

19 September 2024

Huale Huang  
C/O Terri Winder  
Planz Consultants Ltd,  
PO Box 1845,  
Christchurch 8140

Email: [terri@planzconsultants.co.nz](mailto:terri@planzconsultants.co.nz)

Dear Huale Huang

**REQUEST FOR ADDITIONAL INFORMATION RESOURCE CONSENT NO: RM240141**

**Huale Huang  
3 Andrew Don Drive,  
Lake Tekapo**

Thank you for your application for a Land Use Consent to establish a three buildings comprising one five-bedroom residential unit, one one-bedroom minor residential unit, and one four-bedroom residential visitor accommodation unit to be used for visitor accommodation for up to twelve guests and with design and bulk and location breaches., Council Reference **RM240141**

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

The information required is detailed below:

1. The application references a number of visitor accommodation activities within the immediate vicinity of the subject site. However, the assessment of cumulative effects does not refer to these. Could you please revisit the assessment of cumulative effects with specific reference to the existing visitor accommodation in the area.

2. Given the breaches of the impervious surfacing standard and the breaches of the Tekapo Precinct provisions and Design Guide relating to the length of the VA unit's eastern and western façades, roof design, and materials, please provide an urban design assessment of the proposal prepared by a suitably qualified and experienced person.
3. The application states that the impervious site coverage is 55.9% but the plans identify this as 60.8%. Please confirm which figure should be relied upon.
4. Please update the elevations to show compliance with the height in relation to boundary and maximum height standards.

The processing of your application has been placed on hold from **19 September 2024**.

As signalled previously, the affected party approvals of all adjacent neighbours is likely to be required at the time that a decision under section 95 A-F is prepared. That assessment cannot be undertaken until the information above is provided but this provides an opportunity for the applicant to approach the neighbours in the interim should they choose. Parties to be considered will be at least:

- 5 Andrew Don Drive
- 7 Andrew Don Drive
- 9 Andrew Don Drive
- 11 Andrew Don Drive



## **Responding to this Request**

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

- provide the requested information; or
- provide written confirmation that you cannot provide the requested information within the timeframe, but do intend to provide it; or
- provide written confirmation that you do not agree to provide the requested information.

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

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

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

If you do not agree to provide the requested information, then please provide written confirmation of this to the Council. If you do not provide the requested information, then your application will be publicly notified in accordance with Section 95C of the Act.

If you have provided all the requested information, then we will consider its adequacy and make a decision on whether your application requires public notification or limited notification, or, whether any parties are considered adversely affected from whom you will need to obtain written approval in order for the proposal to be considered on a non-notified basis.

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

Kind Regards,



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Kirstyn Royce  
**Consultant Planner**

### **PROCESSING PLANNER DETAILS**

Name: Kirstyn Royce  
Reference Number: RM240141  
Phone: (027)3088950  
Email: [kirstyn@planningsouth.nz](mailto:kirstyn@planningsouth.nz)