

16th June 2022

**RESOURCE MANAGEMENT ACT 1991
APPLICATION FOR RESOURCE CONSENT RMA/2020/2000
ADDRESS 70 AND 74 RUE BALGUERIE**

Since the s95 notification decision, issued on the 12th November 2020, the applicant has updated the assessment of effects incorporating a traffic assessment and urban design review. . The proposal is to expand the sculptural gardens tourist activity. An updated summary is listed below:

Entrance building/road reserve

- The proposed entrance building would be located at the northern end of 74 Rue Balguerie, where it has a road boundary with Rue Balguerie;
- The entrance building is proposed to have an area of 124m² and has been designed to feature an oval “egg” shape with spiral roof;
- The building will contain ticketing, bathroom facilities, lobby and storage; and
- An area of 5m² will be designated for the purchase of souvenirs and gifts.

Café

- The café would be located towards the south boundary of 74 Rue Balguerie near to where it adjoins 70 Rue Balguerie and would replace an existing café currently operated out of ‘The Giant’s House’;
- A detached lift will provide additional access to the café from ground level;
- The café would be an integral part of the garden experience and only available to those who pay the entry fee to ‘The Giant’s House’;
- The café would be open 10:00am to 5:00pm daily (the same as ‘The Giant’s House’)

Expansion of ‘The Giants House’/sculptural gardens

- The expansion will include further accessibility for all users between 74 and 70 Rue Balguerie with an informal pathway following site contours
- ‘The Giants House’ and sculptural garden would cover both 70 and 74 Rue Balguerie
- The existing signage will be relocated to 74 Rue Balguerie;
- ‘The Giant’s House’ and garden would be open to visitors 10:00am to 5:00pm daily;
- ‘The Giant’s House’ and sculptural garden will employ up to four full time equivalent staff during the peak seasonal months (including reception staff and gardeners/ handyman). ‘The café will employ up to three full time equivalent staff during peak seasonal months. The Giants House’ currently employs two full time gardeners and one staff member at the entrance, (two at the weekend/when cruise ships are in the harbour) and the owner is on site to assist when required;
- 74 Rue Balguerie has an existing access point located adjacent the western boundary. This vehicle crossing will be closed off once a new crossing is to be constructed adjacent to the eastern boundary;
- The applicant has indicated anticipated average and maximum hourly numbers of visitors for the activity below:

Table 1: Anticipated Average & Maximum Hourly Visitors Numbers			
Season	Frequency (Hours)	Visitor Numbers per Hour (Anticipated Average)	Visitor Numbers per Hour (Anticipated Maximum)
Winter (May – September)	No Limit	<20 visitors	20 visitors
Summer (October – April)	No Limit	45 visitors	120 visitors

- It is estimated the number of vehicles arriving and parking is three vehicles under the winter maximum visitor numbers and on average 7 in the summer months up to a maximum of 20 vehicles per hour in summer;
- A booking system is proposed to be established restricting bookings to no more than one scheduled bus arrival at any given time, with a 30 minute no booking buffer either side of bookings. I understand this will restrict bookings for those arriving by bus. Scheduled buses shall not idle for more than 5 minutes after arrival or 5 minutes before departure;
- There shall be no provision for playing music, live or otherwise or amplification of any outdoor sound such as the use of a PA system on the site at 74 Rue Balguerie.

The amended plans are attached to this letter.

Yours sincerely



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