

# SUBMISSION FORM

Under the Resource Management Act 1991



## SUBMITTERS DETAILS

Submitters Full Name/Company/Trust:

Paul and Sue Geaney

Contact Name: Paul and Sue Geaney

Email address\*: ps.geaney@gmail.com

Postal Address\*:

89 Rodgers Rd,  
RD8 Waimate 7978

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

Phone numbers: Day 036895744

Mobile 0278000961, 0273515498

\* 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

\* 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) 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): Oppose.

OPPOSE ☒ ☐ ☐

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

I oppose this application in its entirety.

(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 reasons.

(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):

Declining this application.

(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.

☒ 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): yes

☐ ☒ 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

☐ ☒ Yes ☐

P. N. Geaney    S. R. Geaney

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

20/12/2019

***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

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 20<sup>th</sup> 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**  
District Council

Mackenzie District Council  
PO Box 52  
Main Street  
Fairlie, 7987

P: 03 685 9010  
E: [info@mackenzie.govt.nz](mailto:info@mackenzie.govt.nz)  
[www.mackenzie.govt.nz](http://www.mackenzie.govt.nz)



RESOURCE CONSENT RM 180111 – Reasons for our submission:

Response to Consent Application by Paul and Sue Geaney

No 3 Pioneer Drive

Tekapo

[ps.geaney@gmail.com](mailto:ps.geaney@gmail.com)

We have carefully considered the land use consent and feel there are merits and detrimental effects.

MERITS: the units, on paper, while being a deviation from Tekapo building styles, appear to be thoughtfully designed, single storey (?) and aesthetically pleasing. An effort has been made in the planning to reduce the fact that the development is 'intensive' and Mr Rough et al appear to have done a comprehensive job of the landscaping/planting plan.

OBJECTIONS:

- (a) Site/R1
- (b) Number of units on site
- (c) Proximity to town
- (d) Traffic effects
- (e) Environmental effects
- (f) Services

(a) SITE-Residential 1, low density housing, good spaces, ample plantings, generally peaceful living.

Clearly this a R1 zone, and R2 doesn't play a part (paper road at the back only) Refer pg 17, Policy 2c- refers to R2 zone, this is not significant and is misleading.

Pioneer Drive is a unique piece of New Zealand with uninterrupted views of the lake , access to the lake and buildings with generous plantings creating what the Council calls in their Long Term Plan 'an attractive and highly valued natural environment'. Appendix 3 under Landscape and Amenity Values states 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. R1 under the District Plan anticipates medium residential density with sites dominated by open space RATHER THAN BUILDINGS. It is very difficult to see where this proposed development fits in the District Plan without a considerable relaxing of planning restrictions and conditions. The extent to which the activities and buildings applied for, will be compatible with the scale and character of other buildings and activities in the surrounding area needs to be very carefully considered by people without a vested interest in this proposal.

(b) Pioneer Drive- low density, spacious, well planted. Under the District Plan, there could be more buildings on the site without significantly altering the character of the street. Nova says the maximum density of development that could occur along Pioneer Drive (according to the MDP- which we understand is old planning and need addressing urgently) would result in 24 lots at 400 m sq (total of 48 residential buildings made up of 24 primary residential units and 24 minor residential units) visible along Pioneer Drive. Inevitably this will result in more driveways and traffic. However 17 units on No 5 far exceeds this since the proposed units would be classed as primary residential buildings ie. exceeding 50 sq m. A development of this type could be achieved in the town centre, promoting pedestrian activity, adding to the vitality of the town centre and commercial viability of

businesses there. However we believe this level of intensification is not appropriate for Pioneer Drive.

Has consideration been given to the fact that staff accommodation is desperately short in Tekapo. Will staff live on site? How many? (where will they park vehicles? how many added traffic movements?)

