

**NOTIFICATION REPORT FOR LAND USE CONSENT RM250187  
PURSUANT TO THE RESOURCE MANAGEMENT ACT 1991 ('THE ACT')**

## **1 DESCRIPTION OF PROPOSAL**

Land use consent is sought for a residential development of 16, 2-3 storey residential units at 29 Charles Crescent, Taupo.

The proposal is a non-complying activity and is summarised in the application as follows:

- 4 x 2-storied (2 x 2 semi-detached dwellings, Units 1 – 4) on the southern end of the site, accessed via a shared driveway.
- 6 x 3-storied (3 x 2 semi-detached dwellings, Units 7 – 12) on the eastern boundary, adjoining the Lake Terrace road reserve, accessed via a centrally located driveway.
- 4 x 3-storied (in 1 terrace, units 13 – 16) on the northern, Rainbow Drive end of the site, with Unit 13 accessed internally and units 14-16 accessed from Rainbow Drive.
- 2 x 2-storied houses (2 x standalone dwellings, units 5 and 6) on the western boundary, accessed from Charles Crescent.
- Landscaping integrated with fencing around the perimeter of the site.
- The extension of the footpath along the eastern side of Charles Crescent.

The three storied dwellings are located at the rear and Rainbow Drive side of the site. The two storied dwellings are located on the western boundary and have gable roof designs. There is a central driveway area providing access for units 7-13. Each unit has an area of outdoor space via ground floor or balcony space and areas for outdoor service areas.

Each dwelling comprises garaging, 3 bedrooms, living room, kitchen and outdoor living area (either ground level and/or deck). Units 1-4 and 7-16 are approximately 140m<sup>2</sup> total floor area and units 5 and 6 are slightly larger at 157m<sup>2</sup> total floor area. All three storey units will have lifts and stairs for access.

Via a future subdivision, each dwelling will have its own title and service connections and right of way agreements for common driveway areas. 14 of the 16 units will have common walls with adjoining dwellings.

### **Services**

Water connections will be made to the existing main in Charles Crescent outside of the site via driveways, direct connections and extension of the main as required.

Wastewater reticulation is shown as a gravity connection up the southern driveway, between units 2 and 3 along the central parking area to the rear of units 13 – 16.

Stormwater for each dwelling will be provided within each boundary and within the driveways as required by Taupo Code of Practice.

Power and Telecommunications services are available to the site. There are overhead power lines within the road reserve in proximity to the east site boundary and the proposal will need comply with the standards for building near overhead power lines (minimum safe horizontal and vertical distances based on line voltage) or to the network operator requirements.

Easements in gross will be provided as required in the future subdivision consent.

### Access and vehicle crossings

Six vehicle crossings are proposed, three shared accesses and three individual accesses. Thirteen of the dwellings will be accessed via Charles Crescent and three dwellings will be accessed from Rainbow Drive as described below:

- Southern right of way of 3.5m legal and 3m formed width for 4 units (units 1 – 4).
- The middle right of way will be 8m legal and 4.5m formed for 7 units (units 7-12 and 13).
- The northern right of way will be 6m legal and 6m formed for 2 units (units 14 and 15).
- Units 5 and 6 will have individual vehicle crossings from Charles Crescent.
- Unit 16 will have a vehicle crossing from Rainbow Drive.

The details regarding staging, timing, materials and earthworks are described in the application report.

