different to compliant bulk form.

3. Landscaping and permeable surfacing details

Please see attached amended RC5 which details planted and full height of specimen plants proposed on the site. A condition requiring a detailed planting plan prior to construction is recommended. Please note that all trees shown on the landscape plan are also shown in the images provided in RC0, RC00, RC000 & Enclosure 1 as they are generated from the same design model.

4. Additional information

This additional assessment is also relevant. As detailed in the application, the proposal has 10 three-storey units designed as duplex and a terrace. The bulk and location of these units is well-detailed, with the heights being a maximum of 9.47m, most units are under 9m. Plot ratio is 74.78% being the sum of all the floors of the units.

It must be understood that Units 7 to 16 could be designed with the same bulk and location infringements as two-storey units (with higher floor to ceiling heights) resulting in an overall plot ratio of 60.5%, with no change in building height or scale or effect. Furthermore Units 7 to 10 could also be designed with the same bulk and location infringements as 3 dwellings (at 2-storey 218m² plot ratio, or at 3-storey 314m² plot ratio) with no change in appearance.

Therefore, the assessment of the effects of these three-storey units considers their effects on the visual context of the site and the adjoining amenity (to road and reserve), not effects relating to the scale of the plot ratio infringement nor the proposed density. The visual context assessment is undertaken in the context of the minor infringements of height relative to the permitted 8m height and natural ground level, surrounding site natural ground level, and adjoining property ground level, not the three floors or density.

Table 1: Floor Areas of Units as Two-Storey Buildings

Unit	Area (m ²)
1	150
2	146.1
3	146.1
4	150
5	160.7
6	160.7
7	109.2
8	109.2
9	109.2
10	109.2

11	109.2
12	109.2
13	108.6
14	108.6
15	108.6
16	108.6
Total GFA	2003.2
Plot ratio	60.4%

5. Fencing with 27 Charles Crescent, and Written Approval from 27 Charles Crescent

Further to Point 16 of our S92 Part 1 letter (L23) dated 25 September 2025, an amendment to the Augier condition relating to the fence common with 27 Charles Crescent is proposed as detailed below (or something similar):

A new fence shall be constructed between the site and 27 Charles Crescent in accordance with JT Design Plan RC22 dated 28 August 2025 and

- a. The associated retaining wall shall be constructed as soon as practicable after earthworks occur,*
- b. Materials shall be completed in agreement with the owners of 27 Charles Crescent.*
- c. The fence shall be completed prior to the commencement of construction of the first unit of Units 1 to 4.*
- d. if there will be a delay of more than 1 day between the removal of the existing fence and construction of the new retaining wall & fence, temporary fencing will be erected for the purpose of maintaining the security of 27 Charles Crescent until the construction of the new fence.*

We have been advised that the written approval to this proposal from the owners of 27 Charles Crescent is awaiting the return of one of the owners from overseas.

6. Written Approval from 3 Rainbow Drive

Please see Enclosure 4 being written approval to this proposal from the owners of 3 Rainbow Drive, Taupō.

Public Notification:

Under section 95D RMA, the public notification determination is whether the proposed activity will have adverse effects on the environment that are more than minor and this assessment requires the focus to be on potential effects that extend beyond the area immediately surrounding the application site, into the wider area. It is also noted that with reference to NPS-UD Policy 6(b)(ii) outlines that planned urban built form in accordance with the NPS-UD may involve change to areas and communities, and those changes is not, of themselves, an adverse effect. Policy 6(b)(i) also outlines that these changes may detract from amenity values appreciated by some but improve amenity values appreciated by others and future generations including by providing increased and varied housing densities and types. The urban design assessment

carefully considers the Seven C's of the Urban Design Protocol and the Assessment of Effects also assesses the character of the proposal against the character of the whole area that the site relates to – east, west, north and south of the site.

As noted above in Point 5, we request the application remain on hold under S88E(4) to allow the provision of that written approval. We would appreciate ongoing discussions regarding the provided information during this period to enable the resolution of any outstanding matters, and ongoing discussions regarding the pathway to a notification decision. We hope to hear from you soon.

Yours sincerely



CATRIONA EAGLES

TECHNICAL LEAD - PLANNING

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Enclosures:

1. Image of Development from Lake Terrace Eastern Footpath
2. Amended Appendix 2 - JT Design Plan Set, Rev. C
3. Amended Appendix 7 – Compliant Scenarios
4. Written Approval from 3 Rainbow Drive, Taupō

Enclosure 1

Image of Development
from Lake Terrace Eastern
Footpath

Enclosure 2

Amended Appendix 2 - JT
Design Plan Set, Rev. C

Enclosure 3

Amended Appendix 7 –
Compliant Scenarios

Enclosure 4

Written Approval from
3 Rainbow Drive, Taupō