



Resource Consent Submission Form

Reference Number: REF260128434

Submitted On: 28/01/2026 08:12 a.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):	RM 250187
Applicant name	John and Lynell Barrat
Application for:	Resource consent

Submitter Details

Full name of submitter:	John and Lynell Barrat
Contact name:	John Barrat
Designation:	
Contact phone number:	0274 781091
Email address:	thebarrats@gmail.com

Postal address::	1 Waianiwa Dell, Wharewaka, Taupo 3330
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:

We are apposed to all non complying aspects of the development.

From the information provided to us and spending several weeks trying to ascertain the impact of the development we would be against the development in its current form for the following reasons.

Over height and encroaching on daylighting allowance - Rainbow Point generally has single story dwellings with a few double story dwellings scattered through the subdivision. By allowing this development to proceed as indicated it would be totally out of character for the area and the additional height would feel very overbearing for the surrounding neighbors.

Currently as planned all but 3 of the 16 units will gain access to their property via Charles Crescent. This is a narrow street, with a blind right angle corner in the area of the development. This will cause congestion and be hazardous for current property owners accessing their properties. Medium density - Rainbow Point has not been developed as a medium density subdivision and by allowing this development to proceed would be out of keeping with the rest of the subdivision thus detrimental to the character of Rainbow Point, ideally more suited to a Greenfield development.

My submission is:

In opposition of the application or specific parts of it

Please detail the reasons for making your submission:

We are the owners of 18 Charles Crescent, which is a property that is directly opposite the new development. We would be considerably impacted by the development in its currently proposed form.

We have made suggestions to the developer with respect to reducing the traffic impact on Charles Crescent, but these have been ignored. The majority of the access of traffic will

be opposite our property.
In the area of the development there are a number sections with multiple units on a standard size section this in turn creates the issue of congested on street parking. By allow to development to process in its current form would only exacerbate the problem.

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

I seek the following decision from the Taupō District Council:

We wish the development to be a lower (Standard) density development in keeping with the surrounding Rainbow Point Subdivision.
On-street parking should be minimized to ensure free flow of traffic on Charles Crescent
Majority of traffic directed from the development onto Rainbow Drive

Do you wish to attend the hearing?

Yes

Do you wish to be heard in support of your submission?

No

If others make a similar submission, will you consider presenting a joint case with them at the hearing?

Yes

Delegation of functions, powers and duties:

I 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 (please refer to the Notes to Submitter on Step 1).