


MACKENZIE DISTRICT COUNCIL

Main Street, P O Box 52, Fairlie 7949

Phone: 03 685-9010

 Email: info@mackenzie.govt.nz
www.mackenzie.govt.nz

RECORCE CONSENT SUBMISSION FORM

Under the Resource Management Act 1991

Submitters Details

Submitters Full Name/Company/Trust: Anne Braun-Elwert

Contact Name:

 Email address*: anne@alpinerecreation.com

Postal Address*: PO Box 75, Lake Tekapo

 Tick here if postal address is preferred *: ☐

Phone numbers: Day 021 171 0201

 Mobile **021 171 0201**

** Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.*

Address for Service (if different from the submitter's details)

Company:

Contact Name:

Email address*:

Postal Address*:

 Tick here if postal address is preferred *: ☐

Phone numbers: Day

Mobile

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Details of Application Being Submitted on

Applicant's Name: Sunshine Housing (2016) Ltd.

RM Reference: RM180111

Description of Proposed Activity: To construct 16 visitor accommodation units at 5 Pioneer Drive, Lake Tekapo, accommodating up to 85 people.

My Submission

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

☐ Support

☐ Oppose

☐ Neutral

My submission is (the particular parts of the application I support or are opposed to are):

(Attach separate sheet as required)

The proposal breaches setbacks, site coverage and parking. This is supposed to be Residential 1 and it will render such a zoning meaningless if this proposal is approved. To house 85 people in such an area is far too high a density, with noise levels, car movements, visual amenity all being significantly affected. Pioneer Drive has a Special Heritage Zone, designed to protect the foreshore and Church area from inappropriate development. This is certainly inappropriate in an area, which has always been an area for quiet recreation as people stroll along the lakefront and enjoy the lakeviews. If Sunshine Housing wants to build the equivalent of a tourist hotel they should choose a site in the tourist zone, not the residential one zone. What is the point of having zones otherwise?

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

(Attach separate sheet as required)

It goes beyond the maximum of 12 visitors allowed to be accommodated in a residential one zone and for which it is possible to apply for a resource consent. To grant consent for this proposal would completely undermine the District Plan. Sunshine Housing has already been operating outside District Plan rules, by accommodating more than what is permitted. They cannot be trusted to operate within the rules in the future.

We had friends stay here. They were shocked at the exorbitant price they were charged for a pokey, substandard room. This operator is not helping tourism in Tekapo. In fact he is giving it a bad name. Trying to squeeze so many tourists onto one residential site is just pure greed and will undermine standards – in fact is already doing so.

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

(Attach separate sheet as required)

This proposal should be declined in its entirety and the applicant should re-submit with an application for resource consent for the maximum of 12 guests for one property owner, as applies to other residential zones in Tekapo. This applicant needs to be given a clear message that environmental and neighbourhood amenity concerns really do mean something in the Mackenzie District. Otherwise we will have more permanent residents packing up and leaving because of the lack of protection for permanent residents. (I already know of two permanent residents who have left because of this, and am aware of at least four others for whom this is a very real concern.) Tekapo can ill afford to lose permanent residents.

Declarations

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

☐ I am a trade competitor

☒ I am not a trade competitor

If you are a trade competitor, please indicate whether or not are directly affected by an effect of the subject matter of the submission that:

(a) Adversely affects the environment; and

(b) Does not relate to trade competition or the effects of trade competition (tick):

☐ I am directly affected

☐ I am not directly affected

Please indicate whether or not you wish to be heard at the hearing in support of your submission (*note you will only be notified of a hearing if you have indicated you wish to be heard*) (tick):

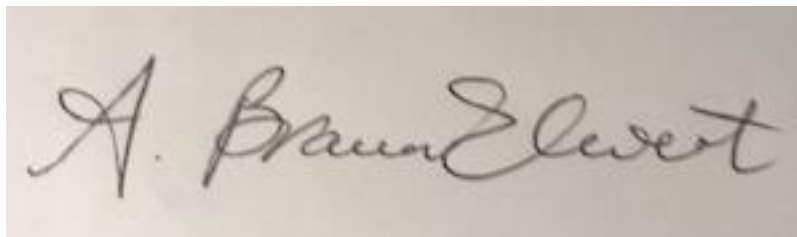
☒ I wish to be heard

☐ I do not wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

☐ Yes

☐ No



2/12/19

Signature of Submitter
(or person authorised to sign on behalf of the submitter)*

Date

**If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.*

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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):

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- 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.



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RECORCE CONSENT SUBMISSION FORM

Under the Resource Management Act 1991

Submitters Details

Submitters Full Name/Company/Trust:

Contact Name: Sheila Preston

Email address*: sheila.bill@xtra.co.nz

Postal Address*: 6 Pioneer Drive
Lake Tekapo 7945

Tick here if postal address is preferred *: ☐

Phone numbers: Day 03 6806755

Mobile

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Address for Service (if different from the submitter's details)

Company:

Contact Name:

Email address*:

Postal Address*:

Tick here if postal address is preferred *: ☐

Phone numbers: Day

Mobile

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Details of Application Being Submitted on

Applicant's Name: Sunshine Housing(2016) Limited

RM Reference: RM180111

Description of Proposed Activity: To construct 16 visitor accommodation units and convert existing building to managers residents plus additional visitors accommodation

My Submission

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

☐ Support

☒ Oppose

☐ Neutral

My submission is (the particular parts of the application I support or are opposed to are):

(Attach separate sheet as required)

Whilst I think the design of the units and landscaping are beautifully designed they are better suited on a larger area and not in a RESIDENTIAL area.

I also oppose the idea of 7 two story houses plus units which would look worse for the same reason.

So many houses on a small area would end up looking like a housing estate.

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

(Attach separate sheet as required)

Too high a density in an area zoned Residential 1

Too many people coming and going all night when star gazing

Potential traffic hazard onto Pioneer Dr with only one entrance/exit as it is a busy tourist route. Also creating problems

With 18 plus rubbish bins on the roadside every week.

85 extra people in a residential area can create a very noisy environment.

Could create a problem with limited parking spaces if guests arrive in 2 cars when sharing a units

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

(Attach separate sheet as required)

Any future development should consider the use of the paper road at the back of the section leading onto Beauchamp Place.

It is up to the council to consider the practicalities of such high visitor numbers in a Residential zone with residents living in close proximity.

Is Tekapo going to become a place for Tourists only with NO residents.!!

Declarations

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

☐ I am a trade competitor

☒ I am not a trade competitor

If you are a trade competitor, please indicate whether or not are directly affected by an effect of the subject matter of the submission that:

(a) Adversely affects the environment; and

(b) Does not relate to trade competition or the effects of trade competition (tick):

☐ I am directly affected

☐ I am not directly affected

Please indicate whether or not you wish to be heard at the hearing in support of your submission (*note you will only be notified of a hearing if you have indicated you wish to be heard*) (tick):

☐ I wish to be heard

☒ I do not wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

☐ Yes

☒ No

8 December 2019

Signature of Submitter
(or person authorised to sign on behalf of the submitter)*

Date

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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):

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RECORCE CONSENT SUBMISSION FORM

Under the Resource Management Act 1991

Submitters Details

Submitters Full Name/Company/Trust:	
Contact Name: Bill Preston	
Email address*: prestonbill035@gmail.com	
Postal Address*: 6 Pioneer Drive Lake Tekapo 7945	Tick here if postal address is preferred *: <input type="checkbox"/>
Phone numbers: Day 03 6806755	Mobile

** Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.*

Address for Service (if different from the submitter's details)

Company:	
Contact Name:	
Email address*:	
Postal Address*:	Tick here if postal address is preferred *: <input type="checkbox"/>
Phone numbers: Day	Mobile

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Details of Application Being Submitted on

Applicant's Name: Sunshine Housing (2016) Limited
RM Reference: RM180111
Description of Proposed Activity: To construct 16 visitor accommodation units and to convert an existing Building on site to service centre and managers accommodation

My Submission

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

☐ Support

☒ Oppose

☐ Neutral

My submission is (the particular parts of the application I support or are opposed to are):

(Attach separate sheet as required)

I oppose in total

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

(Attach separate sheet as required)

Sunshine application must be refused on the grounds that the extent of their tourist commercial activity is far too intense for the purpose of having a Residential 1 zone.

This application assumes no difference in Tourist accommodation in a normal residence between District Plan Zone 1 & 2.

Equally important is the allowance of high density housing ie small lots 400 -500 square metres at 5 Pioneer Drive.

This is clearly documented in the Sunshine Housing application. This assumes a weakness in the District Plan which allows High density housing a permitted activity.

It is obvious Sunshine Housing is capitalising on the more palatable "pods" for RM180111.

This supposedly appeasing neighbours over high density housing.

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

(Attach separate sheet as required)

My submission would be met by council by refusing RM180111 in total.