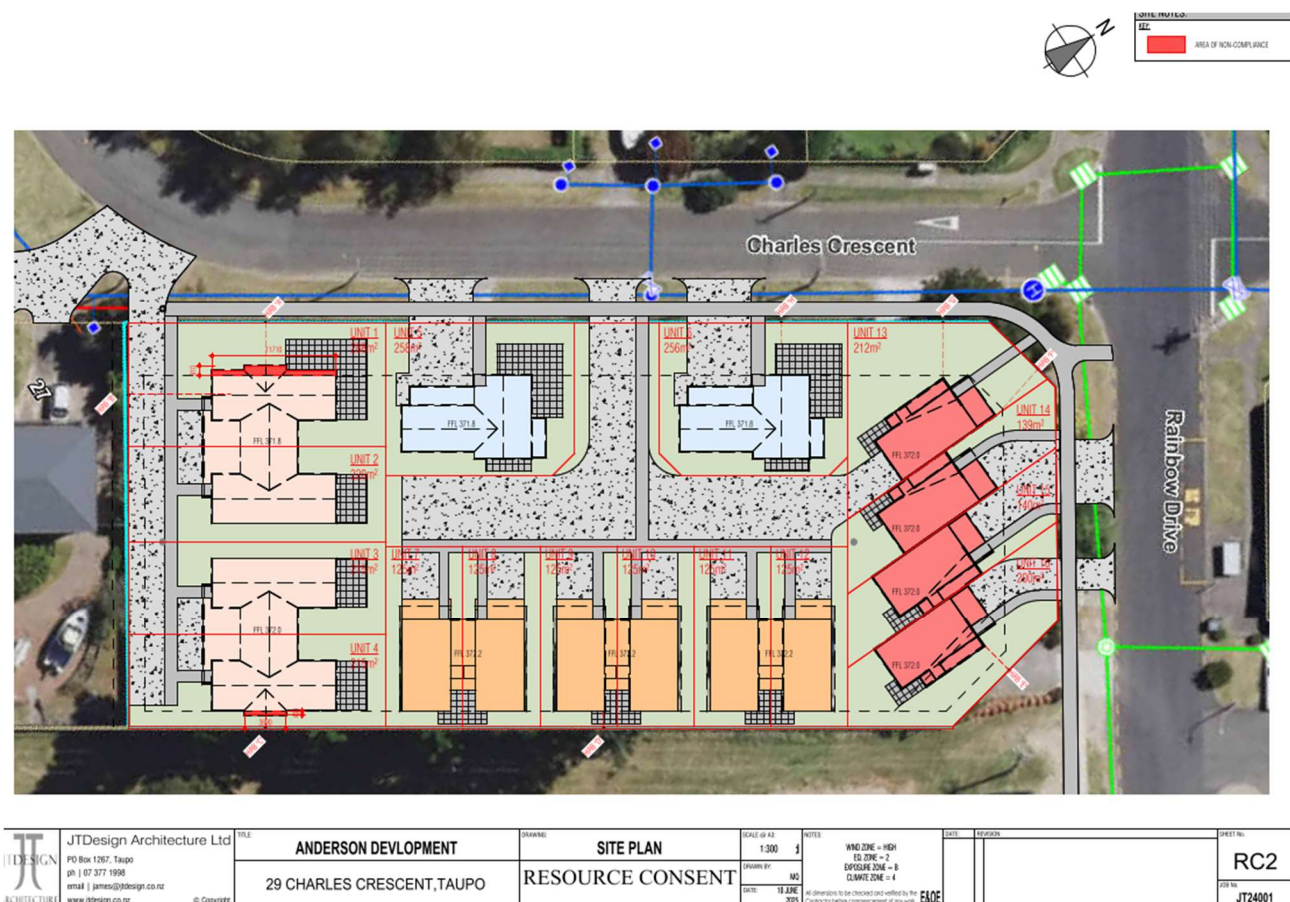


Figure 1: Proposed site plan





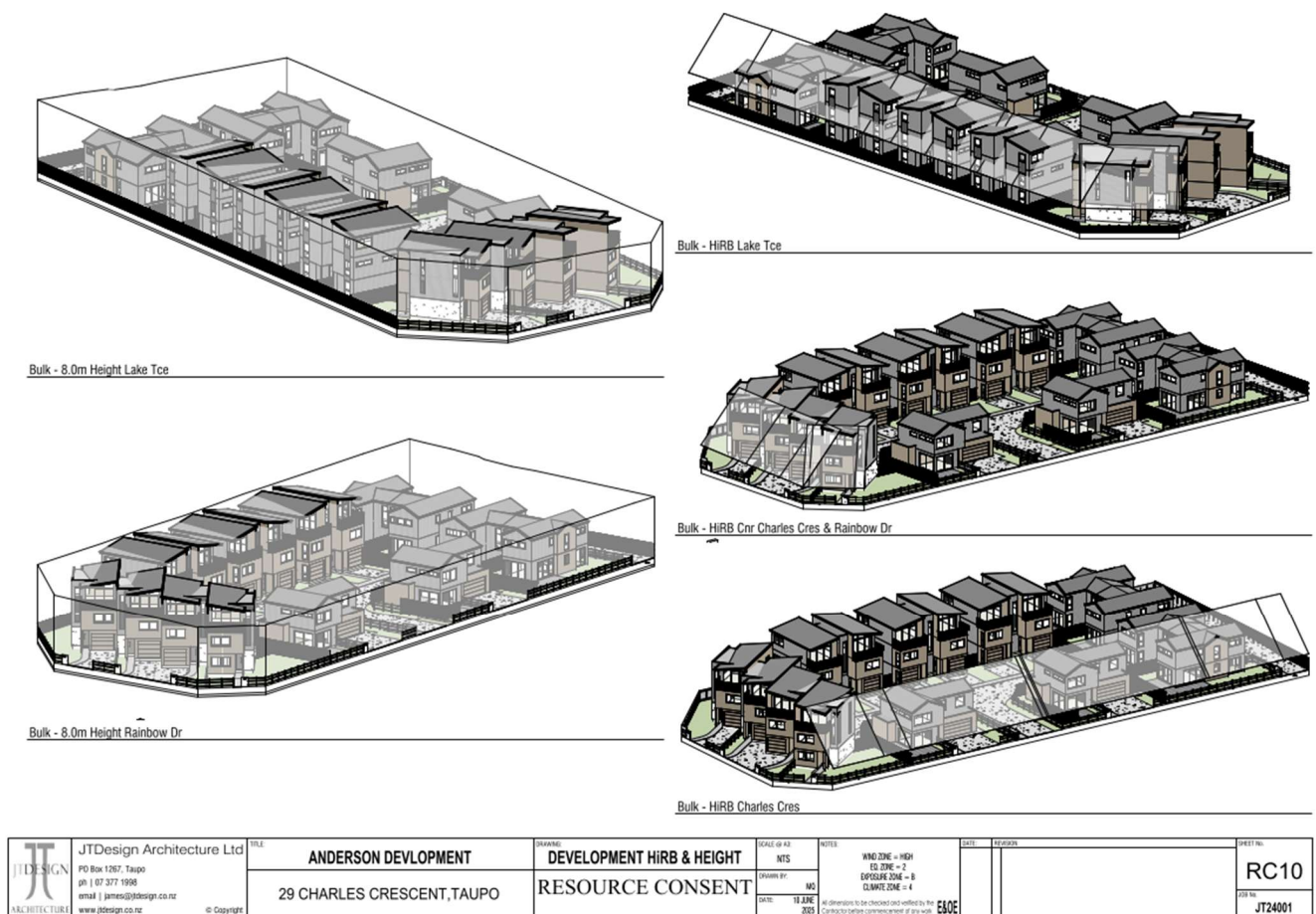


Figure 4: Height recession plane drawings

## 2 SITE DESCRIPTION

### 2.1 Subject Site

The subject site is located at 29 Charles Crescent, Taupo. The site is legally described Lot 2 DPS 12549 and Lots 70-72 DPS 6123 (Record of Title SA9C/1073). The site is 3316m<sup>2</sup> in area and rectangular in shape. The site is located on the corner of Rainbow Drive and Charles Crescent. The north boundary of the site adjoins Rainbow Drive and has a footpath along the road reserve outside the site. The Rainbow Point dairy and take-way shops is located opposite the site at 1 Rainbow Drive. The western boundary of the site has a footpath along one-third of the Charles Crescent frontage. The southern site boundary adjoins a residential property (27 Charles Crescent). The eastern boundary adjoins a wide road reserve of Lake Terrace (approximately 58m in width), which comprises of two parcels (being Closed Road SO 45640, and Part Section 39 Block VI Tauhara, both for purposes of 'Road New Zealand Gazette') and are therefore legal road. A footpath runs north-south through this road reserve.