(c)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 into the car and drive. They generally don't know how far away points of interest are so drive. Eg. Park and walk to lupins, go back to their car and drive along to the church, get out for a photo, then drive on...

d) Traffic Effects. Appendix 6. ..Mr Fuller uses 20 year old motel data to calculate the number of traffic movements. We are dealing with tourists generally staying one night, not a travelling salesperson wanting a bed for the night and uninterested in sightseeing. To back up our observations we have had discussions with Air BnB operators. One has a unit accommodating up to 6 people, 4 guests being normal and in the vast majority of cases, arriving in two cars, ie. one couple per car. Vehicle movement as stated below are based on typical tourist activities:

- check in
- drive out and check out the town/area
- come back
- drive to town for dinner
- come back
- go out to star gazing experience,
- come back
- check out the next day.(included in previous days movements.)

Total= 8 movements/per 2 people. (Less than the average standard household movements of 10/day)

17 units x 2 cars x 8 movements = 272 movements per day.

Novo states than Zhang Rong proposes to sell the units then fill them up with tourists when they are empty. This is 'perhaps maybe' and we have assumed tourist accommodation all of the time and based our figures on maximums, not averages, because this is where the problems arise.

The applicant is aiming for the top end of the market, which they state is at a shortage. So we have assumed 100% occupancy, which seems likely as this would be touted as a lake front property, with stunning views. We have talked to the owners of a high end accommodation provider in Twizel. They are almost booked up for next November.

Appendix 6

No 17: CCC Motel Data says parking demand is for 12 parks which is obviously a gross underestimation.

No 21: no queuing space allowed for.

Novo states that there would be 75 movements, almost ¼ of what we estimate.

Management and Service personnel will also have daily vehicle movements and parking needs on top of this.

Novo makes the assumption that, on their figures 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 goes ahead and the parking problem is realized we believe the first way to alleviate the problem is to reduce landscaping/planting. Therefore the planned environmental and ascetic effects would be lost.

Sunshine Housing have not considered buses but this would be a major problem as no turning or parking is available.

A single lane entrance and guests turning up at times together will cause further issues on the roadside outside the property.

We know the council have looked into the planning for roading in this area and proposed several options for community consultation. It seemed planning was for reducing traffic congestion in this area not catering for increased movements and parking. Closing through traffic was an option considered and supported.

#### e) Environmental effects

85 people will create considerable foot traffic down to the lake, landscape. The car park at the turn off to Pioneer Drive has an area of Reserve well trampled and a number of paths going to the lake. While we have no problem with this in the short term, an identical situation over the road from No 5. Is likely. Directly across the road are rocks that are the home to a population of rare protected South Alps geckos as identified by Hermann Frank, a NZ lizard expert. They also live in the rock wall along the road and west boundary of No 5. Buildings that are too close (as they are planned to be) could easily have an adverse effect. While tourists don't mean to disturb such populations, it is a reality. (The lake side here is a protected Open Space Heritage zone).

#### f) Services.

We understand there are concerns with the existing infrastructure. Services ie. power and sewerage are already running at capacity, or near. Again this level of intensification creates an issue.

#### Conclusion:

Novo uses the phrase 'effects will be less than minor'. "He who pays the piper calls the tune."

Our view is that the proposed development will have major effects in terms of negatively changing the environment and character of Pioneer Drive, the amount of traffic and building codes compromised. A relaxing of planning codes will open a flood gate for intensive development on Pioneer Drive and other R1 areas. Such development is endangering the integrity and wellbeing of the local community.

Re previous consent change for No5, landscape plantings and a fence on the SE boundary were part of the conditions, over 2 years ago. These improvements have not occurred boding badly for this new proposal.

Basically too many units for the site, traffic figures used that are not realistic, resulting in insufficient parking and as we suspect if the proposal goes ahead, in it's present form, landscaping sacrificed to accommodate parking resulting in an area totally foreign to Pioneer Drive and R1 .

What we object to is the level of intensification and the resulting effects.

We believe the development of Tekapo's centre is progressing nicely, despite some criticism, and probably a reasonably limited budget. It is obvious to us that the council wants larger scale developments there.

Our family has owned a property on Pioneer Drive since the early 1960's, permanent residents for 25 years (actively involved in the community), and we would like to think this will continue. We are among many who value the special character of Tekapo and Pioneer Drive, and wish to see this preserved, including the lake front.

