

Application for Resource Consent

Reference number: REF230906870

Submitted on: 05/09/2023 02:11 p.m.

1. Property details

Valuation number: 0738358901
Site address: 1/527 Wairakei Drive, Taupo
Legal description: Lot 1 DP 426900

2. Applicant and Invoicing Details

Please note that this is the person that invoices will be sent to. For individuals you must provide the full names of all individuals. For companies and other incorporated entities you must provide the company name and registration number. You must also provide the name of a person or persons who will represent your company and be responsible for the application. For partnerships and unincorporated entities (such as private or family trusts or unincorporated societies) we must have the details of all authorised partners, trustees, members or officers. We may also request a copy of your society's rules to verify your status as a formal body or society.

Applicant name (in full): TW Property Limited
Contact name: Sam Coxhead
Postal address:: 14 West Quay, Ahuriri, Napier 4110
Landline:
Mobile: 021 224 6578
Email address: sam@twco.co.nz

3. Agent Details

Is there an agent working on behalf of the applicant? Yes
Agent name: Simpli Consulting
Contact name: Scott Devonport
Postal address:: Flat 2, 20 Totara Street, Taupo 3330
Landline:
Mobile: 0276059143
Email address: scott@simpliconsulting.co.nz
Address for service: Agent
Do you agree to have your application and related documents provided displayed on Council's website? Yes

In providing your consent you are acknowledging to Council that you own all applicable rights to the materials which form part of your application.

4. Application Type

Application type:

- Landuse Consent
- Subdivision Consent

5. Description of the Activity of Works Proposed

Detail the Taupo District Plan rules or standards your proposal does not comply with. By providing an accurate description of the proposal you will avoid unnecessary delays in processing your consent.

Describe your proposal giving as much information as possible:

To build 30 new residential dwellings within a farm park like rural setting with a large balance lot that will be native sanctuary with predatory proof fencing. The land use consent is a discretionary activity in accordance with Rule 4b.2.9 and the subdivision is non-complying in accordance with 4b.3.6.

6. Details of Site Owner/Occupier(s)

Owner/Occupier name (in full):

Wairakei International Golf Course Limited

Address::

1/527 Wairakei Drive, Wairakei, Taupo 3384

7. Other Activities

Describe any other activities that are part of the proposal to which the application relates:

8. National Environmental Standard (NES)

This section relates to the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health.

The NES includes regulations controlling soil disturbance, change of use, subdivision and removal/replacement of fuel storage systems on properties which have been used with now or in the past for a hazardous activity or industry (known as HAIL) that may have resulted in contamination of the soil.

Please answer the following questions to determine whether the NES applies to your proposal.

Is the activity described on the Hazardous Substances and Industries List (HAIL) currently being undertaken on the piece of land to which this application relates, or is it more likely than not to have ever been undertaken on the land? No

9. Other Applications

Are you required to apply for any other resource consents for this project? No

Have you applied for a Project Information Memorandum (PIM) or a Building Consent for this project? No

10. Pre-application Information

Have you had a pre-application meeting with the Council regarding this proposal? • Yes

11. Site Visit Requirements

Is there are locked gate or security system restricting access by Council staff? Yes

Is there a dog on the property? Yes

How many dogs? Owners Dogs

Please provide details of any entry restrictions or hazards Access must be arranged with agent.

that Council staff should be aware of e.g. health and safety, organic farm etc.):

12. Declaration and Important Information for the Applicant

- A fee is payable on lodgement of all applications and must be paid before processing of the application will start. The fees are set out in the Schedule of Fees and Charges on Council's website. If the application is withdrawn by the applicant the processing costs incurred by Council up to the date of withdrawal will be deducted from the deposit fee paid and balance will be refunded.

- A further invoice will be sent to the applicant when the processing of this application has been completed if the cost of processing exceeds the deposit paid. Applicants will also be liable for debt recovery costs in the event that processing fees are not paid.

- A development contribution (DC) may also be payable. Council's duty planner can give you more information on whether your application may require the payment of a DC.

- If resource consent is granted the consent holder has a legal obligation to comply with any condition of the consent. Consent conditions will be monitored. Monitoring may incur additional fees which will be charged to the consent holder.