The site appears relatively flat however has a fall of 1.5m from the east to the west boundary.

The site contained a motel that comprised of thirteen motel units, managers unit, reception and service areas, all of which have recently been removed from the site. The motel is likely to have been established prior to the 1960s, with various consents issued for additions and alterations from this time. There were 7-8 large trees along the Rainbow Drive (north) frontage and Lake Terrace (east) frontage, which have also been removed and the site is now clear (no buildings or vegetation).

The site has one vehicle crossing from Rainbow Drive and three vehicle crossings to Charles Crescent, however only one crossing was actively used.

There is wastewater main with connection to the site located in Charles Crescent at the southwest corner of the site. A water main is located along the Charles Crescent frontage of the site. There is a flagged bus stop for drop offs outside the site, on the opposite side of Rainbow Drive is a scheduled bust stop with a bus shelter.



Figure 5: Aerial photograph of the site and surrounding area

## 2.2 Surrounding Area

The surrounding area is mainly residential in character. The site is located at the entrance to the Rainbow Point suburb. Opposite to the north are the Rainbow Point , neighbourhood shops. Opposite to the east is the residential area of Richmond Heights and further to the south and opposite is the Kokomea Village Centre and East Urban Lands (EUL) residential development. Along Lake Terrace to the north is the higher density area consisting of a number of commercial accommodation facilities. These areas accurately shown in the 'site-local context' map in the contextual analysis provided in the Urban Design Assessment by Blewett Studios and copied below:

These areas are described below:

### Rainbow Point Residential Area

The site is within the residential area of Rainbow Point which contains established residential properties, which are largely detached, single storey or two storey dwellings of various ages and styles and a mixture of permanent residents and holiday homes. Rainbow Point is a crescent road with access loop from Lake Terrace at the north and south. Most of the dwellings contain a single detached dwelling, with some developed with two dwellings and cross lease sites. Dwellings tend to be set back from the road 5m or more, with gardens and vegetation in the front yard, resulting in an open streetscape. There are some larger more modern homes in the area, especially on the

properties fronting Lake Taupo Lions Walk reserve, which are generally detached dwellings, set below the road level so their overall bulk and scale is not apparent from the Rainbow Drive frontage.

Overall, the character of the Rainbow Point residential area is a well established residential area with generally detached, single or two storey dwellings with a small number of semi-detached dwellings and some properties with two dwellings, with property sizes which are generally just over 800m<sup>2</sup> in area. The properties have lawn and garden areas surrounding the dwellings and most contain well established vegetation. The residential area of Rainbow Point is bounded by Lake Terrace to the east, Lake Taupo to the west and a gully system to the south, which is a reserve. Rainbow Point is a well established residential suburb and is quite distinct due to its defined boundaries of the Lake, surrounding reserves and Lake Terrace.

There is an example of higher density development in the Rainbow Point residential area, being the recently completed Chad Street apartments which are of a higher density than most of the development in this area and contains six residential units in a terrace design, on the end of Chad Street adjoining reserve land to the south the Lakefront reserve to the northwest.

Part of the Rainbow Drive residential area, and forming the other side of the entrance to this area, is the small Neighbourhood Shops Zone directly opposite the site and contains a dairy and takeaway (3 Rainbow Drive) and a restaurant (Ploughmans Restaurant and Bar, at 43 Charles Crescent). There is a large, sealed car park within the Lake Terrace road reserve directly in front of these commercial activities. The dairy and takeaway are single storey and built up to the road frontage. The dairy and takeaway is a single storey building built up to the Rainbow Drive frontage and the restaurant is a two storey building with outdoor tables in the garden at the front of the restaurant.

