

How long has the Kāpiti Island Gateway been in the Long Term Plan or Annual Plan?

The idea of a Kāpiti Island Gateway has been around since a report into the matter was done in the early 1990's. Then in 2013, a feasibility study for a gateway was commissioned by the Department of Conservation and the Council.

Through the 2018-38 Long Term Plan, the Council agreed to investigate the viability of a gateway in the first three years of the plan, and to identify concepts that could be considered in the next long term planning process – this work is currently in progress. No budget for design or construction costs is included in the current long term plan or annual plan.

I am presuming that the Gateway idea has come through the open submissions for projects through the LTP and AP process, can you confirm that please?

As indicated above, the original idea predates recent long term plan and annual plan processes. Although we received submissions on the proposal to investigate the idea of a gateway in the 2018 long term plan consultation, the idea has existed since the 1990's.

Additionally, the Maclean Park Development Plan approved by Council in 2017 allows for consideration of a gateway building on the south side of Titoku Stream. However, any further progress on a gateway would be dependent on the outcome of the investigation work currently in progress including consultation with stakeholders and partners.

I understand that the report on options for a Kapiti Gateway/biosecurity facility has been completed by your consultant and is available. It apparently sets out three options. I would greatly appreciate receiving a copy (electronic is fine) as both of you are aware of my interest in options for such a facility for several years. I am very disappointed that in spite of being told by council staff, particularly since your PGF submission, and yourselves that I would be kept informed, I haven't been, and further that interested or affected ratepayers are not considered "stakeholders".

Following on from our conversation yesterday, this is just an email to confirm that we discussed your email and concerns and that you were happy not to receive a written response through the Local Government Official Information and Meetings Act process. As discussed, once the report is finalised I will be in touch with you.

It seems the news item in the DomPost (6 October) has now been discredited. The KCDC Weekly Update on 8 October refers to a news item by Wayne Maxwell dated 3 October on the KCDC website that mentions about the land acquisition and notes one, only possible, use is the Gateway. Are there any public minutes for what actually took place at the "public excluded" meeting of Council on the 26th, as the reason for confidentiality is past as the issue is no longer "commercial in confidence"? I am also very concerned that interested and/or affected ratepayers are not included in the select "Stakeholders" group for input into the major decisions/allowable options report by your consultant for a Gateway.

Great set of questions. Am working with Dompost on a story covering some of the issues raised by you. Will be in touch shortly with some responses.

I was very pleased to see (DomPost today) that Council have agreed to purchase the land at 26 Marine Parade for a Gateway Centre for Kapiti. You may recall we discussed this option nearly three years ago, just after you became Mayor, as it minimizes the impact of the structure on the public perception of the sea and shore. I think this has been a great decision of Council.

You have been one of the forward thinkers on this and the coastal hazard issues. Much appreciated.

I'd like to please request under the Local Government Official Information and Meeting Act the discarded designs that lost out to Athfield Architects in the submissions for the Kāpiti Island Gateway process.

We could provide a briefing to the Council and talk through the other three concepts. This could occur with representatives of the selection panel involved such as George Hickton and one of the independent architects. The Councillors could then ask questions also to better understand the reasoning for the preferred option. I am concerned that just providing the designs doesn't provide full context.

I am making a request under the OIA for the document that Janet Holborow alluded to in regards to the Kapiti Gateway Centre. This document not being the Gateway Feasibility Report, but any report that includes the 'latest' figures mentioned of the ongoing costs reducing to \$0 in year 5, and the regional benefit of the gateway via tourism (both being mentioned on the Facebook comments in the Kapiti Coast Page under the post by Guy Burns).

Under section 12(3) I am also requesting that this is done under urgency, with the information being sent as early as possible before the 28th of May. The lack of this information having been released officially at this stage makes the argument for urgency before the council meeting on the stated date when the vote occurs.

The information was included in a Council briefing as an update for Councillors, which was public excluded. The figures provided regarding ongoing costs and regional benefit via tourism were presented as a work in progress as the business case is being developed. This information is included in the Council paper for the upcoming 28 May meeting and is now publically available at www.kapiticoast.govt.nz/your-council/meetings/meetings/

In respect of the Kāpiti Island Gateway building proposed for Maclean Park:

(1) What information does the Council hold about the vulnerability of the proposed site to sea-level rise and other effects of climate change? In particular, how long does the plan assume that the site will be usable before the facility will have to be abandoned or relocated?

