



Resource Consent Submission Form

Reference Number: REF260218010

Submitted On: 10/02/2026 03:28 p.m.

NOTES TO SUBMITTER:

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

All submissions (including name and contact details) are published and made available to the public from our offices and on our website. Personal information will also be used for the administration of the notified resource consent process. All information collected will be held by Taupō District Council, 46 Horomatangi Street, Taupō, with submitters having the right to access and correct personal information.

Resource Consent Applicant Details

Taupō District Council reference number(s):	CS 5049
Applicant name	Dabb property Rentals
Application for:	Resource consent

Submitter Details

Full name of submitter:	Michael John Andrews
Contact name:	
Designation:	
Contact phone number:	021 610825
Email address:	mjandrews@xtra.co.nz

Postal address::	4 Oregon Drive, Rainbow Point, Taupo 3330, New Zealand
Are you a trade competitor for the purposes of section 308B of the Resource Management Act 1991?	No, I am not

Do you wish to receive any further correspondence prior to the decision being issued?	Yes
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Privacy Statement:

Submitters are advised that the information supplied in written submissions may contain personal information within the meaning of the Privacy Act 1993. By taking part in this public submission process, submitters have agreed to any personal information (including names and contact details) which is contained in their submission being made available to the public as part of the consultation and decision making process. All information collected will be held by Taupō District Council. Submitters have the right to access and correct personal information. Following the submission period, copies of all submissions will be available on our website.

Submission

The specific parts of the application that my submission relates to are:	Heigh Parking Traffic The fit of proposal to existing Neighbourhood in particular the density of families on the site and imposing nature of construction
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My submission is:	In opposition of the application or specific parts of it
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Please detail the reasons for making your submission:	We have owned our house in Rainbow Point for approximately 36 years and seen the development from a batch type environment into one of mixed permanent residents and holiday houses mostly one dwelling per site and none more than two stories.The proposal does not comply the existing neighbourhood. We find the proposal is unsuitable for the site and neighbourhood because of its imposing bulk at the start of Rainbow drive due in the main to its height and the density of units resulting in potentially 16 families crammed in to a land area the would normally have a maximum of 8 families but possibly only 4 families. Families today own multiple cars so we can anticipate a large number of vehicles (Perhaps 40} and its hard to determine how many will be able to be parked on site and how many will be street parked on the very narrow streets on Rainbow Point.In addition there will be visitors cars and perhaps boats. These added vehicles will make the already at times very busy junctions with Lake Terrace and the parking area for the Rainbow Point commercial area contested. We understand fair changes at the margin to the planning rules on a give and take basis where consideration to the wants of capital providers on one hand and those who live in the neighbourhood on the other are given. We find that
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this proposal asks for a great deal but gives nothing in return to the neighbourhood.

Alternatively, please upload document detailing the reasons for making your submission:

I seek the following decision from the Taupō District Council:

To limit the development to comply with the District Plan.

Particularly Height, Plot ratio, Total coverage and number of vehicle crossings

Do you wish to attend the hearing?

No

Delegation of functions, powers and duties:

I do not request, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.