Overall, the Rainbow Point residential area has an established residential character and it is a distinct area that is clearly defined by the Lake, the adjoining reserves to the south and Lake Terrace. The road reserve adjoining the east boundary of the site is extra wide in this location. Given the location of the site, it is clearly part of, and at the entrance to, this established residential area, which includes a small neighbourhood shopping area opposite.

#### Wider General Residential area

The General Residential area to the north of the site, beyond the neighbourhood shops, on both sides of Lake Terrace contains a mixture of styles of detached, single or two storey dwellings. Lake Terrace has a wide road reserve so the dwellings are well setback from the road corridor. The properties within Richmond Heights directly opposite the Rainbow Drive entrance are two storey houses, elevated above the carriageway approximately 3 – 4m, with access from Grace Crescent. There is a small reserve containing trees providing access between Grace Crescent and Lake Terrace. The properties to the south of this reserve area and which are directly opposite the site on the Lake Terrace side, contain single level dwellings, which are also slightly elevated above the Lake Terrace carriageway, with fences and vegetation along their Lake Terrace boundaries, and with access from Clarke Grove.

Both the Rainbow Drive residential area and this wider residential area opposite the Rainbow Drive area are both considered to be typical for the General Residential Zone, being properties of generally 600 – 800m<sup>2</sup> or so, generally containing detached single or two storey dwellings of a variety of ages and styles.

It is noted that there are some examples of multi level duplex and terraced developments in the wider General Residential area. There are six two level duplex apartments fronting Lake Terrace



and accessed from Harakeke Drive (106 – 110 Harakeke Drive), further to the south along Lake Terrace within the Nga Roto subdivision. There are also, six, three level terraced apartments at 1 – 6/5 The Moorings, which are located further to the northeast.

Although there are some examples of multi level duplex and terraced style apartments within the General Residential areas of Taupo, they are uncommon. Most of the multi-level developments are within the Medium Density Residential Areas, generally along Lake Terrace and closer to the town centre.

#### Medium Density Residential Zone

The area of Medium Density Residential Zoned properties on Lake Terrace is located further away, not visible from the site (located approximately 355m to the north), which contains higher density development including two level, terraced apartments/hotels.

#### Kokomea Village Centre

Further to the southeast of the site, across Lake Terrace (approximately 150m from the site) is the recently developed commercial centre known as Kokomea Village Centre, which includes a supermarket, retail shops, café, gym and medical centre. The Resource consent for the Kokomea Village Centre includes approval for a large site for a three storey apartment building (RM080142E).

Land use consent RM080142 was granted in 2009 for staged development of the land for 2200 residential units and 18,510m<sup>2</sup> gfa of commercial space, a 20 year lapse duration and provides for development in accordance with a Taupo East Urban Lands Masterplan (EUL), divided into seven precincts. The primary commercial hub is the 'southwestern village precinct' (now known as Kokomea village centre). The EUL masterplan authorises apartment buildings on the southeast corner of the intersection of Lake Terrace and Tauhara Ridge Drive, which are to be 3-4 stories with a maximum height of 15m. Illustrative drawings below provided in the master plan are indicative perspectives and massing for the apartments/motel buildings.

### **3 TAUPŌ DISTRICT PLAN**

#### **3.1 Zoning / Overlays**

The site is zoned General Residential Zone as identified on the Taupo District Planning Maps, and shown on the map below.

Rainbow Drive and Charles Crescent are classified as a Local Roads under the District Plan Roading Hierarchy.



### 3.2 District Plan Standards / Rules

The proposal infringes the following standards / rules in the Taupō District Plan:

| GENERAL RESIDENTIAL ZONE)                                        |                                                                                               |                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Standard / Rule                                                  | Requirement                                                                                   | Proposal                                                                                                                                                                                                                                                                                                |
| <b>GRZ-R5.2</b><br><b>Maximum Plot Ratio</b>                     | 40%                                                                                           | 74.78% (2479.6m <sup>2</sup> ), an additional 34.78% or 1,153.2m <sup>2</sup> .                                                                                                                                                                                                                         |
| <b>GRZ-R5.3</b><br><b>Maximum Total Coverage</b>                 | 50%                                                                                           | 56.73% (1881.1m <sup>2</sup> ), an additional 6.73% or 223.1m <sup>2</sup>                                                                                                                                                                                                                              |
| <b>GRZ-R5.4 Minimum Building Setback</b><br>Front Boundary       | 5m                                                                                            | Unit 1 will be in the front setback by 0.5-0.910m for a length of 11.7m.<br><br>Units 2 – 16 - comply                                                                                                                                                                                                   |
| <b>GRZ-R5.5 Minimum Building Setback</b><br>All other boundaries | 1.5m                                                                                          | Unit 4 will be 4.6m from the boundary with the southeast Lake Terrace boundary, an infringement of 400mm for a length of 3.89m.<br><br>Other units - comply, except for units 14 – 16 due to the staggered nature of the terrace building (parts of the building which are not common wall boundaries). |
| <b>GRZ-R5.7</b><br><b>Maximum Building Height</b>                | a. 8m or<br>b. 5m within <u>Height</u> Restricted Areas unless otherwise indicated on Map D2. | Units 7 – 12, 13 – 16 which have top portions of the roofs infringing into the 8m plane by 0.25m to 0.55m (units 7 – 12), and by up to 1.4m (unit 13 – 1.4m, unit 14 – 1.15m, unit 15 – 1m, unit 16 – 0.8m).<br><br>Units 1 – 6 - comply                                                                |
| <b>GRZ-R5.8</b><br><b>Maximum Height to Boundary</b>             | 2.5m height at the boundary with a 45° recession plane except for common wall boundaries      | <b>Parent allotment</b><br>Unit 1 – infringement of 300mm high, width of 1.287m from the northwest (Charles Crescent) elevation.                                                                                                                                                                        |



|                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>Unit 4 – infringement of 0.5m - 1.681m, 12m width from the southeast (Lake Terrace) boundary.</p> <p>Units 7 – 12 – infringements of 4.3m – 4.6m high, 4.7m width (each building) from the southeast (Lake Terrace) boundary.</p> <p>Unit 13 - infringements of 0.2m – 1.915m high, 4.8m width.</p> <p>Unit 14 – infringements of 0.2m – 1.3m high, 2.6m width.</p> <p>Unit 16 – infringements up to 2.409m high, 7.4m width.</p> <p>Other lots – comply from external boundaries.</p> |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>GRZ-R4.1 Non Complying Activity</b>             | 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.                                                                                                                                                                                                                                                                                                                                    | This rule is applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>GENERAL DISTRICT WIDE MATTERS (Section 12)</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Earthworks – 12.3</b>                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Standard / Rule</b>                             | <b>Requirement</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Proposal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>EW-R1.1 Earthworks within the LRZ, GRZ, NCZ</b> | <p>a. Disturbance of the <u>allotment</u> at any one time while redeveloping – 50% maximum or if in DEV1-Kinloch 10% maximum</p> <p>b. 1.5m vertical ground alteration outside the minimum <u>building setback</u> in a new face or cut and / or fill</p> <p>c. 0.5m vertical ground alteration within the minimum <u>building setback</u> requirement</p> <p>d. No <u>dust</u> or silt nuisance beyond the boundary of the <u>allotment</u></p> <p>e. Compliance with standards from Other Plan Matters</p> | <p>The earthworks will exceed 50% disturbance at one time.</p> <p>Earthworks cut up to 1.1m on the length of the south and east boundaries of the site.</p>                                                                                                                                                                                                                                                                                                                               |
| <b>EW-R2.3.2 Discretionary Activity</b>            | Any activity within the MRZ, GRZ, LRZ and MUZ which does not comply with two or three standards for PER activities including (where a standard contains more than one                                                                                                                                                                                                                                                                                                                                        | This rule is applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

