



Resource Consent Submission Form

Reference Number: REF260207659

Submitted On: 04/02/2026 03:08 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):	RM250187
Applicant name	DABB Property Rentals Limited
Application for:	Resource consent

Submitter Details

Full name of submitter:	Jock Stuart
Contact name:	Jock Stuart
Designation:	
Contact phone number:	0274736579
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Postal address:: PO Box 2288, Taupo 3351

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? No

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: Maximum plot ratio, maximum total coverage, and height, and to the precedent that this proposal will set for future developments in the Rainbow Point area.

My submission is: In opposition of the application or specific parts of it

Please detail the reasons for making your submission:

I object to the 29 Charles Crescent proposal, and to the precedent that it will set for future developments in the Rainbow Point area.

Re Urban Design Assessment submitted by Blewett's; They acknowledge;

"Rainbow Point is a sought-after area" (pg4);

"The site occupies a prominent location, forming the entrance of Rainbow Point" (pg6);

"This proposal represents a departure from traditional suburban development, instead offering a creative and sustainable infill solution on a prominent corner site." (pg9).

I agree, Rainbow Point is a sought-after area; this is a prominent location (I would suggest "iconic"); the proposal is a 'significant' departure from traditional suburban development.

This is not however a "sustainable infill solution on a prominent corner site"; high-density 'infill' is not something that should be allowed at Rainbow Point.

Their page 7 (2nd to last sentence); I disagree entirely; three story buildings are overbearing, they are not welcoming, and they are inappropriate for such an iconic location.

Rainbow Point is NOT an appropriate location for a high-density three-story housing estate.

To allow such deviation from the District Plan would create a significant adverse precedent for future developments in this area. The existing character of Rainbow Point should be retained and maintained, and three-story high-density infill in this area should not be allowed.

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

I seek the following decision from the Taupō District Council:

The resource consent should not be approved and that the applicants comply with the existing district plan.

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.