Declarations

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

☐ I am a trade competitor

☒ I am not a trade competitor

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(a) Adversely affects the environment; and

(b) Does not relate to trade competition or the effects of trade competition (tick):

☐ I am directly affected

☐ I am not directly affected

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☒ I wish to be heard

☐ I do not wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

☐ Yes

☒ No

8th December 2019

Signature of Submitter
(or person authorised to sign on behalf of the submitter)*

Date

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SUBMISSION FORM

Under the Resource Management Act 1991



SUBMITTERS DETAILS

Submitters Full Name/Company/Trust: Richard Carrell Rayward

Contact Name: R Rayward

Email address*: Richard@airsafaris.co.nz

Postal Address*: P.O. Box 21 Lake Tekapo 7945

Res 1 Mackenzie Street Lake Tekapo

Tick if postal address is preferred
method of correspondence*: ☐

Phone numbers: Day 03 6806880

Mobile 021 337645

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ADDRESS FOR SERVICE (if different from the submitter's details)

Company:

Contact Name:

Email address*:

Postal Address*:

Tick if postal address is preferred
method of correspondence*: ☐

Phone numbers: Day

Mobile

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DETAILS OF APPLICATION BEING SUBMITTED ON

APPLICANT'S NAME: Sunshine Housing (2016) Limited

RM REFERENCE: 180111

DESCRIPTION OF PROPOSED ACTIVITY: CONSTRUCTION OF 16 VISITOR ACCOMMODATION UNITS IN THE RESIDENTIAL 1 ZONE AND CONVERSION OF AN EXISTING BUILDING TO A SERVICE CENTRE, MANAGERS RESIDENCE AND VISITOR ACCOMMODATION UNIT

MY SUBMISSION

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

SUPPORT

☐

OPPOSE

☐

NEUTRAL

☐

My submission is (the particular parts of the application I support or are opposed to are):

While I appreciate that precedents have already been set along the residential Pioneer Drive with other Motel and overnight accommodation facilities the larger scale and density of this proposal are of concern.

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

The proposed units are one level and an attractive design but the number and layout appears to be tightly packed and high density. There is little or no roadside parking currently on that side of Pioneer Drive. The parking onsite appears very confined, particularly as there would likely be minibuses and small coaches involved .

Our concern revolves around the number of tightly spaced units and visitors in a residential zone, as the concept is not in line with the philosophy of Residential 1 zoning. The vehicle movements on to and off pioneer Drive generated by that number of units and visitors is part of this concern.

We are also concerned that this development could set a precedent for other less attractive and more intrusive high density accommodation facilities to be proposed in the street. We are opposed to the application as set out but would view it more favourably with a smaller number of better spaced units with larger and more accessible parking. We urge Council to consider the possible implications of a facility on this scale and high density in Res 1., and also the precedent it may set for other developers.

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

Restrict the application to a smaller number of better spaced units with larger and more accessible parking , and not as a precedent for other larger scale visitor accommodation developments in the zone.

DECLARATIONS

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

☐ I **am** a trade competitor ☒ I **am not** a trade competitor

If you are a trade competitor, please indicate whether or not are directly affected by an effect of the subject matter of the submission that

- (a) Adversely affects the environment; and
(b) Does not relate to trade competition or the effects of trade competition (tick):

☐ I **am directly affected** ☐ I **am not** directly affected

Please indicate whether or not you wish to be heard at the hearing in support of your submission (note you will only be notified of a hearing if you have indicated you wish to be heard) (tick):

☐ I **wish** to be heard ☒ I **do not** wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

☐ Yes ☐ No

Richard Rayward

*Signature of Submitter (or person authorised to sign
on behalf of the submitter)**

14.12.19

Date

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MACKENZIE
District Council

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SUBMISSION FORM

Under the Resource Management Act 1991



SUBMITTERS DETAILS

Submitters Full Name/Company/Trust:

Natalia Zuleta

Contact Name:

Natalia Zuleta

Email address*:

natalia@nzaccidentandmedical.co.nz

Postal Address*:

PO BOX 186

LAKE TEKAPO 7945

Tick if postal address is preferred
method of correspondence*: ☐

Phone numbers: Day

Mobile 0212754400

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

ADDRESS FOR SERVICE (if different from the submitter's details)

Company:

AS ABOVE

Contact Name:

Email address*:

Postal Address*:

Tick if postal address is preferred
method of correspondence*: ☐

Phone numbers: Day

Mobile

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DETAILS OF APPLICATION BEING SUBMITTED ON

APPLICANT'S NAME: Sunshine Housing (2016) Limited

RM REFERENCE: 180111

DESCRIPTION OF PROPOSED ACTIVITY: CONSTRUCTION OF 16 VISITOR ACCOMMODATION UNITS IN THE RESIDENTIAL 1 ZONE AND CONVERSION OF AN EXISTING BUILDING TO A SERVICE CENTRE, MANAGERS RESIDENCE AND VISITOR ACCOMMODATION UNIT

MY SUBMISSION

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

SUPPORT ☐ OPPOSE ☒ NEUTRAL ☐

My submission is (the particular parts of the application I support or are opposed to are):

This is Residential 1 zone. The surrounding area is low scale and density and this development contravenes that. These rules protect surrounding residents. It doesn't comply with setbacks and it covers 59.2% of the area when only $\leq 40\%$ is permitted. Coming up with a Noise Management Plan after resource consent is granted is not the right way to proceed.

(Attach separate sheet as required)

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

(Attach separate sheet as required)

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

This is the wrong location for this sort of development. Residential 1 zones should remain low density. Any development needs to abide by rules which include setbacks, % coverage permitted and design.

(Attach separate sheet as required)

DECLARATIONS

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

☐ I **am** a trade competitor ☒ I am **not** a trade competitor

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- (b) Does not relate to trade competition or the effects of trade competition (tick):

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☒ I **wish** to be heard ☐ I **do not** wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

☒ Yes ☐ No

Natalie Zuehl
Signature of Submitter (or person authorised to sign
on behalf of the submitter)*

15 / 12 / 2019
Date

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SUBMISSION FORM

Under the Resource Management Act 1991



SUBMITTERS DETAILS

Submitters Full Name/Company/Trust: Barrie Martin Green

Barrie Martin Green
Jennifer Anne Green

Contact Name: Barrie

Email address*: barrie.green@netcon.co.nz

Postal Address*: Po Box 44 Lake Tekapo

Tick if postal address is preferred
method of correspondence*: ☐

Phone numbers: Day 0274373667

Mobile 0274373667

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RM REFERENCE: 180111

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MY SUBMISSION

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

SUPPORT ☐ OPPOSE ☒ NEUTRAL ☐

My submission is (the particular parts of the application I support or are opposed to are):

I oppose the submission on a number of grounds,

1. Proposal as a hole fits outside the criteria of Res 1.
2. The proposal because of the size of the project, lends itself to tour bus activity which has not been addressed by the applicant.as well as minimal car parking .
3. consideration has not been addressed as the historic value of the existing property as it stands.
4. The location of this site lends to low density,passive activities with minimal traffic as we have concerns now with pedestrian safety and large volumes of traffic with minimal carridgeway.
5. I understand the applicant has NOT completed the conditions of his previous consent so what guarantees are there that this will comply if granted.

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

My Wife and I have been residents and rate payers for close to 40 years and live in the vicinity of this proposal. We have a genuine interest in the expansion process in Lake Tekapo and at present The MacKenzie District council to date appears to favor the developer over the existing residents and rate payers. More consideration should be given to those that make permanent homes, Not rental Accommodation, in the decision making and that,
Anything that falls outside the scope of the district plan should be rejected

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

(Attach separate sheet as required)

DECLARATIONS

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

☐☒

I am **not** a trade competitor

If you are a trade competitor, please indicate whether or not are directly affected by an effect of the subject matter of the submission that

(a) Adversely affects the environment; and

(b) Does not relate to trade competition or the effects of trade competition (tick):

☐

I **am** directly affected

☐

Please indicate whether or not you wish to be heard at the hearing in support of your submission (note you will only be notified of a hearing if you have indicated you wish to be heard) (tick):

I do not wish to be heard

☒☐

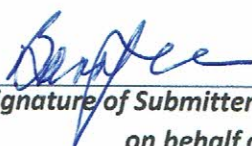
If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

☐

Yes

☒

No


Signature of Submitter (or person authorised to sign
on behalf of the submitter)*

13-12-19

Date

*If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

*A signature is not required if you make your submission electronically.

SUBMISSION FORM

Under the Resource Management Act 1991



SUBMITTERS DETAILS

Submitters Full Name/Company/Trust:

David & Maree Coupland

Contact Name: Maree Coupland

Email address*: mareecoupland@hotmail.com

Postal Address*:

40 Gladstone Road, RD4
TIMARU 7974

**Tick if postal address is preferred
method of correspondence*:** ☐

Phone numbers: Day 027 2239527

Mobile 027 2239527

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

ADDRESS FOR SERVICE (if different from the submitter's details)

Company:

Contact Name:

Email address*:

Postal Address*:

**Tick if postal address is preferred
method of correspondence*:** ☐

Phone numbers: Day

Mobile

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DETAILS OF APPLICATION BEING SUBMITTED ON

APPLICANT'S NAME: Sunshine Housing (2016) Limited

RM REFERENCE: 180111

DESCRIPTION OF PROPOSED ACTIVITY: CONSTRUCTION OF 16 VISITOR ACCOMMODATION UNITS IN THE RESIDENTIAL 1 ZONE AND CONVERSION OF AN EXISTING BUILDING TO A SERVICE CENTRE, MANAGERS RESIDENCE AND VISITOR ACCOMMODATION UNIT

MY SUBMISSION

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

SUPPORT ☐ OPPOSE ☒ NEUTRAL ☐

My submission is (the particular parts of the application I support or are opposed to are):

See attached submission

(Attach separate sheet as required)

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

See attached submission

(Attach separate sheet as required)

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

See attached submission

(Attach separate sheet as required)

DECLARATIONS

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

☐ I **am** a trade competitor. ☒ I **am not** a trade competitor

If you are a trade competitor, please indicate whether or not are directly affected by an effect of the subject matter of the submission that

(a) Adversely affects the environment; and

(b) Does not relate to trade competition or the effects of trade competition (tick):

☐ I **am directly affected** ☐ I **am not** directly affected

Please indicate whether or not you wish to be heard at the hearing in support of your submission (note you will only be notified of a hearing if you have indicated you wish to be heard) (tick):

☒ I **wish** to be heard ☐ I **do not** wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

☒ Yes ☐ No

*Signature of Submitter (or person authorised to sign
on behalf of the submitter)**

15 December 2019

Date

*If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

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NOTE TO SUBMITTER

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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.