We hold no specific information and have not undertaken any assessment into the vulnerability of this site. However, the building has been designed to be relocatable to manage potential effects associated with climate change. There is no timeframe included in the project for when the facility may have to be relocated.

(2) What analysis was undertaken to assess the effects of the limited site life on the viability of the project? (For definiteness, this question asks about the nature of the analysis, and should stand even if the result of the analysis is considered to be non-disclosable.)

No specific analysis has been undertaken. As we are aware the building could be exposed to coastal hazards in the future in order to manage the risks. As noted above, the building can be relocated if needed.

(3) What subsequent review of the proposal has been undertaken in the light of the Council's declaration of a Climate Change Emergency, and what was the conclusion of that review?

There has not been a review of the proposal specifically with regard to a Climate Change Emergency.

I have read the report on the above project which is comprehensive in its scope. It is claimed that the project will provide an economic benefit of \$5.91m in its first year of operation. Please provide details of how this figure and those for future years was arrived at including all assumptions.

The economic benefit of the proposed Kāpiti Gateway was assessed as part of the development of a business case undertaken by independent economist Sean Bevin of Economic Solutions Ltd.

The economic benefit assessment of \$5.91m includes the total economic benefit (revenue/gross output) of the first year of operation, including the benefit of visitations to Kāpiti Island and the operation of the Gateway Centre. It does not capture other benefits accruing as a result of the increase in other tourism enterprises/activities which the proposed Gateway would support. The table below sums those benefits:

Economic Impact Components	Economic Impact Measures			
	Revenue (\$M)	Net Household Income (\$M)	Employment (Persons)	Value Added/ GRP (\$M)
Initiating Total Expenditure	3.15			
Total Direct Economic Impacts	3.15	0.80	20	1.39
Total Flow-on Production and Consumption Economic Impacts	2.76	0.33	7	0.85
TOTAL KĀPITI COAST DISTRICT ECONOMIC IMPACTS	5.91	1.13	27	2.24

The economic benefit assumes a Kāpiti Island visitation level lower than that recorded in 2019 in the first year of operation (15,000 instead of nearly 16,000), and associated spending and overnight stays, as provided by a survey of island visitors in the past 18 months, conducted in April 2020. There were over 2000 respondents to the survey.

This information is now available in the Council paper for the Council Meeting on 28 May 2020. A copy of the Council paper is available on our website via the following link: <https://www.kapiticoast.govt.nz/your-council/meetings/meetings/>

1. The dates of all meetings DOC has had with KCDC concerning the building of a bio-security facility at McLean Park Paraparaumu Beach.

KCDC has been corresponding with DOC around the concept of a Gateway since at least the early 1990's and has held regular meetings with DOC staff on the current concept since 2016.

Current staff working on this issue only hold records of meetings as far back as November 2019.

Dates of specific meetings since November 2019 are as follows:

- Thursday 28 November 2019
- Wednesday 29 January 2020
- Tuesday 10 March 2020
- Monday 16 March 2020
- Wednesday 18 March 2020
- Monday 6 April 2020
- Tuesday 7 April 2020
- Friday 24 April 2020
- Thursday 20 April 2020
- Monday 4 May 2020
- Tuesday 12 May 2020
- Wednesday 20 May 2020

3. KCDC has stated [as reported in Kapiti News, 13-5-2020] "The total economic impact of the Gateway in year One will be \$5.91 million. Please supply a copy/copies of the information establishing this claim of fact."

Please refer to page 7 of the report to Council dated 28 May 2020. This report is available via the Council's website.

The Provincial Growth Fund (PGF) have advised us that application (and associated information) should be treated as confidential in order to ensure fairness for applicants during the assessment and decision-making process. The Economic Impact Assessment report is an Appendix to the Business Case which is a supporting document to the PGF application and as such, is subject to confidentiality.

On that basis I must withhold this information under section 7(2)(b)(ii) of the Act which allows for Council to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.

In the Council's view the reasons for withholding these details are not outweighed by public interest considerations in section 7(1) favouring their release.

- 4. All the information upon which KCDC relied to conclude the building of the "Gateway"- would increase visits to Kapiti Island and or the Kapiti region to the extent of \$5.91 million in the first year alone?**

Please refer to the response to question 3.

