

5th December 2017

Stewart Fletcher

Consultant Planner

Fletcher Consulting & Planning

CC: Mackenzie District Council

Re: Resource Consent No: RM0172182

Applicant: Sunshine Housing (2016) Ltd

Address: 5 Pioneer Drive, Lake Tekapo

Re: RFI dated 29 November 2017

Dear Stewart,

Thanks for your call last week, it was nice to discuss with you over the phone last Friday. In response to your RFI letter dated 29 November 2017 for the building consent for above application, please find following answers by number reference as per letter.

1. Please confirm if any new buildings are proposed and/or whether any alterations to existing buildings are proposed. If new buildings or alterations are proposed, please provide details of the proposed works including plans which illustrate the works.

There is no additional building work proposed, we propose to use existing house and cottage for this visitor accommodation application.

2. Confirmation of the type of accommodation that will be provided such as whether the current dwelling will be rented out to one group or if individual rooms are available for accommodation to various guests.

We propose 3 small groups to share the large house, and 1 small group for the cottage. We think single larger group tends to make more party-like noise than break down to smaller groups. We discussed with our next door neighbor Bill and Shiela at 6 Pioneer Dr, and they prefer smaller group as well.

3. Please detail whether all buildings will be used for visitor accommodation and if so how many people will be accommodated in each building.

All buildings will be used for visitor accommodation, the house can accommodate up to 10 people in 3 groups (two group of 4 and one group of two people), the cottage can accommodate 2 people.

4. Please confirm whether there will be a manager based on site and, if not, how the activity will be managed.

The activity will be managed by on-site manager.

5. Car parks have been identified on the site plan provided as part of the resource consent application. Are these car parks on grass areas or is it proposed to be sealed? Please also confirm the total amount of car parks proposed to be provided as part of the proposed activity.

Please find attached revised site plan. 4 car parks on existing chip sealed area, and 6 overflow car parks on lawn area. The double garage provides two car parks for on site manager.

6. Please confirm whether any existing plantings and/or trees will be removed as part of the proposed activity and also whether it is proposed to establish additional vegetation. If it is proposed to establish additional vegetation please provide a landscape plan detailing this.

The existing plantings and trees are well established, these will be maintained for proposed activity. No additional landscaping proposed.

7. Please detail whether the operation of the activity will include any measures to control noise such as from guests during evening hours.

On site manager will control any noise issue as soon as it occurs. We also believe people will make less noise when they are sharing with other smaller groups, and anyone tends to be polite and respect others. We also do not accept people's wedding request on our site.

Please find attached written approval from our neighbor at 3 Beauchamp Pl. Our neighbor at 6 Pioneer Dr had told me that they will come to council this Friday to give their written approval for our application. The two properties at left hand side boundary are un-occupied, we did not managed to contact them for this application.

We trust this addresses your queries and that the consent can now be proceed.

However, if you have any other questions with regards of this application, please do not hesitate to contact me.