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.



MACKENZIE
District Council

Mackenzie District Council
PO Box 52
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P: 03 685 9010
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December 2019

David & Maree Coupland
40 Gladstone Road
RD4
TIMARU

also

5 Beauchamp Place
LAKE TEKAPO

David (021) 475561
Maree (027) 2239527

Submission OPPOSING the following resource consent application:

Applicant: Sunshine Housing (2016) Ltd
Application #: RM180111
Proposed activity: Construction of 16 visitor accommodation units in the Residential 1 Zone and conversion of an existing building to a service centre, managers residence and visitor accommodation unit.

After carefully considering all of the information available to us in regards to the above resource consent application, we are NOT in support of the above application. We oppose it for the following reasons:

- The land at 5 Pioneer Drive is zoned Residential 1 and in our opinion the development that is proposed far exceeds what is acceptable on Residential 1 zoned land. We feel that their application to construct 16 accommodation units to house up to 85 guests a night is absurd in a Residential 1 zoned property. We feel that the Mackenzie District Council should be concentrating on developments in the correctly zoned areas. If this proposal was to go ahead it would make a complete mockery of zoning and town planning in the Mackenzie district. This submission is proposing activities of a commercial level which existing residential properties in the area should be protected from.
- Our view is that the proposed development has the potential to have major effects on the environment and character of Pioneer Drive and the surrounding areas. The increase in traffic volume alone would have a huge impact on the area. Our property at 5 Beauchamp Place which neighbours the SE boundary of 5 Pioneer Drive is already greatly affected by the accommodation complex being run at this site.
- Already we have been adversely affected by the increase in visitor numbers allowed following the approval of their previous resource consent in 2018. On many occasions there have been large numbers of visitors staying on site at 5 Pioneer Drive since the approval of the previous resource consent. We have experienced increased disturbance from vehicles – movement on the gravel driveway, headlights at night time shining directly into our property, car alarms late at night, voices late at night as visitors leave and return from star grazing tours. We are regularly disturbed by the 'coming and goings' at 5 Pioneer Drive.
- We feel that the huge increase of people in the area generated from the up to 85 visitors per night to the proposed accommodation development will create a significant increase in foot traffic down to the lake, which will have a negative impact of the vegetation in this area.
- It is our understanding that there are already concerns with the existing infrastructure in the area being unable to service the requirements of the proposed development. Our research leads us to

believe that the existing services, e.g. water supply, waste water, storm water, power and telecommunications, are not sufficient to cope with such a large development.

- Simply put, it is our believe that a development of this commercial nature does not belong in this residential area. We strongly believe that it is the Mackenzie District Council's responsibility to protect the existing residents in this area from such developments.

We request that this resource consent application to construct 16 visitor accommodation units in and convert an existing building to a service centre, managers residence and visitor accommodation unit be DECLINED for the above reasons.

If you require any further information from us, please contact us on the phone numbers above or via email at mareecoupland@hotmail.com.

Yours sincerely,

David & Maree Coupland
Owners of 5 Beauchamp Place, Lake Tekapo

**MACKENZIE DISTRICT COUNCIL**

Main Street, P O Box 52, Fairlie 7949

Phone: 03 685-9010

Email: info@mackenzie.govt.nzwww.mackenzie.govt.nz**RECORCE CONSENT SUBMISSION FORM**

Under the Resource Management Act 1991

Submitters Details

Submitters Full Name/Company/Trust: Adam Luke Durning

Contact Name: A/A

Email address*: durninga@xtra.co.nz

Postal Address*:

19 Oakland Ave, St Johns Hill, Whanganui 4500

Tick here if postal address is preferred *: ☐

Phone numbers: Day 027 5940537

Mobile 027 5940537

** Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.*

Address for Service (if different from the submitter's details)

Company:

Contact Name:

Email address*:

Postal Address*:

Tick here if postal address is preferred *: ☐

Phone numbers: Day

Mobile

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Details of Application Being Submitted on

Applicant's Name: Sunshine Housing (2016) Limited

RM Reference: 180111

Description of Proposed Activity:

Construction of 16 Visitor accommodation units in residential 1 zone and conversion of an existing building to a service centre, managers residence and visitor accommodation unit.

My Submission

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

☐ Support

☒ Oppose

☐ Neutral

My submission is (the particular parts of the application I support or are opposed to are):

- 1- Number of units
- 2- Traffic
- 3- Services-sewage
- 4- Environment
- 5-

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

- 1- *Far in excess of the district plan of one primary dwelling and a second dwelling less than 50sqm
If this is allowed or even in a lesser form it sets a precedent as there are many large sections along Pioneer drive and high density development would detrimentally affect the unique and special visual appeal that make Lake Tekapo so special and such a draw card to tourist from all over the globe. If this proceeds with the development of what essentially is a commercial accommodation development similar to a hotel over time the entire street is at risk of proceeding in the same manner and this can be seen in many other similar locations throughout NZ. The tekapo waterfront is unique and been well protected for many decades. It is a very special place in NZ that should would be lost for ever if commercially over developed.*
- 2 *He has severely underestimated traffic movements and this will create a safety issue with the large number of pedestrians that walk along pioneer drive during the day and at night. The increased flow of traffic at the intersections to the state highway is already not ideal. Do vehicle numbers and parking off site match as the excess will flow onto the street.*
- 3 *This number of units will put added pressure on existing services that may have been not designed to cope*

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):
(Attach separate sheet as required)

We have recently purchased 1 Pioneer drive having been holidaying in Tekapo with my parents, grandparents (who purchased a property in the 60's) and family since I was born. We have made a significant investment into a purchase of pioneer drive because of its uniqueness and the streets ability to have survived such commercialisation unlike so many areas of NZ.

I would like to think this idealic waterfront remained for future generations to enjoy as a special piece of natural New Zealand landscape. To deviate from the district plan that limits commercial development and over utilisation of the properties that has protected it for so long, is now a major contributing factor as to why Tekapo is becoming such a treasure and a sought after destination from a tourist perspective, as much domestically as internationally. This should be preserved now and into the future.

There is significant commercial accommodation development occurring within the town in more appropriate locations and I caution the council to be making long term decisions for short term gain with consequences that can never be undone. We should be striving to maintain the unique qualities and appeal that make Tekapo so special and Pioneer drive is a vital part of this. Where else in NZ can you walk along a stretch of waterfront with such a majestic view and have it so accessible to so many and yet feel you could be the last person on earth as you stand and gaze up the lake and see nothing but natural beauty.

Declarations

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

☐ I am a trade competitor

☒ I am not a trade competitor

If you are a trade competitor, please indicate whether or not are directly affected by an effect of the subject matter of the submission that:

(a) Adversely affects the environment; and

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☐ I am directly affected

☐ I am not directly affected

Please indicate whether or not you wish to be heard at the hearing in support of your submission (*note you will only be notified of a hearing if you have indicated you wish to be heard*) (tick):

☒ I wish to be heard

☒ I do not wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

☒ Yes

☐ No



Signature of Submitter

(or person authorised to sign on behalf of the submitter)*

16/12/2019.

Date

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- 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.


MACKENZIE DISTRICT COUNCIL

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www.mackenzie.govt.nz

RESOURCE CONSENT SUBMISSION FORM

Under the Resource Management Act 1991

Submitters Details

Submitters Full Name/Company/Trust: Stella Margaret Sweney

Contact Name: Stella Sweney

 Email address*: stellasweney12@gmail.com

 Postal Address*: 54B McCormacks Bay Road,
Christchurch 8081.

 Tick here if postal address is preferred *: ☐

Phone numbers: Day

Mobile 0210460886

** Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.*

Address for Service (if different from the submitter's details)

Company:

Contact Name:

Email address*:

Postal Address*:

 Tick here if postal address is preferred *: ☐

Phone numbers: Day

Mobile

** Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.*

Details of Application Being Submitted on

Applicant's Name: Sunshine Homes (2016) Ltd

RM Reference: RM 180111

Description of Proposed Activity: To build 17 visitor accommodation units at 5 Pioneer Drive to accommodate a maximum of 85 guests in a Residential 1 zone in Lake Tekapo.