- The information you provide with your application is official information. It is used to help process your resource consent application and assess the impact of your activity on the environment and other people. The information is held and administered by the Taupo District Council in accordance the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. This means that your information may be disclosed to other people you request it in accordance with the terms of these Acts. It is therefore important you let us know if your application includes trade secrets, commercially sensitive material or any other information you consider should not be disclosed. Under the Privacy Act 1993 you have right of access to personal information held by Taupo District Council.

- By submitting this application, if you are the owner of the application site, you confirm that the Council may undertake a site inspection.

I hereby certify that I have read and understood the above information and that, to the best of my knowledge and belief, the information given in this application is true and correct. I undertake to pay all costs relating to this application incurred by the Taupo District Council.

13. Attachments

Certificate of Title & Consent Notice:

[Appendix E - Title and easement documents.pdf](#) (24 mb)

Assessment of Environmental Effects:

[2023-09-05 AEE Wairakei Residences.pdf](#) (2 mb)

Plans:

[Appendix B - Concept Masterplan with indicative planting.pdf](#) (1 mb)

[Appendix B - Earthworks Plan.pdf](#) (22 mb)

[Appendix B - Schedule of Existing Easements.pdf](#) (811 kb)

[Appendix B - Scheme Plan.pdf](#) (11 mb)

Affected Party Approvals:

Have you obtained written approval forms and plans from No

affected persons?

Other Relevant Documentation:

- [Appendix A - District Plan Maps 2.pdf](#) (472 kb)
- [Appendix A - District Plan Maps.pdf](#) (342 kb)
- [Appendix C - Landscape and Visual Assessment.pdf](#) (13 mb)
- [Appendix D - Servicing Memorandums.pdf](#) (3 mb)
- [Appendix E - Title and easement documents.pdf](#) (24 mb)
- [Appendix F – Preliminary Site Investigation.pdf](#) (7 mb)
- [Appendix G - Resene BS 5252 Colour Range chart.pdf](#) (2 mb)
- [Appendix H - Wairakei-Subdivision---Geotechnical-Report JW-Signed.pdf](#) (1 mb)

14. Application Checklist

The below checklist is to identify the items required to be included in this application. Please tick to confirm if the item is included.

Other information such as expert landscape, traffic or economic reports may be required for some proposals.

Current Certificate of Title

Certificate of title and consent notice(s) Yes

Assessment of Environmental Effects

If it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity. N/A

An assessment of the actual or potential effect on the environment of the activity. Yes

If the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use. N/A

If the activity includes the discharge of any contaminant, a description of the nature of the discharge and the sensitivity of the receiving environment to adverse effects and any possible alternative methods of discharge, including discharge into any other receiving environment. N/A

A description of mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect. Yes

Identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted. Yes

If the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved. Yes

If the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group). N/A

Any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects. Yes

Any physical effect on the locality, including any landscape and visual effects. Yes

Any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity. Yes

Any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations. Yes

Any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants. N/A

Any risk to the neighbourhood, the wider community, or the environment through natural hazards of the use of hazardous substances or hazardous installations. N/A

Comments:

Other Information Required

Assessment of the activity against the matters set out in Part 2 of the Resource Management Act 1991 Yes

Comments:

Assessment of the activity against the following provisions

Any relevant objectives, policies, or rules in a document. Yes

Any relevant requirements, conditions, or permissions in any rules in a document. Yes

Any other relevant requirements in a document (e.g. in a national environmental standard or other regulations). Yes

Comments:

Site Plan

Site plan: Yes

Comments:

Floor plans for any proposed building(s)

Include all parts of the building, including basements, parking, lifts, mezzanines, storage and service areas. N/A

Comments:

Elevations plans for any proposed building(s)

Elevations plan(s): N/A

Comments:

Affected party approvals

Have all owner(s) and occupier(s) of each property signed both the approval form and the plans? N/A

Comments: Affected Party approval will be forthcoming from Contact Energy Limited.

Subdivision

Is this an application for a subdivision? Yes

Additional information required for Subdivision consents:

The position of all new boundaries Yes

Areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan Yes

The locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips N/A

The locations and areas of any existing esplanade reserves, esplanade strips, and access strips. N/A

The locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A of the Resource Management Act 1991 N/A

The locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A) of the Resource Management Act 1991 N/A

The locations and areas of land to be set aside as new N/A

roads

Comments:

Subdivision plan

Subdivision plan

Yes

Comments: