



Resource Consent Submission Form

Reference Number: REF260222280

Submitted On: 12/02/2026 10:03 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):	RM250187
Applicant name	DABB Property Rentals Limited
Application for:	Change or cancellation of a condition of a resource consent

Submitter Details

Full name of submitter:	Louise Christine Walker
Contact name:	Louise Walker
Designation:	
Contact phone number:	027 676 2022
Email address:	rossnaclonagh@gmail.com

Postal address::	Unit 1, 13 Rainbow Drive, Rainbow Point, 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:	All parts of the application
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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:	Point 1 - Impact on the Neighborhood: Parking - Charles Cres and Rainbow Drive are reasonably quiet suburban streets with the majority of traffic home owners. Most households (with 2 people) have a minimum of 2 cars. The proposed application - does not specify how many garages or parking spaces are available for each unit. The extra cars will have to be parked on the road (either in Charles Cres or Rainbow Drive). There is already parking opposite Charles Cres for the dairy, fish and chip shop, and restaurant. This parking area could then become full of tenants cars from the proposed dwellings and not able to be used for the purpose it was intended. The parking and traffic will increase and make the area dangerous and at times very busy. Point 2 -Environmental Impact: Bird Life - Rainbow Drive and Charles Cres are both very green and leafy areas with a lot of pride taken by homeowners in their gardens and driveways. The increase in traffic and exhaust emissions will impact on the bird life in the area and detract from the pleasant roadway and footpath down to the lake front. Point 3 - Height Scale: The proposed building will block light and look out of place in a reasonably quiet suburban street. Point 4 - Infrastructure: This area is considered an older part of Taupo. Is the infrastructure able to handle a large new building of this size?
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Alternatively, please upload document detailing the reasons for making your submission:

I seek the following decision from the Taupō District Council:

I seek that the Council declines the application.
I believe the proposed building is inconsistent with the District Plan and will have significant adverse effects on the local environment, traffic safety and neighborhood character.

Do you wish to attend the hearing?

Yes

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

Yes

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 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.