My Submission

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

☐ Support ☒ Oppose ☐ Neutral

My submission is (the particular parts of the application I support or are opposed to are):

(Attach separate sheet as required)

I do not support any aspect of this application as the intention is to have a high density “village” complex within a Residential 1 zone in the heart of what is known as “old Tekapo”. This application does not comply with the Mackenzie District Plan with multiple breaches as described below. If the applicant had applied for a boutique accommodation for up to a maximum of 30 persons in keeping with the character, ambience and other characteristics of Pioneer Drive then this could have been considered subject to remedies for the breaches of the District Plan.

The name TEKAPO STARRY VILLAGE describes the proposal to have a 17 units plus a managers residence on ONE section in a Residential 1 zone where the District Plan provides for low scale residential development.

1. SET BACKS are breached.
2. SITE COVERAGE is breached.
3. HEIGHT RULES are breached.
4. PARKING coverage allows for 20 vehicles – or more - on one residential section.
5. THE CONDITION required by MDC if consent were to be granted anticipates problems with noise management; guest awareness that they are in a Residential 1 zone, not a commercial accommodation area and potential guest behaviour issues.
6. THE JUSTIFICATION OF SUBDIVISION OPTION as an alternative is questioned.
7. THE USE OF RESIDENTIAL 2 within the application to imply the land in question is a mix of Residential 1 and 2 zoning cannot be justified.
8. THE ENVIRONMENTAL IMPACTS are substantial rather than “marginal” or “minor”.
9. THE INTERPRETATION OF POLICY 2C VISITOR ACCOMMODATION to justify high density accommodation in Residential 1 zoning is very questionable.
10. THE e2ENVIRONMENTAL REPORT has serious flaws.

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

(Attach separate sheet as required)

Overview: The Mackenzie District Council Plan (2004) states the overall purpose of the provision of Residential 1 zoning.

- ***Residential Policy 1B - Density And Scale: Residential 1 Zones To enable land in Residential 1 Zones to be used efficiently while maintaining ample open space and the existing scale and medium density of these areas. Explanation and Reasons: The activities and buildings occurring on individual sites in an area contribute to the general amenity of the area. Generally, people living in residential areas in Mackenzie District wish to maintain the current medium density and scale of the residential areas, with ample open space around buildings.***

Application RM180111 is clearly not going to maintain “ample open space and the existing scale and medium density” of Pioneer Drive. While argument could be made that there are already two existing accommodation businesses, namely Parkhead Motels and The Chalet, these businesses would have a maximum of 26 guests each at any one time. The proposed maximum of 85 persons to be accommodated on one residential section in this location is a commercial development suited only to Residential 2 or Tourist zoning.

1. **Breach of setbacks:** The application acknowledges that in order to accommodate the high density of units plus parking, boundary setbacks will be breached. This also means that some of the large and medium size trees (of which there are too few in Tekapo) will be removed changing the ambience and amenity value for those living in this area and changing the amenity value for those visiting and enjoying the sense of space and openness for which this area of Tekapo is renowned. The breach of setbacks cannot be considered as having a “minor” impact if one is an adjacent neighbour where the acoustic fence will not remove the noise effects of having commercial guests right on the fence line.
2. **Site Coverage:** The application seeks to justify the high density impact of 17 accommodation units by stating the unit ground coverage is small and that parking and low level landscaping will mitigate and provide a sense of space. This would be an effective argument if this was a Residential 2 development. 17 units on 4047 sqm is high density and is substantially different from any other development on Pioneer Drive or any other Residential 1 zone development in Tekapo. If approved this consent would be setting a new precedent for intensive commercial development in Residential 1 zones throughout Tekapo. In effect there would be no areas where residents could feel safe from intensive scale visitor accommodation development.

3. **Height of Units:** The application states the minor residential units “marginally exceed” the permitted height of 4.00m. The breach of the height rule is 1.2m with the height requested being 5.2m to allow for a night sky viewing option. 1.2m is more than a 25% increase on the allowed height. 25% is not marginal and should be considered substantial with 17 units proposed to exceed the height allowed. This is a further breach of the MDC policy for Residential 1 and the accumulation of breaches means the effects are substantial.
4. **Parking and Vehicle Movements:** The application allows for 20 parks, approximately one parking space per unit. Each unit may accommodate 5 persons plus there will be parking required for the manager’s unit. Two persons per vehicle is the most common mode of transport therefore more than 20 parks may be required. Where will the surplus parking be? Other guests will travel in larger people mover vehicles and at times camper vans. Where is the space for larger vehicles to park? Access to the “Glade” is not clear, will camper vans be permitted access down a short steep hillside. Access to the Glade may be very difficult in winter conditions with snow hampering vehicle movements, where will these vehicles park in these circumstances? Any surplus parking on Pioneer Drive would be both dangerous (in winter conditions) and totally against the amenity value of Residential 1. The application is not compliant re mobility parking with no space specifically marked rather relying on the manager to guide a driver requiring a mobility park to a suitable space. This is not acceptable. Mobility parking users need to have a clearly marked space to welcome them.

p63 Novo Report. “Lastly, it is reiterated that the District Plan anticipates that the site could be developed for seven residential units. An average residential unit generates approximately 10 vehicle movements per day, and as such the 62 trips from the visitor accommodation activity (and resulting amenity effects) will be similar to the approximately 70 trips per day that could be expected from a residential activity.”

The District Plan does not “anticipate” 7 small residential units. The plan specifically states that Residential 1 areas will be low to medium density with ample open space. The large 4000m sections with other 1000m sections were put in place along Pioneer Drive to deliberately create the open space and special character of Pioneer Drive.

“An average residential unit generates approximately 10 vehicle movements per day”. This may be true in a city. In Tekapo two vehicle movements **per week** was common for many residents. Everyone walks and some cycle. Very few locals need to use their vehicles every day. For young families school drop off and pick up with a visit to the supermarket en route would be the norm.

The proposed village complex development with 17 units plus a managers residence could have up to 140 vehicle movements per day with each unit having a departure, and arrival, a visit to the town/supermarket, a meal out, a night sky visit per visitor unit.

This would be the maximum end but over 100 vehicle movements per day would not be uncommon. This is substantially different to the current consent for 12 guests where up to 6 vehicles may create a maximum of 48 vehicle movements per day.

The above is based on local knowledge of Tekapo and visitor guest movements having lived in the Mantra complex for 9 years.

5. **The Condition (p13):** MDC has set out a condition for Sunshine Homes Ltd. In the event of a resource consent being granted the condition is to be met within 3 months. The condition is an Activity Management Plan which seeks to address the impact of adverse effects on adjoining landowners. Clearly MDC and the applicant anticipate issues for neighbours in a Residential 1 zone. The Condition includes a plan for noise management (acoustic fences being insufficient to manage noise levels), a guest awareness information plan to ensure guests know they are in a residential area not a commercial zone, a plan to manage inappropriate behaviour from guests (who are on holiday and may plan to party and/or stay up late to view the stars) and a request for a contact person from adjoining landowners who presumably will be required as part of their enjoyment of their residence to work to mitigate unwelcome noise and behaviour issues arising from the 85 guests staying in the Starry Village complex. This Condition requirement means MDC are fully aware that this application is not appropriate for Residential 1 and Sunshine Homes are aware that there will be issues arising from having a high density accommodation village within a quiet Residential area.

6. **Subdivision:**

The Permitted Baseline (p55 Novo Report) “The existing subdivision development pattern in the R1 zone along Pioneer Drive has resulted in a predominance of lots at 800 – 1000 m² with several larger lots of approximately 4000 m². Currently there are 18 lots with 15 dwellings fronting Pioneer Drive. Contrary to the existing development pattern under the MDP, subdivision rules permit lots of 400 m² in area along Pioneer Drive, each with one primary residential unit and one minor residential unit up to 50 m².

In the application by Sunshine Homes in the section **Assessment of Actual or Potential Effects on the Environment** there is example of the potential use of subdivision of the land into a maximum of 7 individual parcels of land.

The applicant frequently refers to a “permitted baseline” using subdivision rules. This is a nonsense. Any subdivision of a residential 1 zone would be a non-complying activity and require resource consent. There is no guarantee that a subdivision application of

the type proposed would be approved and resource consent granted. The argument that there is some kind of “permitted” level of subdivision is erroneous and misleading.

Under the current district plan with the emphasis on open space and a low to medium density environment the proposed subdivision would have a significant and unacceptable impact on the environment as almost all the large trees on the land would be cut down. The density of building proposed would be out of character for Pioneer Drive. The primary purpose of Residential 1 zoning is for residents to live with the open space and low to medium density building.

It should be noted that the Mackenzie District Plan was signed off in 2004 and due for review within 10 years. The District Plan is now indisputably out of date and no longer fit for purpose to provide guidance for the massive changes that have taken place in Tekapo and the Mackenzie District in the past decade. It is imperative the Council provides more protection for Residential 1 zoning in the new District Plan otherwise the whole of Tekapo may be Residential 2 and Tourist. The future of Tekapo must be part of the consideration of this application.

7. Residential 2: The application states the land is 4047sqm and a mix of Residential 1 and 2 zoning. This seeks to justify the higher density building and parking required for the development. The parcel of land is 4000 sqm and has always been zoned Residential 1. The previous owner of the land purchased a narrow strip that formed part of a paper road on the southern boundary adjacent to the Mantra fence. This means 47 sqm of the land was previously paper road. It defies logic to consider that this land suddenly became Residential 2 when the Mantra fence line forms the Residential 2 boundary. Why would this small piece of land not be absorbed into the Residential 1 zone to match the remaining 4000 sqm. This application from Sunshine Homes must be assessed entirely on the Residential 1 status of the land.

8. Environmental Impact: The application seeks to justify the proposal by stating that the environmental impacts are minor. There are large trees on the property. These would be cut down to allow for the development. This would have an immediate and irreversible visual impact. Large trees are rare in Tekapo and grow slowly. The overall visual scene on Pioneer Drive would change significantly. There is also a large trench to be dug down to the lakeshore with swales to be installed for stormwater overflow. Another irreversible change. Tussocks will eventually grow back over the trench but the swales will remain. Over time the swales will only be checked every 5 years – the chance of contamination of the lake from oil spill from vehicles being flushed into the stormwater must be high. Vehicle movements in and out of the Starry village complex will substantially change the current pattern of vehicle movements. There are many large buses, campervans and tourist vehicles travelling down Pioneer Drive with

acknowledged traffic hazards at the SH8 intersections. Additional tourist traffic from a high density accommodation complex provides another hazard for this area. The overall environmental impacts are substantial and unacceptable changing an “ample open space with medium density” to a high density set of buildings with traffic hazards especially in winter.

9. The Interpretation of Policy 2C:

MDC Policy 2C – Visitor Accommodation

To enable the establishment of visitor accommodation activities, particularly in the Residential 2 Zone in a manner that protects and is compatible with the residential character and amenity of the zone, and avoids, remedies or mitigates adverse effects.

The application notes “*that the MDC policy seeks to ‘enable’ visitor accommodation*”. Particularly as it relates **to enabling visitor accommodation in the Residential 2 zone** (where the explanation and reasons for the policy note that this zone can more suitably absorb potential adverse effects (e.g. **noise, traffic generation and parking**) than the Residential 1, or 3 zones) it does not preclude establishing visitor accommodation in the Residential 1 zone.”

This submission agrees that Policy 2C does not preclude visitor accommodation in the Residential 1 zone but the permitted maximum number of guests at 6 makes clear the intent is not the same as for Residential 2 and Tourist zoning. There is a clear permitted limit. The purpose and intent of the District Plan is for Residential 1 zone to be a place for residents. The District Plan encourages people to live in the townships with ample space, amenity value and enjoyment of quiet space. Residents may create additional income by having a limited number of guests. The purpose of the District Plan is not for a non-resident owner to put in place a manager and create a high density visitor accommodation village in a Residential 1 zone.

No other developer (and there are many in Tekapo) has sought to use the District Plan and the “rules” in a manner to subvert the clear intent of the Residential 1 zone. Other developers have either applied to rezone an area to achieve their purpose or have purchased land zoned Tourist or Residential 2 to provide commercial level visitor accommodation.

In the Novo Report the applicant continues p 32:

“The second part of the policy enables visitor accommodation where it ‘protects and is comparable with the residential character and amenity of the zone, and avoids, remedies or mitigates adverse effects’.

For the reasons outlined in the AEE (and the supporting traffic, lighting, noise, and visual and landscape assessment), it is considered that the proposal remedies and mitigates adverse effects.

As such it is considered that the proposal is consistent with the Policy 2C”.

This statement would be true if the land in question was zoned Residential 2. It is misleading for this proposal to apply the intent of Policy 2C to Residential 1 zone land.

“Policy 2C sets out to protect the residential character and amenity of the zone and to avoid, remedy or mitigate adverse effects.” This statement alone from the Mackenzie District Plan should be sufficient to overturn this proposal. The residential character of Pioneer Drive will be irrevocably changed if this development were to proceed. The compounding effect of environmental changes and breaches of the plan (fewer trees, lakeside swales, possible lake contamination, traffic hazards, noise effects, vehicle lights disturbance, high density accommodation effects) means that this proposal is not at all consistent with Policy 2C.

APPENDIX e2ENVIRONMENTAL REPORT:

This report covers a range of important aspects with some positive comments but also with some flaws:

- **4.2.1 Design Discharges:** The report states that the discharges allow for 2.29 persons per large dwelling and 1 person per minor unit. While this may be the standard for city living for Tekapo there is over 85% occupancy of commercial and holiday home visitor accommodation. The whole purpose of this proposal is to maximise the return from visitor numbers. Even if the occupancy rate is nearer 75% the e2 report person allowance per unit is woefully inadequate.
- **The stormwater discharges:** The proposal to dig a deep trench and put pipes down to the lakeside and build swales to clean the storm water before it goes into the lake is of major concern. Is this foreshore area part of the protected heritage that extends from the Church of the Good Shepherd and the Dog Statue? This foreshore is certainly viewed by Tekapo residents as part of the iconic and special area to be preserved as part of old Tekapo and not for commercial development.
- **Water quality:** Water quality sampling will only be done 2 x per year for 2 years and then at 5 yearly intervals. This seems totally inadequate for a lake as pristine as Lake Tekapo that has international status for its blue clear clean water. To have stormwater accessing the lakeshore where run off could include contaminants from 20 vehicles per day x 7 days per week (potentially 500 vehicles per month) is of major concern.
- **Swale siting:** The agreement with Genesis allows the lake level to vary by several metres over the course of the year. Where will the swales be sited to allow for the lake levels to vary. If sited too low they will be flooded and contaminants easily enter the lake. If sited too high they will have seepage across an established walking track.
- **Inspection of Swales:** Inspection is every 6 months presumably by ECAN. If there are problems noted then checking on swales is by complaint. This is of significant concern for such a pristine lake as action by complaint is notably inconsistent.
- **Vehicle lights:** p63 "Annoyance from car headlights is highly unlikely". This is clearly not true for the Mantra units on the south boundary. Headlights from vehicles going down in to the "Glade" will shine directly into the bedrooms of the Mantra units. The "annoyance" factor could be high when cars return from night sky star gazing visits as they frequently do at times between midnight and 3.00am.

CONCLUSION:

The applicant, Sunshine Homes Ltd, has previously received consent for 12 guests for the site, 5 Pioneer Drive. Serious concerns were raised regarding this application including the lack of building consent for the work done to change the buildings in to 5 apartments. Despite submissions opposing this consent it was held that the application was within the rules and consent granted. 12 guests in a Residential 1 zone property is not uncommon in Tekapo. 17 units on one residential site is unprecedented. It is of huge concern to residents in Tekapo that this application could open the doors for other developers that Residential 1 zoning has no protection in Tekapo for those planning high density visitor accommodation. The cumulative effects of the stated breaches, the environmental risks to lake quality, the impact on neighbours in terms of noise, traffic, lights, the visual changes to the landscape means irrevocable changes to the amenity, ambience and iconic nature of Pioneer Drive and to the future of Residential 1 areas in Tekapo.

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

(Attach separate sheet as required)

The decision made by Council must be to not approve this application.

To be responsible and committed to its residents the Council should also place a moratorium on any applications for commercial level development in Residential 1 zones in the Mackenzie District until the new/revised District Plan is in place. The current District Plan is now 15 years since sign off. The pressure on land and building zones was not envisaged by planners in 2004. The current plan allows for 6 guests permitted and 12 guests discretionary in Residential 1 zones. There are areas in Tekapo where 12 overnight visitors per house is the norm. There are no long term residents living here. It is all visitor accommodation. To accept a proposal for 85 guests in a Residential 1 zone would be to ignore the principles upon which the District Plan was based and to open the door for development activities that continue to erode the living space and amenity value for those who live in Tekapo.

Declarations

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

☐ I am a trade competitor

☒ I am not a trade competitor

If you are a trade competitor, please indicate whether or not are directly affected by an effect of the subject matter of the submission that:

(a) Adversely affects the environment; and

(b) Does not relate to trade competition or the effects of trade competition (tick):

☐ I am directly affected

☐ I am not directly affected

Please indicate whether or not you wish to be heard at the hearing in support of your submission (*note you will only be notified of a hearing if you have indicated you wish to be heard*) (tick):

☒ I wish to be heard

☐ I do not wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

☐ Yes

☐ No

Stella Sweney

17 December 2019

Signature of Submitter
(or person authorised to sign on behalf of the submitter)*

Date

**If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.*

**A signature is not required if you make your submission electronically.*

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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.

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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.

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.