Tourists are the bread and butter of this area. They come to see and experience the unique landscape. They will not come to see intensive building developments and traffic congestion.

MDC Mission Statement:

"Peace and Serenity Matters.

These are the defining, unique, extremely special characteristics of our district - AND THEY NEED TO BE PROTECTED".

MDC Vision Statement:

"We foster the unique and strong sense of community that makes the Mackenzie District Special".

Timaru Herald 19/12/2019

The Parliamentary Commissioner for the Environment, Simon Upton:

"Tourism is eroding the very attributes that makes NZ an attractive country. Crowded sites, crowded skies, crowded parking lots."



# SUBMISSION FORM

Under the Resource Management Act 1991

## SUBMITTERS DETAILS

Submitters Full Name/Company/Trust: Rosemary Jane Brown

Contact Name: Rosemary Brown

Email address\*: Rosemary-Brown@xtra.co.nz

Postal Address\*: P.O. Box 39, Lake Tekapo 7945

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

Phone numbers: 03 6806 516

Mobile 022 696 5257

\* 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

Email address

Postal Address\*:

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

Phone numbers:

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) 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):

I oppose:

Application for 16 accommodation units.  
Additions to Managers Service Centre

(Attach separate sheet as required)

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

I oppose the erection of the 16 accommodation units because of the high density of population base 85 persons staying in this area. I oppose the application within the Rec 1 for this area and this property. This property application is a very large commercial operation which includes FIT travelers as well as coaches. 16 vehicles each night entering the property as well as return trips after activities, as well as laundry vehicles, cleaning company vehicles, staff vehicles. It would add too much pressure to this area especially with the narrowness of Pioneer Drive and adjacent to residential homes. I would not consider it fair of Mackenzie District Council to allow such a commercial operation within the vicinity of residential homes. The 1929 Villa is referred to as the Managers Service Centre. This house is an early part of Tekapo and should be ear tagged as a historic home for Tekapo. It is situated adjacent to the heritage zone and this should not be compromised by commercialism. The Villa is set back from the street and has a charming presentation of its own. The other Motels, Parkhead and The Boutique Chalet Motels are considerably smaller operations and have existed since the late 1960's and 1970's long before resource consents were required. We have been in Tekapo since 1976. I do not think that these businesses should act as a benchmark for development. Tourists value many things in Tekapo when they visit. In particular they do not want to see commercial development along the most beautiful of views and tranquility that Pioneer Drive offers. To have such a high density of population in this essentially residential area is a violation of the principles of the Mackenzie district way of life which is open spaces and vistas.

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):

Retain 1929 as a Villa in its present state of operation. Place the 16 units into a Rec 2 area which the Council has provided for in its planning elsewhere in the village. Decline present application on the basis of size and inappropriateness.  
Apply to Historic Places Trust for the preservation of Villa 1929 with no additional building added to it.

## 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**

**x**

☐ **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 I do not wish to be heard.**

20.12.2019

☐ **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.

## NOTE TO SUBMITTER

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 20<sup>th</sup> 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**  
District Council

Mackenzie District Council  
PO Box 52  
Main Street  
Fairlie, 7987

P: 03 685 9010  
E: [info@mackenzie.govt.nz](mailto:info@mackenzie.govt.nz)  
[www.mackenzie.govt.nz](http://www.mackenzie.govt.nz)



# SUBMISSION FORM

Under the Resource Management Act 1991



## SUBMITTERS DETAILS

Submitters Full Name/Company/Trust:

Susan Margaret Simpson

Contact Name:

Sue Simpson

Email address\*:

susanlandgirl@gmail.com

Postal Address\*:

216 Opuha Dam Road  
R.D 17 Fairlie

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

Phone numbers: Day 6806897

Mobile 0273448902

\* 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

\* 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) 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):

I oppose the construction of further visitor accommodation at 5 Pioneer Drive Tekapo as this residence has a long history. Built in 1929 by Beachamp Murray family and owned through the years by Andrew Don and Dr and Anne Dick. Bannockburn and Old Pennyscroft have been at its gate for years. (Attach separate sheet as required) It is not a hotel style property.