|                                                               |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                             |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                               | control) two or three parts thereof, or is not a PER, CON or RDIS activity.                                                                                                                                                                                       |                                                                                                                                                                                                             |
| <b>TRANSPORT (Section 7.3)</b>                                |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                             |
| <b>Standard</b>                                               | <b>Requirement</b>                                                                                                                                                                                                                                                | <b>Proposal</b>                                                                                                                                                                                             |
| <b>TRAN-R4.1</b>                                              | d - <u>Parking areas</u> 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 <u>allotment</u> containing a single <u>residential unit</u> activity. | Units 5, 6, 14, 15 and 16 will reverse onto the street.                                                                                                                                                     |
| <b>TRAN-R6 and R7 – Road intersection to vehicle crossing</b> | a. Minimum Distance from <u>Road</u> Intersection to <u>Vehicle Crossing</u> shall be designed in accordance with TRAN-R7.7 and Figure 7 (refer to number 2 in figure 7) – 7.i.6 - 15m                                                                            | Unit 14 access where shared crossing for units 14 and 15 will be 11.1 from the Charles Crescent intersection with Rainbow Drive, an infringement of 3.9m.                                                   |
| <b>TRAN-R9 – Vehicle crossing requirements</b>                | i.c – 1 per allotment                                                                                                                                                                                                                                             | The site has four existing crossings. Six vehicle crossings are proposed, being an additional two.                                                                                                          |
| <b>TRAN-R8 Maximum Equivalent Vehicle Movements</b>           | 24 EVM (max) within GRZ, LRZ, and RLZ (Kinloch)                                                                                                                                                                                                                   | 16 units are deemed to generated 128 evms/day being 8 evms/unit x 16, an additional 104 evms.<br><br>Note: Motel is deemed to have generated 60 evms/day, being 4 evms/unit x 13 units + managers unit x 1. |
| <b>INFRASTRUCTURE (Section 7.2)</b>                           |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                             |
| <b>Standard</b>                                               | <b>Requirement</b>                                                                                                                                                                                                                                                | <b>Proposal</b>                                                                                                                                                                                             |
| <b>INF-R2- RDIS - Activities</b>                              | Any activity which results in new <u>water</u> , <u>stormwater</u> or <u>wastewater</u> utility services                                                                                                                                                          | This rule is applicable.                                                                                                                                                                                    |

Overall, the application must be assessed as the most restrictive activity status, which is as a **non complying activity**.

#### 4 NOTIFICATION ASSESSMENT

Under section 95 of the RMA, the notification assessment relates to sections 95A, 95D and 95E. There is not considered to be anything exceptional or unusual about the application, nor does the proposed activity include anything out of the ordinary run of things to suggest that public notification should occur under section 95A(9).

Pursuant to section 95A (3)(a), the application has requested that the application be publicly notified. As such, the application is required to be publicly notified. The remaining notification or limited notification assessment steps are not required. However, the notification resolution records the other parties and properties which are recommended to be served notice of the application in addition to the public notice. It is also noted that written approval for the proposal has been obtained from the properties listed below. As written approval has been obtained from the landowners of those properties, these landowners are not affected persons pursuant to section 95E(3)(a):

- 3 Rainbow Drive
- 6 Rainbow Drive
- 8 Rainbow Drive
- 1/24 Charles Crescent
- 2/24 Charles Crescent

| <b><i>Notification Decision</i></b>                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>The Applicant has requested public notification in accordance with S.95A(3) of the Act and the application shall therefore be publicly notified. The parties identified in Schedule 1 are to be served notice of the application as part of the public notification process.</b> |

**Report prepared by Rachel Helme, Senior Resource Consents Planner**

**Report reviewed by Louise Wood, Senior Resource Consents Planner**

**Report reviewed, approved and recommendation adopted by Heather Williams, Resource Consents Manager, under delegated authority pursuant to Section 34 of the Resource Management Act 1991.**

#### **Schedule 1: Parties to be served Notice**

##### Mana Whenua

- Ngati Tuwharetoa Maori Trustboard
- Waipāhīhī Marae Trust
- Waikato Regional Council
- Adjoining properties as identified in the map below:





*Figure 7: Subject site shown in blue outline. Red dot indicates adjoining properties to be served notice.*