**MACKENZIE DISTRICT COUNCIL**

Main Street, P O Box 52, Fairlie 7949

Phone: 03 685-9010

Email: info@mackenzie.govt.nz

www.mackenzie.govt.nz

RECORCE CONSENT SUBMISSION FORM

Under the Resource Management Act 1991

Submitters Details

Submitters Full Name/Company/Trust: <i>Wilhelmina Petronella Maria</i>	
Contact Name: <i>Wilma vanden Bosch</i>	<i>vanden Bosch</i>
Email address*: <i>wilmavdbosch@xtra.co.nz</i>	
Postal Address*: <i>PO Box 94, Lake Tekapo</i>	Tick here if postal address is preferred *: <input checked="" type="checkbox"/>
Phone numbers: Day	Mobile <i>021-1541014</i>

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

Address for Service (if different from the submitter's details)

Company: <i>NA</i>	
Contact Name:	
Email address*:	
Postal Address*:	Tick here if postal address is preferred *: <input type="checkbox"/>
Phone numbers: Day	Mobile

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

Details of Application Being Submitted on

Applicant's Name: <i>Sunshine Housing (2016) LTD</i>
RM Reference: <i>RM 180111</i>
Description of Proposed Activity: <i>Construction of 16 Visitor Accommodation units</i>

My Submission

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

☐ Support

☒ Oppose

☐ Neutral

My submission is (the particular parts of the application I support or are opposed to are):
(Attach separate sheet as required)

* Opposed to construction of 16 Accommodation Units

* Opposed to conversion of existing building.

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

(Attach separate sheet as required)

- 1 - contravenes Res 1 zoning
- 2 - it erodes the value of Res 1. Zoning
- 3 - loss of heritage style building
- 4 - contravenes all requirements of district plan including parking and site coverage * 1

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

(Attach separate sheet as required)

No further development to increase visitor accommodation for this Res 1 zone.

* 1

5. We know that applicant has a known history of non compliance

6. At the moment Lake Tekapo is losing all Residential area to commercial activity. Long time permanent Residents are leaving the community because it is hard to maintain a sense of community when Res 1 zones are commercialized. I need to stop this

Declarations

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

☐ I am a trade competitor

☒ I am not a trade competitor

If you are a trade competitor, please indicate whether or not are directly affected by an effect of the subject matter of the submission that:

(a) Adversely affects the environment; and

(b) Does not relate to trade competition or the effects of trade competition (tick):

☐ I am directly affected

☒ I am not directly affected

Please indicate whether or not you wish to be heard at the hearing in support of your submission (*note you will only be notified of a hearing if you have indicated you wish to be heard*) (tick):

☒ I wish to be heard

☐ I do not wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

☒ Yes

☐ No



Signature of Submitter

(or person authorised to sign on behalf of the submitter)*

17-12-2019

Date

**If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.*

**A signature is not required if you make your submission electronically.*

Note to Submitter

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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.

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
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- 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.

**MACKENZIE DISTRICT COUNCIL**

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www.mackenzie.govt.nz

RECORCE CONSENT SUBMISSION FORM

Under the Resource Management Act 1991

Submitters Details

Submitters Full Name/Company/Trust: Michael Dare Midgley	
Contact Name: Michael Midgley	
Email address*: michael.midgley@xtra.co.nz	
Postal Address*: PO Box 94 Lake Tekapo	Tick here if postal address is preferred *: <input checked="" type="checkbox"/>
Phone numbers: Day 022-6908491	Mobile 022-6908491

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

Address for Service (if different from the submitter's details)

Company: HA	
Contact Name:	
Email address*:	
Postal Address*:	Tick here if postal address is preferred *: <input type="checkbox"/>
Phone numbers: Day	Mobile

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

Details of Application Being Submitted on

Applicant's Name:	Sunshine Housing (2016) Ltd.
RM Reference:	RM 180111
Description of Proposed Activity:	construction of 16 Visitor Accommodation Units, 5 Pioneer Drive Lake Tekapo

My Submission

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

☐ Support

☒ Oppose

☐ Neutral

My submission is (the particular parts of the application I support or are opposed to are):
(Attach separate sheet as required)

- * Opposed to construction of 16 Visitor Accommodation units
- * ~~concerns~~ opposed to conversion existing building

The reasons for my submission (the reasons I support or oppose the particular parts of the application above): I oppose the above because:
(Attach separate sheet as required)

1. Contravenes Res 1 zoning
 2. Erodes value of Res 1 zoning
 3. Loss of heritage style building
 4. Contravenes all requirements of district Plan including parking and site coverage
- *1

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):
(Attach separate sheet as required)

No further development to increase visitor accommodation numbers for this Res 1 Zone.

*1 continued:

5. Applicant has a known history of non-compliance
6. At the moment Lake Tahapo (LT) is losing all residential area to commercial activity. Long time Residents are leaving LT because of commercialisation of Res 1 zones. We need to stop this!

SUBMISSION FORM

Under the Resource Management Act 1991



SUBMITTERS DETAILS

Submitters Full Name/Company/Trust:

Susanna Geraldine Jane Izard

Contact Name:

Susie Izard

Email address*:

izard.nz@gmail.com

Postal Address*:

P.O. Box 105
Lake Tekapo 7945

Tick if postal address is preferred
method of correspondence*: ☐

Phone numbers:

Day

021 317 500

Mobile

021 317 500

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

ADDRESS FOR SERVICE (if different from the submitter's details)

Company:

Contact Name:

Email address*:

Postal Address*:

Tick if postal address is preferred
method of correspondence*: ☐

Phone numbers:

Day

Mobile

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DETAILS OF APPLICATION BEING SUBMITTED ON

APPLICANT'S NAME: Sunshine Housing (2016) Limited

RM REFERENCE: 180111

DESCRIPTION OF PROPOSED ACTIVITY: CONSTRUCTION OF 16 VISITOR ACCOMMODATION UNITS IN THE RESIDENTIAL 1 ZONE AND CONVERSION OF AN EXISTING BUILDING TO A SERVICE CENTRE, MANAGERS RESIDENCE AND VISITOR ACCOMMODATION UNIT

MY SUBMISSION

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

SUPPORT ☐

OPPOSE ☒

NEUTRAL ☐

My submission is (the particular parts of the application I support or are opposed to are):

We need to protect Residential Zoning 1. This will change the whole feel of the neighbourhood?

There is not enough parking realistically for 45 cars. There is no parking on Pioneer drive so where will they park?

(Attach separate sheet as required)

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

I feel strongly about the negative impact of car movements on Pioneer Drive

The residential zones were created to protect residents (crucial part of any community) from the impact of commercial operations.

If this is allowed to go ahead then it could set a dangerous precedent. Residential protection is essential

(Attach separate sheet as required)

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

Do not grant a consent for this activity

Do not allow this project within Res 1 zone.

Tourism zones are for ^{large scale} commercial accommodation

(Attach separate sheet as required)

DECLARATIONS

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

☒ I am a trade competitor ☐ I am not a trade competitor

If you are a trade competitor, please indicate whether or not are directly affected by an effect of the subject matter of the submission that

(a) Adversely affects the environment; and

(b) Does not relate to trade competition or the effects of trade competition (tick):

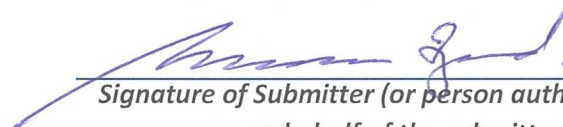
☐ I am directly affected ☒ I am not directly affected

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☐ I wish to be heard ☒ I do not wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

☒ Yes ☐ No


Signature of Submitter (or person authorised to sign
on behalf of the submitter)*

17 Dec 2019
Date

*If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

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- ☐ 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.



MACKENZIE
District Council

Mackenzie District Council
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Fairlie, 7987

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E: info@mackenzie.govt.nz
www.mackenzie.govt.nz

SUBMISSION FORM

Under the Resource Management Act 1991



SUBMITTERS DETAILS

Submitters Full Name/Company/Trust: <i>Richie James Smith</i>	
Contact Name: <i>Richie Smith</i>	
Email address*: <i>richie@richiesmith.co.nz</i>	
Postal Address*: <i>P.O. Box 105 LAKE TEKAPO 7945</i>	Tick if postal address is preferred method of correspondence*: <input checked="" type="checkbox"/>
Phone numbers: Day <i>021 373 164</i> Mobile <i>021 373 164</i>	

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

ADDRESS FOR SERVICE (if different from the submitter's details)

Company:	
Contact Name:	
Email address*:	
Postal Address*:	Tick if postal address is preferred method of correspondence*: <input type="checkbox"/>
Phone numbers: Day _____ Mobile _____	

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DETAILS OF APPLICATION BEING SUBMITTED ON

APPLICANT'S NAME: Sunshine Housing (2016) Limited
RM REFERENCE: 180111
DESCRIPTION OF PROPOSED ACTIVITY: CONSTRUCTION OF 16 VISITOR ACCOMMODATION UNITS IN THE RESIDENTIAL 1 ZONE AND CONVERSION OF AN EXISTING BUILDING TO A SERVICE CENTRE, MANAGERS RESIDENCE AND VISITOR ACCOMMODATION UNIT

MY SUBMISSION

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

SUPPORT

☐

OPPOSE

☒

NEUTRAL

☐

My submission is (the particular parts of the application I support or are opposed to are):

THIS DEVELOPMENT IS COMPLETELY INAPPROPRIATE FOR THIS RES I ZONE. MULTIPLE NEGATIVE IMPACTS WOULD RESULT INCLUDING VEHICLE MOVEMENTS, PARKING, DISRUPTION OF QUIET RESIDENTIAL ENJOYMENT AND INTENSIVE BUILDING CONCENTRATION ON SITE.

