



GREAT LAKE TAUPŌ

Taupō District Council

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10 October 2019

Roam Consulting
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Via email: rowan@roamconsulting.co.nz

On all correspondence please
quote:
RM TBA

Attn: Rowan Sapsford

Dear Rowan

**PROCESSING OF RESOURCE CONSENT APPLICATION
SKY PLAY ADVENTURES LIMITED, WAIRAKEI CANOPY TOUR**

Thank you for your application for the Wairakei Canopy Tour and for showing us the site and local environs on 3 October 2019.

This letter sets out our request for further information in accordance with S.92 of the Resource Management Act 1991 and discusses a number of matters following our site visit and discussions about the application.

Section 92 Requests

Can you please provide a response/action the following matters;

1. Can you please provide elevations or a basic description of the height and profile of the office/amenity buildings proposed at the Home Base with an assessment of the front yard encroachment?
2. Can you also confirm the signage and whether two faced signage is proposed.?
3. As discussed on site, it appears that the front post and rail fencing is located within the road reserve. We would propose conditions around this to re-site all fencing back to the legal boundary. Please confirm this is acceptable or propose an alternative for us to consider.
4. We understand that there is ample area available for overflow car parking and that this will not coincide with any landscaping areas. We consider that given the unknown nature of how the home base will work in practice, that a dedicated reserve parking area should be identified as part of the application plans. Then if need be, the consent could require this additional area to be formed. In addition, details of the car parking demarcation and formation would be appreciated. We note that there is legal road reserve to the east of the site and this area will need to be kept clear of any reserve areas. Can you consider and provide a response to these comments and recommendations.

5. As noted on the site visit, the landscape report provides a Viewpoint 3 of Tower 7 which shows the platform and structure protruding above the canopy line. This may be largely due to the perspective of the photo montage. We would appreciate further discussion on the platform structures and the backdrop of these structures and viewing audience. In our opinion, the platforms and structures will need to be placed within the landscape in such a manner that they do not detract from the landscape and natural character values of the area.
6. Can you please confirm the provision of toilet facilities for staff and visitors to the zipline course?
7. We discussed the regional plan provisions and you have advised that there are no consenting requirements. Can you please provide some further discussion on this in terms of structure above the river channel and earthworks on the river embankments.
8. Can you please clarify what structures are located within the Foreshore Protection Area including the 5m yard setback from this area?

Section 92A(1) of the Resource Management Act 1991 requires you to respond in writing to this letter by 1 November 2019. In your response you can either:

- a) Provide the information, or
- b) Advise me that you agree to provide the information. Following this I will send you a letter confirming the new date by which the information must be provided, or
- c) Advise me that you will not be providing the information. Please note that this may result in your application being declined.

Cultural Matters and Referrals

We acknowledge the consultation details and Cultural Impact Assessment provided with the application. We advise that the application has been referred to Tuwharetoa Maori Trust Board, Raukawa, Ngati Tahu Ngati Whaoa, Te Arawa River Iwi Trust, and Te Kotahitanga O Ngāti Tūwharetoa.

At this stage we have had a response from the Tredegar Hall of Tuwharetoa Maori Trust Board requesting engagement and consultation.

As noted in the application material, there are a number of overlapping entities involved with the assessment of cultural values affecting the Waikato River and we will need to ensure that each of these groups are appropriately engaged and considered in terms of the consultation and notification process.

Notification and DOC Concession process

We understand that you will be engaging further with DOC regarding the concession application and process/timeline. In our view, DOC has a direct role through the concession process and also DOC has a role as an affected party for the land use consent. This obviously has implications for the notification assessment under the RMA.

Although we have not reached any final decision on notification and affected parties, it is clear that the application involves the use of public space and is located within an area which has a range of cultural, landscape and ecological values. We also consider that there will be a number of parties with a direct and/or indirect interest in the proposal. This would likely lead to a decision for public notification and it occurs to us that there would be merit in running a joint notification process with the DOC concession application. We have not approached DOC at this stage to discuss this option. We would appreciate any comments/feedback that

you may have on a concurrent process and whether you would like to request public notification in order to expediate the RMA process?

Processing of the application will resume once the information has been received and a decision regarding notification will be made.

If you have any questions please call me on 021 676 377 or email me at todd@planningworks.co.nz.

Yours sincerely



Todd Whittaker
Consultant Planner

ON BEHALF OF TAUPO DISTRICT COUNCIL