

25 January 2024

Queenstown Commercial Parapenters Limited
C/- Davis Ogilvie (Aoraki) Ltd

Email: penny@do.nz

Dear Queenstown Commercial Parapenters Limited

REQUEST FOR ADDITIONAL INFORMATION RESOURCE CONSENT NO: RM230149
Queenstown Commercial Parapenters Limited
Lot 5 DP 455053
Lakeside Drive
Takapō/Lake Tekapo

Thank you for your application for a Land Use Consent to establish a commercial recreation activity (Adventure Rope Course), Council Reference **RM230149**

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 traffic assessment assesses that *“there is abundant informal car parking along Lakeside Drive in the vicinity”*. As advised previously, I undertook a site visit on Saturday 20th January 2024 between 2pm and 3pm. I observed that the parking demand was high in this area. By 3pm there were very few available parks in the area identified by the applicant as suitable for their parking (See Figure 1). It was a warm day but very windy conditions. As you noted, the site visit was undertaken on a weekend and during the summer school holidays and this may influence parking demand. While I agree, I note that peak use of the rope course is also expected to coincide with peak demand for lakefront access. As such please address the following traffic matters:



Figure 1: Parking along Lakeside Drive at 3pm Saturday 20 January 2024

- a) Please confirm if any parking surveys have been undertaken for the site and confirm the representativeness of these. (Note: the primary concern is introducing additional parking demand and congestion during peak times).
- b) The assessment of the receiving traffic environment recognises the Station Bay subdivision and the proposed hotel development. However, it is noted that there is also a consented mini-golf and a reception/café complex approved for the holiday park (see Figures 2 and 3). Please confirm whether these activities have also been considered as part of the receiving traffic environment and, if not, whether this would influence the assessment of the traffic environment.



Figure 2: Consented mini golf activity (RM220060)



Figure 3: Consented reception and Café for Lake Tekapo Motels and Holiday Park (RM220003)

- c) Please confirm whether the 15 car parks estimated during peak times excludes all day staff parking and what the estimated parking demand for staff will be.
- d) The traffic assessment assumes that 30% of people could arrive by walking or cycling and that 50% of vehicle movements are pass-by movements. Please provide greater detail regarding the reliability of these assumptions.
- e) No loading space is proposed. Please provide details of any bus or coach movements which may be associated with the proposal and provide an assessment of the traffic effects of this, including manoeuvring, parking and loading and unloading requirements.
- f) No loading space is proposed. The traffic assessment notes that delivery vehicles are expected to be infrequent and small in size, if required at all. Any small and infrequent delivery vehicles will be able to use the informal parking area in front of the base station and it is considered that any associated manoeuvring will have a negligible effect on the safe and efficient operation of Lakeside Drive. Please indicate on the site plan where the unloading of delivery vehicles will occur.
- g) Please show the proposed bike parking on the site plan. Please assess whether the bike parks will reduce/interfere with any existing parking in the area.
- h) The applicant relies on the use of public toilets located adjacent to the site. The traffic assessment is silent on the increase in pedestrians associated with the activity crossing the road to use the toilets. Please provide an assessment of this and confirm whether any additional safety measures are proposed (i.e. the creation of a pedestrian crossing or similar).

2. Please provide a copy of the health and safety manual that the proposal will operate under, and in particular, the procedures to ensure that public safety will be maintained while the operation is occurring, during high wind events, and also when the site is unattended.
3. The traffic assessment notes that deliveries could include a small drinks fridge or similar which needs to be re-stocked. Please confirm if this would be for staff use or if there will be a retail component to the activity and if so the extent/nature of any retail activity.
4. The application has been assessed by the Council's Consultant Landscape Architect who identifies that that the application states that, the ropes course at least 3m above existing ground level will enable public use and access underneath (with the exception of the zip lines). It is not clear in the Application how the zip lines and their use would interact at ground level.

Please provide detail as to the location nature and size of the zip line structures and activity below 3m height, including an assessment of the effects of these structures and activity as appropriate.

5. The Council's Consultant Landscape Architect also notes that the Assessment is largely based on the opinion that, *the proposed development is of small size*, given the modest size of the building and relatively light weight of the platforms and wires elevated above the ground. Based on the 'small scale' of the built structures the Assessment's findings generally conclude that the landscape and visual effects of the proposal are minimal.

The Consultant Landscape Architect considers that the effects of the proposal would be more than those associated with just the built structures. The footprint of the proposal occupies a relatively large area, 8210m² of the lake shore, extending along approximately 240m of Lakeside Drive. At its closest point the proposed adult ropes course may be only 15m from the lake itself (depending on lake levels).

While it is proposed that public access will still be available under the ropes course, the Consultant Landscape Architect considers that the 'occupation' of space under the trees will inevitably impact on the open space amenity and passive qualities of this stretch of the lakeshore. The activity and noise on the overhead ropes courses and zip lines, while in use, is likely to make the area unattractive for the passive recreation activities that the area currently provides, including; direct pedestrian access to the lake from Lakeside Drive, use of the public footpath, provision of quiet shade, picnics and other recreational use.

In addition to the above comments, the Consultant Landscape Architect considers that the assessment underplays (and therefore does not thoroughly consider) the sensitivities of the lake margin to commercial development and establishment of structures given its location and its Passive Recreation zoning. RMA Section 6(a) seeks to protect the natural character of the lake and its margins from inappropriate use and development and the Recreation P Zone strongly discourages built structures for activities other than for passive recreation. While the existing context on the south side of Lakeside Drive comprises a built environment

and tourist activities, it does not necessarily make built development, and commercial activity within the lake margin appropriate.

With reference to the comments made above, please provide an assessment of the effects on open space amenity, recreational values and natural character of the establishment and use of the 8210m² facility including consideration of its location within the lake margin and Recreation P zoning.

The processing of your application has been placed on hold from **25 January 2024**

Other Matters

1. For completeness, I note the consultation the applicant has undertaken with Te Rūnanga o Arowhenua and Aoraki Environmental Consultancy. Given that Takapō/Lake Tekapo is a statutory acknowledgement area, it is anticipated that, Ngā Rūnanga will be treated as an affected party to this proposal.
2. I also remind the applicant that any resource consent issued in favour of this proposal does not confer any obligation on Mackenzie District Council to agree to a lease agreement or license to occupy in respect of any Council land. I also note that there may be an existing lease agreement in favour of another party over LOT 5 DP 455053 either in part or in full.
3. I also advise that as the proposal involves Council land, the decisions relating to this application will be made by an independent planning commissioner, regardless of whether the application is publicly notified or not.

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,

A handwritten signature in black ink, appearing to read 'K. Royce'.

Kirstyn Royce
Consultant Planner

PROCESSING PLANNER DETAILS

Name: Kirstyn Royce

Reference Number: RM230149

Phone: 0273088950

Email: kirstyn@planningsouth.nz