

28 July 2017

Earth & Sky Ltd Partnership
c/- Resource Management Group Ltd
P.O. Box 908
Christchurch Box Lobby
CHRISTCHURCH 8140

Attention: Joanne Pacey

Dear Joanne

RM170114 – Earth & Sky – 1 Motuariki Lane – Lake Tekapo

Davie Lovell-Smith Ltd has been requested by Karina Morrow of Mackenzie District Council to assist the Council in the processing of this application for a new observatory and visitor centre at 1 Motuariki Lane, Lake Tekapo.

Further Information Request

We have reviewed the application and in accordance with Section 92 of the Resource Management Act 1991 (RMA), we request the following further information:

Plans

1. Please provide a plan showing the size and extent of the areas to be occupied by the restaurant/cafe and clarify what outdoor areas, if any, are to be used for this purpose. Please also provide the estimated number of tables and customers that will be accommodated with these areas.

Building

2. We note that the roof design has been changed significantly from the plans provided at a pre-application meeting, with the area of the main mono-pitch roof reduced and a much larger lower flat roof area now proposed. We are concerned with how these two roof lines relate to each other and in particular how the flat roof section appears from the lane to the south and the Domain and lakeshore/lake to the north. Please provide visualisations or photo mock-ups of the building (similar to the ones provided at the pre-app meeting) as viewed from the lane to the south, the view shaft to the east and the Domain to the north.
3. With regard to the roof design, and in particular the flat roof, have the ramifications of snow loadings and clearance been taken into account?

Traffic Matters

4. Please provide the source of the information on which the existing staff parking demand is based and details of any independent corroboration or checks undertaken.
5. Please provide the source of the modal split in Table 2 and details of any independent corroboration or checks undertaken. Please also confirm the source and robustness of the

occupancy of 3 people per private car given that an occupancy of 2.5 people per car is subsequently used in the assessment.

6. Please provide the source of the estimated 80 to 85 customers per hour at the restaurant / bar.
7. In view of the facility being described as a “restaurant / bar”, please provide details to support an average duration of stay of 30 minutes for patrons, or confirm whether a greater duration of stay could be expected.
8. Please provide supporting data for the expected average duration of stay of 30 minutes within the visitor experience activity.
9. Please provide detail of the location of the areas referred to as “external seating areas” in the footnote to Table 1 and advise whether these include outdoor dining areas.
10. Given that a ‘first principles’ approach has been relied upon for the car parking, please undertake a similar assessment for coach parking. In this regard, coach parking is relied upon as a mitigation measure for reducing the car parking, but there is no analysis of the number of coaches or how they will be accommodated.
11. It is stated that eight spaces at the site frontage are proposed to be used for Earth and Sky customers during the day and for buses during the night. Please provide details of this arrangement with the District Council and also arrangements if a coach arrives or is present during the day.

Landscape/visual matters

12. It is noted that the building visibility analysis focuses only on views from the south. Accordingly it is requested that perspectives/visualisations of the development be provided from the viewpoints shown on the photo at the end of this letter.
13. The elevations show a group of trees in the south eastern corner of the site, while the main site plan shows a small narrow strip of landscaping in this corner extending up the eastern boundary of the car park. However the landscaping plans show no landscaping in this area at all. Please advise what landscaping is proposed on the eastern boundary and in the south eastern corner to mitigate the visual impact of the parking area, particularly as it adjoins a viewshaft through to the Domain.

Lighting

14. Please provide a design and report specifying in detail the outdoor lighting that is to be installed.
15. Please provide information regarding the proposed management of internal lighting to avoid adverse impacts on the ability to view dark sky.

Compliance Table

We note in the Compliance Table in relation to Building setbacks that in the centre column it is stated that the building **will comply** with the 10m landscape setback from the north east boundary. We assume what was meant is that the building **will not** comply with this requirement.

Snow

Please note that your application will be placed on hold until the requested information has been received.

In accordance with Section 92A of the RMA, please respond within 15 working days from the date of this letter (i.e. by 18 August 2017) with one of the following:

- 1 The information requested above; or
- 2 Written advice that you agree to provide the information, and the date by which you intend to provide it; or

3 Written advice that you refuse to provide the requested information.

Please note that the Resource Management Act requires the Council to publicly notify your application if you do not provide the requested information before the date mentioned above (or an agreed alternative date), or if you refuse to provide the information. It is therefore important that you contact us promptly to discuss an alternative timeframe if you are unable to provide the information within 15 working days of the date of this letter.

Please also note that if the provision of the information requested above raises any additional areas of uncertainty or matters requiring further clarification, your application will remain on hold until sufficient information has been provided to enable processing to continue.

Please contact the writer if you have any enquiries regarding this letter or your application.

Yours faithfully



PATRICIA HARTE

for **Karina Morrow** Planning Manager, Mackenzie District Council

Locations referred to in request 12 in this letter