(Attach separate sheet as required)

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

1. THE POTENTIAL NEGATIVE IMPACTS AS ABOVE.
2. PRECEDENT OF COMMERCIAL ACCOMMODATION IN RES I ZONE.
3. INAPPROPRIATE TAKE FRONT ZONE DEVELOPMENT

(Attach separate sheet as required)

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

DECLINE IN ENTIRETY.

(Attach separate sheet as required)

DECLARATIONS

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

☒ **I am a trade competitor** ☐ **I am not a trade competitor**

If you are a trade competitor, please indicate whether or not are directly affected by an effect of the subject matter of the submission that

(a) Adversely affects the environment; and

(b) Does not relate to trade competition or the effects of trade competition (tick):

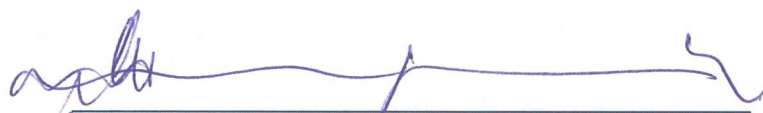
☐ **I am directly affected** ☒ **I am not directly affected**

Please indicate whether or not you wish to be heard at the hearing in support of your submission (note you will only be notified of a hearing if you have indicated you wish to be heard) (tick):

☐ **I wish to be heard** ☒ **I do not wish to be heard**

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

☐ **Yes** ☒ **No**


**Signature of Submitter (or person authorised to sign
on behalf of the submitter)***

17-12-19
Date

*If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

*A signature is not required if you make your submission electronically.

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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.



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www.mackenzie.govt.nz

RECEIVED

18 DEC 2019



SUBMISSION FORM

Under the Resource Management Act 1991

SUBMITTERS DETAILS

Submitters Full Name/Company/Trust:

JAMES GEORGE & CATHERINE ANNE MURRAY

Contact Name:

Email address*: glenmorestation@xtra.co.nz

Postal Address*:

P.O. Box 4133
HIGHLAND
TIMARU 7940Tick if postal address is preferred
method of correspondence*: ☐

Phone numbers: Day 036861393

Mobile 021351512

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

ADDRESS FOR SERVICE (if different from the submitter's details)

Company:

Contact Name:

Email address*:

Postal Address*:

Tick if postal address is preferred
method of correspondence*: ☐

Phone numbers: Day

Mobile

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DETAILS OF APPLICATION BEING SUBMITTED ON

APPLICANT'S NAME: Sunshine Housing (2016) Limited

RM REFERENCE: 180111

DESCRIPTION OF PROPOSED ACTIVITY: CONSTRUCTION OF 16 VISITOR ACCOMMODATION UNITS IN THE RESIDENTIAL 1 ZONE AND CONVERSION OF AN EXISTING BUILDING TO A SERVICE CENTRE, MANAGERS RESIDENCE AND VISITOR ACCOMMODATION UNIT

MY SUBMISSION

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

SUPPORT ☐ OPPOSE ☒ NEUTRAL ☐

My submission is (the particular parts of the application I support or are opposed to are):

WE OPPOSE IN FULL THE APPLICATION.

(Attach separate sheet as required)

The reasons for my submission (the reasons I support or oppose the particular parts of the application above): REFER TO ATTACHED SHEET.

(Attach separate sheet as required)

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

(Attach separate sheet as required)

DECLARATIONS

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

☐ I am a trade competitor



I am not a trade competitor

If you are a trade competitor, please indicate whether or not are directly affected by an effect of the subject matter of the submission that

(a) Adversely affects the environment; and

(b) Does not relate to trade competition or the effects of trade competition (tick):

☐ I am directly affected



I am not directly affected

Please indicate whether or not you wish to be heard at the hearing in support of your submission (note you will only be notified of a hearing if you have indicated you wish to be heard) (tick):

☐ I wish to be heard



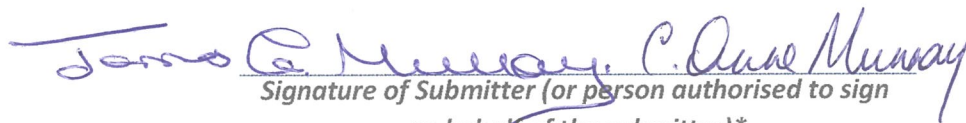
I do not wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

☐ Yes



No


Signature of Submitter (or person authorised to sign
on behalf of the submitter)*

16.12.2019
Date

*If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

*A signature is not required if you make your submission electronically.

ATTACHMENT TO SUBMISSION 18011 MACKENZIE DISTRICT COUNCIL

REASONS.

- a. Pioneer Drive is currently zoned Residential 1 and must retain that designation.
- b. Pioneer Drive is already too congested with vehicular traffic and is the only access to the Church of the Good Shepherd and the dog.
- c. It is a favoured pedestrian area with an already existing and well used walkway.
- d. With the increasing and unpleasant congestion already evident throughout the Tekapo township, Pioneer Drive with its unique view of the lake and church must remain as primarily a passive and residential area.
- e. We understand that there are two already existing small motel operators on Pioneer Drive who have been operating for a number of years but believe they have little impact on congestion.
- f. The council should consider placing a protection order on this existing historical homestead on this section, it being the first private dwelling to be built on the village lakeshore.

Call.
Joey

SUBMISSION FORM



Under the Resource Management Act 1991

Submitters Full Name/Company/Trust: Geoff Ensor and Helen Steven. Owners of No 4 Pioneer Drive, Lake Tekapo

Contact Name: Geoff Ensor

Email address*: geoff.helen@xtra.co.nz

Postal Address*: 63 Bedford Street, Northland, Wellington 6012

Tick if postal address is preferred method of correspondence*: ☐

Phone numbers: Day 0272430800

Mobile: 0272430800 or 0210784234

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

Company:

Contact Name:

Email address*:

Postal Address*:

Tick if postal address is preferred method of correspondence*: ☐

Phone numbers: Day

Mobile

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

APPLICANT'S NAME: Sunshine Housing (2016) Limited

RM REFERENCE: 180111

DESCRIPTION OF PROPOSED ACTIVITY: CONSTRUCTION OF 16 VISITOR ACCOMMODATION UNITS IN THE RESIDENTIAL 1 ZONE AND CONVERSION OF AN EXISTING BUILDING TO A SERVICE CENTRE, MANAGERS RESIDENCE AND VISITOR ACCOMMODATION UNIT

Please indicate whether you support, oppose or are neutral to the application or specific parts of it:

We are opposed to the application.

My submission is (the particular parts of the application I support or are opposed to are):

We oppose the entire application.

The reasons for our submission:

1. We are vehemently opposed to the proposed activity; it would fundamentally and negatively change the character of Pioneer Drive, effecting the lifestyle and wellbeing of existing residents and ultimately detracting from Lake Tekapo as an iconic destination.
2. Some observations from having lived in Lake Tekapo township for 14 years, with over 10 years in 4 Pioneer Drive:
 - Pioneer Drive has retained its strong residential values. While some small-scale commercial accommodation exists, the character of the Residential 1 Zone has been largely maintained.
 - The lake front has a very special character. Sunrise and sunset are special times; nature can be seen and heard. Noise travels on still mornings and evenings, but it is primarily the noise of nature.
 - Long periods of silence mark the beginning and end of many days. There is a special peace and tranquility that has drawn and held people along this piece of waterfront. In most cases, these are families who have chosen relative isolation, peace and beauty over a more urbanized and congested lifestyle elsewhere.
 - Nationally and internationally this place is considered unique, precious and fragile.
 - We were asked many times “how have you maintained this piece of paradise? In our country this would be covered in accommodation and shops.”
3. We have also included excerpts directly from the Land Use Consent Application (180111) that support our own observations and reinforce why we need to preserve and celebrate a location that is historic, beautiful, unique and endangered:

The Pioneer Drive provides access to one of the earliest residential areas developed in Tekapo between SH8, the Tekapo River and the southern shore of Lake Tekapo, bisected by Beauchamp Place, Sealy and Mackenzie streets.

Small scale residential dwellings represent a diverse range of architectural styles and building eras and face onto Pioneer Drive beyond generous landscaped frontages with grassed and planted roadside berms up to 14 m in width. Established mature exotic trees provide a backdrop and setting, separation and shelter from the main areas of Tekapo.

The Mt John Observatory was established on the summit of Mt John by the University of Canterbury because of the very clear night sky with low surrounding light pollution. It is recognised as the Aoraki Mackenzie International Dark Sky Reserve.

The wider landscape is nationally recognised as an ONL2 with areas of exceptional legibility, aesthetic, transient, shared and recognised and very high natural science values, and high tangata whenua and historic landscape values.

The transient and aesthetic qualities associated with seasonal changes including snow cover, autumn colour, flowering lupins and the turquoise colour of the lake contribute to the iconic

values of the setting. The clear and unpolluted night sky is a valued feature of the area. The Church of the Good Shepherd and Mackenzie's Dog monuments are nearby tourist icons acknowledging the important cultural heritage values.

At a local site scale, the historic dwelling, although not classified a heritage listing in the MDP, is clearly part of the earlier settled area of Tekapo where large properties contain small scale dwellings or buildings within a setting of established exotic trees. The architectural style is diverse although typically small scale.