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

to oppose  
My reasons<sup>n</sup>: Residential road, the increase of cars, <sup>no</sup> place ~~for~~ overnight parking, it's historic value, it will be the oldest building in Tekapo and needs preserving. It should have a Historical Places Trust catalogue. Please don't exploit to visitor accommodation.

(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

S.M. Simpson  
Signature of Submitter (or person authorised to sign  
on behalf of the submitter)\*

20-12-2019  
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

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 20<sup>th</sup> 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**  
**District Council**

Mackenzie District Council  
PO Box 52  
Main Street  
Fairlie, 7987

P: 03 685 9010  
E: [info@mackenzie.govt.nz](mailto:info@mackenzie.govt.nz)  
[www.mackenzie.govt.nz](http://www.mackenzie.govt.nz)

# SUBMISSION FORM

Under the Resource Management Act 1991



## SUBMITTERS DETAILS

Submitters Full Name/Company/Trust:

Tanya Elizabeth Louise Izard

Contact Name: Tanya Izard

Email address\*: jtizard@xtra.co.nz

Postal Address\*:

PO Box 48  
Lake Tekapo

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

Phone numbers: Day 021 226 5800 Mobile 021 226 5800

\* 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

\* 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) 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):

I oppose this application

• It is non complying, I strongly believe there should be no commercial activity in a residential zone.

• The logistics & safety issues of parking the extra cars which will belong to the potential guests is not possible within the property & no road parking should be allowed

(Attach separate sheet as required)

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

I oppose this application to protect Residential 1 land zoning. If this is allowed to go ahead it is setting a precedent. Commercial activity has no place in a residential area, especially the foreshore around Pioneer Drive. We have an opportunity to protect that area now as we plan for Takapoa future growth & tourism potential.

(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):

I wish for this ~~submission~~ application to be declined. No commercial business of that size with such logistical complications should be allowed to proceed in a residential zone.

The area is already under pressure from traffic parking and the implications of such an application being allowed will only add to this.

(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.

# SUBMISSION FORM

Under the Resource Management Act 1991



## SUBMITTERS DETAILS

Submitters Full Name/Company/Trust: Trudi Joan Mackenzie

Contact Name: Trudi Joan Mackenzie

Email address\*: trudi\_murray@xtra.co.nz

Postal Address\*: 9 Valley View, Mt Pleasant,  
Christchurch 8081

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

Phone numbers: Day 03 384 6113

Mobile 027 348 9999

\* 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

\* 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) 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):

I oppose this application in its entirety – the concept of multiple units on this site is not acceptable when the property is zoned R1.

(Attach separate sheet as required)

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

I oppose multiple units on a property zoned R1.

In addition, I am very concerned about the following:

1. **Stormwater:** 2.6 of Section 92 Response states that stormwater will be “piped to Tekapo Lake”. Hopefully this just means a culvert under Pioneer Drive discharging into the rocks. But CRC192694 appears to give permission to discharge stormwater to both (a) the bank of Lake Tekapo and (b) surface water of Lake Tekapo. The idea that anyone could be allowed to discharge anything into the Lake itself is horrifying!
2. **Parking:** Provision had been made for only 16 car parks (cars counted on the plan) to service 17 x 5 person units plus plus staff – this is obviously inadequate. It should be noted that parking on the roadside is already very unsafe – there are already issues with motorists parking “on the side” of Pioneer Drive to take photos and walk down to the lake - the road is barely two vehicles wide and there is seldom space to pull completely off the road to park. I saw nothing in the Section 92 Response which addressed the questions in the Section 92 Request around parking, access etc.
3. **Baseline:** The applicant thinks a reasonable “baseline” is a multiply subdivided section with multiple dwellings on each section! I note that the applicant’s previous consent claimed the baseline was 6 visitors?! Surely the “baseline” should be the status quo.
4. **Infrastructure:** I have been told that water and sewerage pipes in the area are at, or near, capacity. If this is true then there is no way the systems will cope with another 90 people.
5. **Planting:** The applicant appears to be suggesting that breaching the plan by having units and/or decks closer than permitted to boundaries can be offset by fencing and planting. Will the applicant wait for plantings to reach maturity, or at least until they are large enough to provide the promised mitigation, before the visitor accommodation is used? I note that although the pretty pictures of the proposed development show several mature trees the Novo report states that “most site trees will be removed”. This is misleading to say the least! I also note that the fencing/planting conditions for the applicant’s previous consent have yet to be implemented. (RM170182 conditions 5, 6, 7 and 8)
6. **Noise:** If the proposed Noise Management Plan is sufficient to mitigate the noise nuisance why has it not already been implemented? (RM170182 conditions 5, 6, 7 and 8) Let’s test it with current guest numbers before making any decision on allowing still more guests - with the increased noise that would result. Note: If a Noise Management Plan has already been implemented then it is clearly inadequate.
7. **Glass Roofing:** Really? Surely this will have an adverse effect on Tekapo’s iconic night sky.

