



26 March 2015

PPL Ref: 100/024

Thames-Coromandel District Council
C/- KTB Planning Consultants Ltd
PO Box 641
Cambridge

*KB received
2/4/2015*

Attn: Karl Baldwin
Email: admin@ktbplanning.co.nz

Dear Karl

Re: LUC 2013/184 – 206A SILVERSTREAM FALLS ROW, WHENUAKITE

I am writing in response to the TCDC further information request dated 19 September 2013.

I have prepared a response to each point of the further information request as follows:

Further details of the proposal

- a) The applicant has provided further clarification and details regarding the nature, scale and frequency of events that are intended to be provided at the facility. The applicants anticipate weddings to be the main function of the facility so the frequency of additional events will be subject to availability. The scale of these events will not exceed the capacity of the venue. In addition to the proposed 24 weddings per year the applicants anticipate the facility will also be available for the following functions:
- Conferences/Business Retreats encompassing team building weekends and guest speakers;
 - Family events; such as reunions, anniversaries and milestone birthdays – with the exception of 18th & 21st birthdays which the applicants do not intend to cater for. (The applicants are happy to consider this as a condition of consent if required); and
 - A unique dining experience with limited seating i.e. pop up restaurant evening with guest chefs.
- b) The design and floor plans of the chalets have been amended slightly by 1-2m² to provide extra space in the bathrooms. Please refer to the amended chalet plans that are shown at a scale of 1:50 (Attachment “A”).

- c) The applicant has attached initial design concepts for the proposed chapel (Attachment "B"). It is envisaged that the chapel will be able to seat approximately 40 guests. The design and final scale of the proposed pool has not yet been confirmed but will be no bigger than 6 x 10m.
- d) The applicant has provided a calculation of the gross floor area of each proposed structure as shown on the attached plans.
- e) Please find enclosed a copy of the resource consent application for wastewater treatment and disposal (Attachment "C").
- f) The proposed wastewater system is detailed in the attached application and does not require the removal of any vegetation.
- g) The recommended upgrading requirements of the Right of Way over Lots 15 and 16 are outlined in the Traffic Report.

Landscape and Visual Effects

The applicant has engaged Boffa Miskell to provide further clarification and commentary on the potential landscape and visual effects in relation to the matters outlined in the further information request. Please refer to the attachment prepared by the landscape architect (Attachment "D").

Consent Notice Conditions (Consent Notice 7933512.10)

I have reviewed Consent Notice Conditions 1-9 of the above document and make the following comments:

Conditions 1 and 2 relate specifically to houses and any buildings accessory to a house within the allotments and their location on each lot. This application does not relate to or involve the construction of any houses or buildings accessory to a house. Consequently Conditions 1 and 2 do not specifically relate to any of the proposed activities that form part of this application. Conditions 1 and 2 therefore do not require any changes and are still relevant to the allotment should a house ever be constructed on the site instead of a wedding facility. However, in saying that, Paragraph 5.5 of the original application requested a change to Condition 1 under section 87B of the RMA to ensure there was no uncertainty as to whether Condition 1 did or did not relate to buildings and structures associated with the wedding facility.

Conditions 3 and 4 relate to exterior materials and colours of buildings and structures on the allotment. The proposal in accordance with the recommendations of the landscape assessment will be able to meet these conditions. No changes are required to Conditions 3 and 4.

Condition 5 relates to foundation design, effluent disposal and stormwater disposal and has been addressed as part of additional further geotechnical investigations undertaken as part of this application. No changes are required to Condition 5.

Conditions 6 and 7 relate to dogs and cats and will be fully met by the land owner.

Conditions 8 and 9 relate to construction of structures and the undertaking of activities in the vicinity of power lines and electricity support poles. As per Paragraph 9.7 of the original application consultation was undertaken with Powerco with respect to the overhead power lines that extend through the subject site. Powerco confirmed that it has no objections to the proposal.

Precedent and Integrity

It can be very difficult to make an assessment about the potential precedent effect of a proposal, especially given my experience with preparing subdivision and land use applications, as in nearly all cases the properties have differing factors to consider and therefore I am of the opinion each proposal should be assessed on its merits. Each particular site has differing characteristics and it is very difficult to compare one proposal on a site to another. The integrity of the District Plan will only be jolted if the Council ignores its objectives and policies.

Consultation

Please refer to the attached bundle of consultation emails that have occurred over the years between the applicant and neighbours/interested parties (Attachment "E").

Right of Way and Lot 50

- (a) Confirmation as to the written approval of the owner of Lot 50 is attached (Attachment "F").
- (b) Please refer to the letter prepared by Neverman Bennett Lawyers (dated 16 May 2014) in relation to the right of way. This letter and attachments were emailed through to KTB Planning on 20 May 2014 (Attachment "F").
- (c) The proposed measures for the management and maintenance of the right of way are a private civil matter that will be addressed accordingly by lawyers prior to the operation of the facility. The construction side of the right of way will be addressed accordingly through appropriate conditions of consent.

Ecological Effects

The applicant has engaged Boffa Miskell to address the ecological matters outlined in the further information request. Please refer to the attachment prepared by the ecologist (Attachment "D").

Noise Assessment

The applicant has engaged Nevil Hegley to provide further clarification and commentary on the noise assessment matters outlined in the further information request. Please refer to the attachment prepared by the acoustic consultant (Attachment "G").

Rural and Residential Amenity

The amenity values will be maintained as a result of the mitigation measures recommended by the landscape architect and acoustic consultant. Please refer to the recommendations and assessments undertaken by these experts in the attached reports. Based on the expert advice (landscape; traffic; and acoustic) the potential adverse effects relating to rural amenity values will be no more than minor.

Conclusion

I trust that the response above answers the various questions contained within the further information request. If any clarification is needed, please call me to discuss.

Yours sincerely
Planners Plus Limited



Tracey Lamason
Director