- 5. The Mayor, having publicly stated KCDC has a report or reports that prove/ establish the nett gain to the Kapiti Coast will be \$5.91 million, what was the figure upon which such a gain was based? In other words- what is the current economic benefit to the Kapiti Coast?**

Please refer to the response to question 3.

- 6. Do those figures include the income received by the private landowners of the northern end of Kapiti?**

No.

- 7. Did the ferry companies supply their income figures to KCDC? [NB I am not wanting to seek disclosure of commercially sensitive information- only whether figures were provided and that KCDC made sufficient inquiry to be satisfied those figures were reasonably accurate.]**

No.

- 8. Did DOC disclose on the income it had received from its Kapiti Island operations?**

No. DOC did supply the number of visitors issued with permits.

- 9. The Mayor, in his column of 13 May, and subsequent interviews has stated that DOC is fully supportive of the erection of this new gateway facility. Please supply copies of correspondence confirming this.**

Please refer to Attachment 1 (below).

Hon Eugenie Sage

Minister of Conservation
Minister for Land Information
Associate Minister for the Environment

Minita mō Te Papa Atawhai
Minita mō Toitū Te Whenua
Minita Tuarua mō Te Taiao



17 APRIL 2020

Ref: 20-A-0173

K Gurnathan JP, MA
Mayor, Kāpiti District
k.gurnathan@kapiticoast.govt.nz

Tēnā koe Mayor Guru

Thank you for your letter dated 5 March 2020 reporting progress on the Kāpiti Island Gateway Project. The project reflects a long-held ambition to create better links to the Island, and I acknowledge the lead that your Council has been taking to bring this to fruition.

I am pleased that the Department of Conservation is actively involved in providing information and support around visitor use, biosecurity requirements and the concession arrangements for the boat operators.

Iwi have important connections to the Island, directly and through the Kāpiti Island Strategic Advisory Committee. I am also pleased to hear that they are involved in the process.

We must seek to maintain or improve the wonderful natural and historic values of the Island in the project. These are the values that bring visitors to the Island. This is one of the department's goals to enhance the wellbeing of New Zealanders and international visitors by encouraging and enabling people to connect to our nature and heritage.

The Wellington Conservation Management Strategy also recognises that the department encourages increased, but regulated, visitor numbers to the Island, to ensure there are no adverse effects to its natural values.

I wish your Council success in the project. We are all affected by the COVID-19 response, and I urge you and the team working on this to prioritise your health and those of your whanau and community. I expect that there will be both challenges and opportunities for the project once the current controls are reduced. I look forward to your further updates.

Nāku noa, nā

A handwritten signature in black ink, appearing to read 'E M Sage'.

Hon. Eugenie Sage
Minister of Conservation

10. KCDC indicates DOC is not making any financial contribution to the gateway. Please supply any communications, reports etc that DOC has on this issue.

We recommend that you direct this question to DOC.

11. In light of the District Plan, and KCDC's earlier advice on its website that there will be sea level rise of up to 3 metres within a century, and up to 75 cm by 2050, what reports or information has been sought to establish the "Gateway" will be extant in by 2050?

The proposed location for the Gateway building is within accordance of the current district plan, avoiding the set-backs from the stream corridor and beach no-build line. It complies with the requirements for ponding and flood levels. As we are aware the building could be exposed to coastal hazards in the future in order to manage the risks, the building has been designed to be relocatable to manage potential effects associated with climate change.

12. If there has been no such assessment, why not?

N/A.

13. What consultation has there been with the Wellington Regional Council?

A resource consent for proposed works in and around the Tikotu stream has been submitted to the Greater Wellington Regional Council.

14. In terms of the Reserves Act 1987 has the Minister's approval of the proposed erection of building been sought?

The Maclean Park Management and Development Plan, including a potential Gateway building, was reviewed by the Department of Conservation on behalf of the Conservation Minister.

I see there is a proposal before council to spend \$4+million on a visitors gateway to Kapiti Island. At around \$17,000 a square meter, this seems to be an extremely extravagant construction, What is all the money to be spent on and what are the yearly running costs.

The proposed Capital budget for the Kāpiti Gateway is \$4.46m. This includes a standard construction contingency of 20% and also, due to the uncertainty around the potential affects of COVID-19, a further contingency of 15%. In total, over \$1m of the \$4.46m is contingency.