(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):

I believe that any breach of R1 zoning is unacceptable in this iconic area. I urge the Council to decline this consent application.

Furthermore, it appears that the applicant has not implemented all agreed conditions of their existing consent: RM170182 (notably conditions 5, 6, 7 and 8). I would like to see all the conditions of RM170182 implemented before any consideration at all is given to RM180111.

(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

Trudi Mackenzie

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

20-12-2019

*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

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 20<sup>th</sup> 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**  
District Council

Mackenzie District Council  
PO Box 52  
Main Street  
Fairlie, 7987

P: 03 685 9010  
E: [info@mackenzie.govt.nz](mailto:info@mackenzie.govt.nz)  
[www.mackenzie.govt.nz](http://www.mackenzie.govt.nz)

# SUBMISSION FORM

Under the Resource Management Act 1991



## SUBMITTERS DETAILS

Submitters Full Name/Company/Trust: Trudi Joan Mackenzie

Contact Name: Trudi Joan Mackenzie

Email address\*: trudi\_murray@xtra.co.nz

Postal Address\*: 9 Valley View, Mt Pleasant, Christchurch 8081

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

Phone numbers: Day 03 384 6113

Mobile 027 348 9999

\* 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

\* 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) 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):

I oppose this application in its entirety – the concept of multiple units on this site is not acceptable when the property is zoned R1.

(Attach separate sheet as required)

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

I oppose multiple units on a property zoned R1.

In addition, I am very concerned about the following:

1. **Stormwater:** 2.6 of Section 92 Response states that stormwater will be “piped to Tekapo Lake”. Hopefully this just means a culvert under Pioneer Drive discharging into the rocks. But CRC192694 appears to give permission to discharge stormwater to both (a) the bank of Lake Tekapo and (b) surface water of Lake Tekapo. The idea that anyone could be allowed to discharge anything into the Lake itself is horrifying!
2. **Parking:** Provision had been made for only 16 car parks (cars counted on the plan) to service 17 x 5 person units plus plus staff – this is obviously inadequate. It should be noted that parking on the roadside is already very unsafe – there are already issues with motorists parking “on the side” of Pioneer Drive to take photos and walk down to the lake - the road is barely two vehicles wide and there is seldom space to pull completely off the road to park. I saw nothing in the Section 92 Response which addressed the questions in the Section 92 Request around parking, access etc.
3. **Baseline:** The applicant thinks a reasonable “baseline” is a multiply subdivided section with multiple dwellings on each section! I note that the applicant’s previous consent claimed the baseline was 6 visitors?! Surely the “baseline” should be the status quo.
4. **Infrastructure:** I have been told that water and sewerage pipes in the area are at, or near, capacity. If this is true then there is no way the systems will cope with another 90 people.
5. **Planting:** The applicant appears to be suggesting that breaching the plan by having units and/or decks closer than permitted to boundaries can be offset by fencing and planting. Will the applicant wait for plantings to reach maturity, or at least until they are large enough to provide the promised mitigation, before the visitor accommodation is used? I note that although the pretty pictures of the proposed development show several mature trees the Novo report states that “most site trees will be removed”. This is misleading to say the least! I also note that the fencing/planting conditions for the applicant’s previous consent have yet to be implemented. (RM170182 conditions 5, 6, 7 and 8)
6. **Noise:** If the proposed Noise Management Plan is sufficient to mitigate the noise nuisance why has it not already been implemented? (RM170182 conditions 5, 6, 7 and 8) Let’s test it with current guest numbers before making any decision on allowing still more guests - with the increased noise that would result. Note: If a Noise Management Plan has already been implemented then it is clearly inadequate.
7. **Glass Roofing:** Really? Surely this will have an adverse effect on Tekapo’s iconic night sky.

(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):

I believe that any breach of R1 zoning is unacceptable in this iconic area. I urge the Council to decline this consent application.

Furthermore, it appears that the applicant has not implemented all agreed conditions of their existing consent: RM170182 (notably conditions 5, 6, 7 and 8). I would like to see all the conditions of RM170182 implemented before any consideration at all is given to RM180111.

(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

Trudi Mackenzie

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

20-12-2019

*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

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 20<sup>th</sup> 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**  
District Council

Mackenzie District Council  
PO Box 52  
Main Street  
Fairlie, 7987

P: 03 685 9010  
E: [info@mackenzie.govt.nz](mailto:info@mackenzie.govt.nz)  
[www.mackenzie.govt.nz](http://www.mackenzie.govt.nz)

# SUBMISSION FORM

Under the Resource Management Act 1991



## SUBMITTERS DETAILS

Anthony John Preen

Contact Name: Tony

Email address\*: tony@preen.co.nz

Postal Address\*: 204 Stafford St  
Timaru

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

Phone numbers: 036869250

Mobile 0272206121

\* 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

\* 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) 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 ☒ yes

NEUTRAL ☐

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

(Attach separate sheet as required)

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

As attached

(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):

That the Council uphold the District plan and completely reject the application of Sunshine Housing

(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):

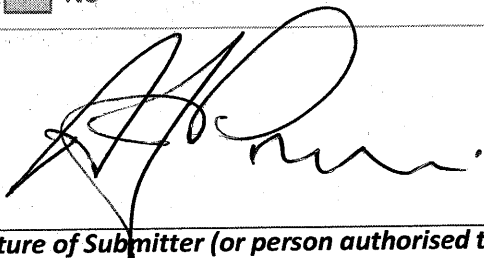
☒ I wish to be heard

☐ 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)\*

  
\_\_\_\_\_  
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

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 20<sup>th</sup> 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**  
District Council

Mackenzie District Council  
PO Box 52  
Main Street  
Fairlie, 7987

P: 03 685 9010  
E: [info@mackenzie.govt.nz](mailto:info@mackenzie.govt.nz)  
[www.mackenzie.govt.nz](http://www.mackenzie.govt.nz)

20-12-19

Submission on RM 180111 from AJ and CJ PREEN

- I have had a strong association with Tekapo for the past 60 years. I own property in Sealy St and my wife the Mantra.
- I have just been told about this application so this submission is done in haste. Unfortunately as a neighbour I wasn't notified directly which would have given time to prepare something more substantial.
- I note the application is from Sunshine Housing Ltd. The same people who gained resource consent to house a maximum of 12 people subject to certain conditions of fences and landscaping. The applicant has not complied with any of these conditions. I personally think the council should have reversed this consent because of non compliance.
- The application wants to cram motel 17 units most of which are 2 storied with minimal parking and little manoeuvring space to house up to 85 people all in a RES 1 zone. It is beyond comprehension.
- The application seems to think that as a small portion of the property is zoned RES 2 then it is OK to think that the whole should be taken as RES 2. It is RES 1 and it would be a travesty if the council approves it. It may be in the future that the RES 1 land is rezoned to RES 2 in this block but this is for future discussion and would need a change to the District plan. There is a lot of undeveloped land in this block and to grant the application would lead to many other applications for commercial motel type developments. Parkbrae will be the next one and there are others (including myself) that I can think of.
- The application seems to say the site is RES 2 so it complies with site coverage % of less than 65%. I haven't had time to run the ruler over the application but wonder if the Exposed aggregate concrete area, the stone sett threshold and the stacked stone wall was included in the calculations of site coverage. Whatever, the site coverage is way over the allowed 40%
- Similarly the set back to neighbours is even less than the allowed 2m for a RES1. Shouldn't the setback be 3 metres for visitor accommodation?
- This development would detract from the pleasantness, openness and attractiveness of Pioneer drive as it is now. It is done for blatant commercial reasons only. We have to think long term here and also there is plenty of scope for these commercial developments in the other zones of RES 2, tourist and traveller accommodation.
- Hands off the tranquillity of Pioneer drive, the Church of the Good Shepherd and the Dog until there is proper discussion on zoning changes.