Your sincerely



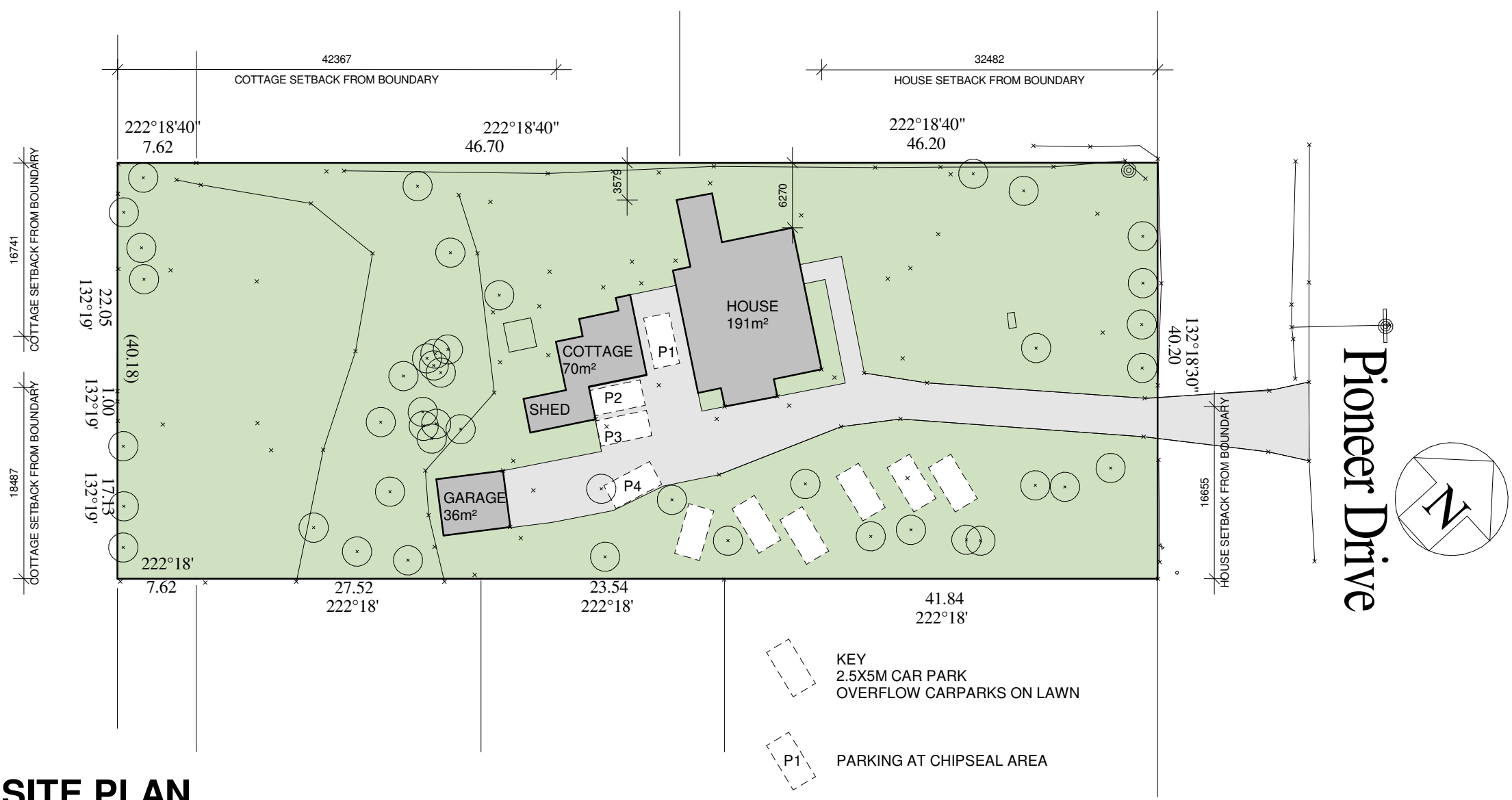
rong zhang

registered architect



Email: rong@sunshinehousing.co.nz

Ph: 03 4218 618 Mobile: 0275566585



SITE PLAN

SCALE 1 : 500 @ A3



LOOKING FROM PIONEER DRIVE



LOOKING TO PIONEER DRIVE

REGISTERED PROPRIETORS:
SUNSHINE HOUSING (2016) LTD

SITE ADDRESS:
5 PIONEER DR
LAKE TEKAPO
MACKENZIE DISTRICT

RESIDENTIAL -1 ZONE

LEGAL DESCRIPTION
COMPRISED IN CFR CB330/5

SITE AREA
4047m²

EXISTING HOUSE
AREA: 191m²

EXISTING COTTAGE & SHED
AREA: 70m²

EXISTING GARAGE
AREA: 36m²

TOTAL AREA: 297m²

OUTDOOR LIVING + CHIPSEAL DRIVE
AREA : 3,750m²

SITE COVERAGE : 7.3%

RESOURCE CONSENT

張 ZHANG RONG
ARCHITECT
SUNSHINE HOUSING LTD

PROJECT: 5 PIONEER DR - TEKAPO

No.

DRAWING: SITE PLAN

SCALE: 1 : 500

DATE: 18/11/2017

DRAWING NO. REVISION DWN BY:
001 ☐ R.Z.

DRAWING STATUS: FOR INFORMATION ☐
FOR TENDER ☐ FOR CONSENT ☐

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