



# Mackenzie District Council

2 August 2018

Sunshine Housing (2016) Limited  
C/- Novo Group Limited  
PO Box 365  
Christchurch 8140  
Attn: Andrew Fitzgerald

Dear Andrew,

**REQUEST FOR FURTHER INFORMATION AND REQUEST TO COMMISSION A REPORT  
RESOURCE CONSENT NO: RM180111  
SUNSHINE HOUSING (2016) LIMITED**

Thank you for your application for a land use consent to construct 16 new visitor accommodation units at 5 Pioneer Drive, Lake Tekapo Council reference RM180111.

Pursuant to section 92 of the Resource Management Act 1991 (the Act), the Council now requests further information in respect of your application to help us better understand your proposed activity, its effects on the environment and ways any adverse effects on the environment may be mitigated.

The information required is detailed below:

1. A Servicing Plan that outlines the intended method of storm water disposal and how the development will be supplied with connections to Council's reticulated water and wastewater supply, including the expected discharge and additional loading. Mr Andy Hall, a consultant engineer at Davie Lovell Smith has reviewed the application and also has the following questions/comments in terms of servicing;
  - a. What are the storm water and wastewater demands and anticipated disposal;
  - b. Information is required in terms of secondary flow paths;
  - c. What are the water supply demands;
  - d. How will the development be connected to power and telecommunications systems;
2. A Fire Management Plan that outlines how the applicant intends to address fire hazards on the site. Can you also provide confirmation that the access is suitable for emergency vehicles in terms of New Zealand Fire Service Guidelines;
3. The maximum occupancy of the additional visitor accommodation unit attached to the service centre. A internal layout plan of the service centre and visitor accommodation unit;
4. The colour palette to be used for the exterior cladding and roofing;
5. The pavement finishes and the standards for the design of pavement depths; and

6. Disabled carparks are to be provided and marked. Mr Hall also has the following questions/comments in terms of carparking and access;
  - a. Sufficient queuing and access width is required for each carpark; and
  - b. Does the main central route allow for cars to pass.

It is noted that if you have any questions in terms of servicing and access could you please contact Mr Hall on the contact details below:

Phone: 021 663 856

Email: [Andy.Hall@dls.co.nz](mailto:Andy.Hall@dls.co.nz)

In accordance with section 92(2) of the Act the Council also requests to commission Jeremy Head to peer review the Landscape Assessment prepared by Rough and Milne Landscape Architects Limited. Please note that in accordance with Section 88C of the Act, the processing 'clock' will stop from 2 August 2018, until such time as this request to commission a report and further information has been satisfied.

### **Responding to this request**

Pursuant to section 92A and Section 92B of the Act, within 15 working days from the receipt of this letter you must either:

- provide the requested information and written notice outlining whether the applicant agrees to the commissioning of the report; or
- provide written confirmation that you cannot provide the requested information within the timeframe, but do intend to provide it; or
- provide written confirmation that you do not agree to provide the requested information or agree to the commissioning of a report.

If you cannot provide the requested information within this timeframe, but do intend to provide it, then please provide:

- written confirmation that you can provide it, and;
- the likely date that you will be able to provide it by.

The Council will then set a revised timeframe for the information to be provided.

If you do not provide the requested information or agree to commission a report, then your application will be publicly notified in accordance with section 95C of the Act.

Please do not hesitate to contact me on the details below if you have any questions or concerns regarding the above request or the further processing of the application.

Kind Regards



Rachael Willox

**RESOURCE MANAGEMENT PLANNER – CONSENTS**

REF: RM180111

Phone: (03) 685 9010

Email: [rachael@mackenzie.govt.nz](mailto:rachael@mackenzie.govt.nz)