## MACKENZIE DISTRICT COUNCIL

Main Street, P O Box 52, Fairlie 7949

Phone: 03 685-9010

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

[www.mackenzie.govt.nz](http://www.mackenzie.govt.nz)

# RESOURCE CONSENT SUBMISSION FORM

Under the Resource Management Act 1991

### Submitters Details

Submitters Full Name/Company/Trust: Emma Michelle McCarthy

Contact Name: Michelle McCarthy

Email address\*: **michelle.mccarthy@impactinternational.com**

Postal Address\*: 9 Pioneer Drive, Lake Tekapo, South Canty

Tick here if postal address is preferred \*: ☐

Phone numbers: Day

Mobile 0272002220

*\* 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

I strongly appose the development by Sunshine Homes Ltd breaching multiple regulations. I bought my section and built two homes 2 and half years ago knowing that I was in Residential 1 zone. . I abided by the regulations in place and gained consent. My husband and I built our home with the intention to live permnently at 9 Pioneer Drive when we retire. We wanted to live in an area that had special residential character, was protected by Residential 1 regulations and not near a commercial zone.

If you allow this to proceed then there will be a loss of confidence in existing regulations of Residential 1 zone. There will be a precedent set for the many other exisitng larger sections along Pioneer Drive.

The following lays out regulations breached: I will not go into detail regarding each regulation because both I and MDC are aware of the regulations and the reasons for each. Instead I make the the overriding point that what is the point in regulations if MDC does not intent to keep to these regulations and protect the residential character of Pioneer Drive. In this case the proposed plans are not just a minor breach but respresent a gross breach.

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.

**The following two points are worthy of some additional information.**

5. 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.

The application states the land is 4047sqm and a mix of Residential 1 and 2 zoning and therefore justifies higher density building and parking. The parcel of land is 4000 sqm and has always been zoned Residential 1. The previous owner of the land purchased a narrow strip of 47 sqm that formed part of a paper road on the southern boundary adjacent to the Mantra fence. It is logical that this small piece of land should be absorbed into the Residential 1 zone to match the remaining 4000 sqm NOT become mixed residential 1 and 2 land.

My piece of land on 9 Pioneer Drive also has this small paper road at the rear of my section. I could also seek to buy this piece of land and, if precedent is set with the proposed plans from Sunshine Developments, miraculously change my Residential 1 zoning into mixed residential 1 & 2. But that would be ridiculous of course. The vast majority of my land is Residential 1. This application from Sunshine Homes should be assessed entirely on the Residential 1 status of the land as was the intention of this area of Tekapo.

6. Finally, Policy 2C sets out to protect the residential character and amenity of the zone and to avoid, remedy or mitigate adverse effects. The proposed development will adversely affect the residential character of the zone.

It is clear that there will be significant adverse impact from tourist accommodation that has up to 85 guests per night and the associated multiple vehicle movements. It would be naive to think otherwise. It is noted that the condition is an Activity Management Plan is in place and so clearly MDC and the applicant anticipate issues for the neighbours. A guest awareness information plan will be insufficient. Who is going to police this? Who is going to manage inappropriate guest behaviour? And why on earth should a contact person from adjoining landowners have to or want to be involved in working to mitigate against noise and inappropriate behaviour?

In summary if the proposed development goes ahead there is a high probability that there will be problems with noise from guests and vehicles for adjoining properties. Up to 85 guests is too high a density in such a small space. The risks are too high and it will be too late once consent is granted to fix the problems.