Dwellings along Pioneer Drive are setback beyond a minimum of 4.5 m although built setbacks vary hugely. Internal boundaries are generally identified by planting with planted road frontages often open to the road with no obvious physical barrier demarking private / public boundaries. The generous grassed berms, lack of formed footpaths and kerb and channel contributes to a low key informal setting conveying a rural rather an urban amenity, i.e. one dominated by the landscape rather than buildings.

The low density and scale of the existing residential development and open planted frontages contribute to the overall very high scenic quality of the landscape as viewed from Pioneer Drive and Te Araroa Trail, particularly approaching the iconic features of Mackenzies Dog and The Church of the Good Shepherd.

4. It is inconceivable to us that large-scale, high-density commercial accommodation within Res1 (at this special location) can be considered to have minor effects only.
5. The 139 page application concludes that 17 units, a manager's house, 85+ people and 20 carparks... 'will be consistent with the relevant provisions of the District Plan and will have actual or potential effects on the environment which are no more than minor and consistent with the environmental outcomes envisaged by the relevant statutory planning framework'. Something is seriously wrong here...
6. As noted, the proposal breaches setback, site coverage and parking layout in the District Plan. If approved, it would make a mockery of Residential 1 zone criteria and undermine the confidence people place in zones to maintain (and safeguard) the town's planned outcomes.
7. While no doubt procedurally correct, we are concerned at a process that only provides one month (immediately prior to Christmas) for submissions to a 139-page land-use consent application that appears to have been completed in July 2018? The odds feel heavily stacked in favour of a developer that is prepared to pay a Christchurch consultancy to 'make the case'.
8. It's hard to avoid the conclusion that Novo could have made the case either 'for or against' the resource consent application, depending on the task requested of them. However, they were employed to create the 'minor effects' story and framed their application accordingly. It feels like a remote and impersonal approach to seeking consent, devoid of any social process with those who have a deep and enduring relationship with the place. Certainly, as neighbours, we have never been approached.
9. For this reason, we ask decisionmakers to vigorously challenge (test) the application – it's facts, its assumptions, its language – all of which misrepresent and minimise the reality of large-scale, high-density accommodation within a small alpine village residential 1 Zone.
10. We also ask decision-makers to disregard the baseline/development scenario. At best, it is a smokescreen that provides a distraction from the actual proposal, at worst it feels like a thinly veiled threat. The way it has been wielded in this application makes it feel like both. Our submission is focused on what is proposed.
11. It's worth noting that in early in 2018, we gave our conditional support to a more modest 12 guest resource consent application on the same property, little knowing that this was a mere minnow to what was being planned. However, while we felt that the 12-guest proposal tested the Res 1 status, it didn't breach it, hence our support.
12. For that earlier application, our support was conditional on the applicant erecting a fence along the internal boundary with our property to ensure compliance with the District Plan noise standards (as recommended by the William Reeve, the senior acoustic advisor) Additional landscaping along the internal boundary was also stipulated:

Within three months of the granting of resource consent the consent holder shall erect an acoustic fence along the south-eastern internal boundary, commencing 12m from the road boundary and extending along the remainder of the internal boundary shared with 4 Pioneer Drive and 5 Beauchamp Drive. 5. The fence required by condition 4 shall be 1.8m in height and built of materials

13. Neither of these conditions have been met and we have no confidence that any future commitments won't meet a similar fate.

14. The previous application (12 guests) involved evidence from Andrew Fitzgerald:

In the matter of the Resource Management Act 1991 and in the matter of an Application for Resource Consent, (RM1701182) to the Mackenzie District Council, 5 Pioneer Drive, Lake Tekapo. EVIDENCE OF ANDREW GARRETT FITZGERALD. 30 April 2018.

Within this document Andrew addresses cumulative effects:

'While there are several other visitor accommodation activities in the surrounding area which could lead to cumulative effects, I consider that due to the relatively small scale of the proposed activity and minor scale of effects associated with the current proposal any cumulative effects will be minimal.'

We are not aware of cumulative effects being addressed within the current application, but it needs to be. Andrew clearly identifies cumulative impact as a risk, but rules it out because of scale (12 guests). With the new application seeking consent for 85 guests, we strongly believe cumulative effects are relevant and considerable.

15. Within RM1701182, Andrew makes the following estimate of vehicle movements linked to the 12 guests: *Accounting for variations with guests and their trip movements, the estimate above indicates an average of approximately six trips per vehicle per day. Based on five vehicles at the site, there could be approximately 30 daily vehicle movements associated with the guests, plus an approximately further four trips for the on-site manager.*

Within the current proposal (180111), the integrated transport assessment states that: *The average room occupancy over the course of a year is 61%, which in turn leads to an annual average daily traffic generation of 62 vehicle movements per day from the proposed development.*

Something is amiss when 12 people and a manager are estimated to generate 34 movements, while 85 people plus a manager are 'averaged out' to 62 movements p/d.

16. During busy times i.e. for the summer months and the ski season, we would estimate vehicle movements to be upward of 120 p/d. Average occupancy rates should not be applied to this proposal over at least 8 busy months of the year; given the growth in tourism, Tekapo's popularity, the proposed lake-front site and an existing accommodation shortage, it is reasonable to predict regular occupancy of between 80 and 100%.
17. Novo chose to use Christchurch-based 1999 motel data. a unique waterfront accommodation proposal on Pioneer Drive has little in common with the data used. Similarly, a report that 'averages' effects avoids the significant peaks and troughs associated with the tourism industry. Or in the case of Lake Tekapo – two long peaks: Winter and summer.
18. Novo asserts that 20 cars parks are enough. But what is the case if 30 cars arrive? Where will they park? On the verge, on the side of the road? If the plan was to go ahead, we predict parking problems.
19. The application states that No 5 is close to the town centre, well within walking distance. Our observations do not back this up. Tourists tend to stop, walk to the point of interest, then back to the car. While some may walk, we predict the majority will drive to and from the township.
20. The Ministry for the Environment (MFE) provide the following residential-management guidance to decision-makers:

A wide range of approaches can be taken to manage non-residential activities in residential areas, and the most appropriate one will depend on local circumstances. The actions listed below will assist in formulating a strategy for managing non-residential activities.

- *Undertake an analysis, in consultation with the community, stakeholders and affected parties, of the nature and character of neighbourhoods and areas within an urban area as a whole.*
- *Consider whether any residential areas have special amenity characteristics that require enhanced protection.*
- *Assess whether development pressures are likely to compromise or adversely affect small residential areas or transition zones and determine whether their long-term retention for residential purposes would be realistic.*
- *Consider how beneficial economic and employment outcomes can be accommodated by a host community. Assess where development pressures are likely to lead to conflict between incompatible activities and whether there should be provisions to discourage particular activities in residential areas.*
- *Consider whether retaining particular areas in residential use is an anomaly in terms of adjoining land-use patterns.*
- *Assess the extent and nature of existing non-residential activities in the area, and whether particular types of development should be of a similar character and scale.*

- *Explore opportunities to facilitate environmental compensation, such as providing viable uses for heritage buildings in the area, or measures to discourage the loss of such buildings. Assess the capacity and safety of the local road network.*
- We suggest that the analysis is already complete, and the community are clear that they want to retain Res 1 Zoning outcomes along Pioneer Drive. We would also say it has '*special amenity characteristics that require enhanced protection*'.

If decision-makers believe that the analysis for Pioneer Drive is uncurrent, then this should be done 'with the community, stakeholders and affected parties' before any development decision (on the scale proposed) is made.

MFE also state: Councils as landowners, and roading and regulatory authorities, can proactively provide for mixed-use development. However, this should be at a rate the host community desires or feels it can accept.

We neither desire nor feel we can accept the current proposal; we believe this sentiment will largely be echoed by the wider 'host community'.

21. We believe the 'sum of the impacts' is perhaps the key concern: A considerable increase in vehicle and people noise, large number of people in a small site, multiple buildings and increased light pollution will cumulatively create impacts well in excess of any one item measured in isolation. We don't believe this is addressed in an application that deals with issues one-by-one.
22. Thank you for the opportunity to make a submission. From our tone, you can tell we are very concerned and struggling to reconcile an application that asserts large-scale, high-density commercial accommodation in a quiet, historic and unique Res 1 Zone will have only minor effects.
23. We see a big gap between the modelling and estimates in the application versus the significant impacts that accompany development of this scale in such a precious, unique and peaceful location.
24. Lastly, we would ask decision-makers to consider their own home and whether they believe 17 buildings, 85+ people and 20+ cars moving in 'over the fence' would lead to minor effects only?

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991:

I **am not** a trade competitor

If you are a trade competitor, please indicate whether or not are directly affected by an effect of the subject matter of the submission that

- (a) Adversely affects the environment; and
- (b) Does not relate to trade competition or the effects of trade competition (tick):

I **am directly affected**

Please indicate whether or not you wish to be heard at the hearing in support of your submission (note you will only be notified of a hearing if you have indicated you wish to be heard) (tick):

I **wish** to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

Yes

Geoff Ensor and Helen Steven


13/12/2019

Signature of Submitter (or person authorised to sign
on behalf of the submitter)*

Date

*If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

*A signature is not required if you make your submission electronically.



If you are making a submission to the Environment Protection Authority, you should use form 16B. 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.

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.



MACKENZIE

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