The construction of the buildings, including fixtures and fittings with substantial interpretive signage and displays is \$1.66m. The buildings are proposed to be 75m², 165m² and a future pod of 30m², totalling 270m² of buildings. Two of the buildings will be covered by a single roof, providing shade and shelter for visitors and travellers. This roof is included in the building cost.

In addition to the buildings, the external works will include approximately 450m² of decks, a replacement bridge across the Tikotu stream, earthworks and site services, carvings, and significant landscaping and restorative work to the Tikotu stream mouth. The latter of which is currently in a poor state of health. The budget for external works is \$1.25m.

Finally, \$0.52m is allocated for professional fees including consents, professional consultants (such as structural engineering, quantity surveying, geotechnical survey etc), design and project management.

The operational budget is still being determined as information is still being confirmed. As at 28th May 2020, it was estimated that in its first full year of operation (2022/23) total expenses (including finance and depreciation expenses) would be \$0.393m per annum, with total revenue of \$0.332m per annum, generating a net operating loss in that year of \$0.078m. However, by year 2027/28, it is estimated that the centre will generate a net operating profit of \$0.015m.

Are the local tribes the concessionaires still, or does the council now run the tours to the Island. If not, why are the ratepayers being asked to subsidise a tribal run business, and what would their contribution be, shouldn't they be doing all the promotions if they are running the tours.

There are currently two tour operators with concessions from DOC to take tours to the island, Kāpiti Eco Experience and Kāpiti Island Nature tours. Council understands that these are private companies. The proposed business model will not charge the operators for use of the Gateway facility, but will offer them space to lease at market rental, should they wish to base their offices there. The business model proposes to charge users of the biosecurity area (those travelling to the island) a biosecurity fee of \$10 per adult and \$5 per child. The improvements to biosecurity will help to protect the island and the visitor experience will be improved.

The potential to increase visitation to Kāpiti Island is significant (it is currently at 25% of capacity), and the Kāpiti region derives substantial benefit from Island visitors; approximately 80% of visitors to the Island are from outside the district, and 40% of visitors currently stay at least one night in the district as a result of their visit to the Island. It is estimated that the economic benefit to the Kāpiti district will be \$5.91m in its first year of operation.

The Gateway is considered to be a significant asset for local tourism sector, along with supporting sectors such as hospitality and retail. The project will help create awareness of the Kāpiti region amongst its key market, domestic travellers. The Gateway will not be ready to open until October 2021, by which point NZ's borders are expected/hoped to be re-opened and the Gateway would help to firmly position Kāpiti as a tourism destination for international visitors.

In light of the imminent projected sea level rises why is this much money being spent on a building with such a short projected life, if it has to be built wouldn't it be better to build on higher ground.

The best location for biosecurity checks is as close to the boat loading point as possible. The proposed location for the Gateway building is within accordance of the current district plan, avoiding the set-backs from the stream corridor and beach no-build line. It complies with the requirements for ponding and flood levels. As we are aware the building could be exposed to coastal hazards in the future in order to manage the risks, the building has been designed to be relocatable to manage potential effects associated with climate change.

Gateway Project, 2 District plans and Resource management Act Consent

1. How the Project complies with the coastal provisions of both the PDP and the current DP.

The proposed location for the Gateway building is within accordance of the current district plan, avoiding the set-backs from the stream corridor and beach no-build line. It complies with the requirements for ponding and flood levels. Although the proposed development is not identified to be in the relocatable zone, we are aware the building could be exposed to coastal hazards, in order to manage future risks, the building has been designed to be relocatable to manage potential effects associated with climate change.

2. KCDC has previously stated there could be up to 3 metre sea level rise and Ministry for Environment publication Preparing for coastal change- A summary of Coastal Hazards and Climate change Guidance for Local Government (2017) specifically states in the chapter Climate change and coastal hazards there should be no buildings “with land elevations less than 1.5 metres above mean high water spring (MHWS3) at the coast.” Please advise the elevation at the carpark base, where the building will be erected.

The Q100 flood level for the property is 3.2AMSL. The Kāpiti Gateway building will be constructed on piles and finished floor level of the building is 3.4AMSL, which is above the Q100 flood level for the site.

3. What consideration was given to complying with the Government direction. Enclose copies of reports.

Due to the proximity of the site to the coast, the New Zealand Coastal Policy Statement was considered to be a relevant matter for consideration.

4. Did the Council approve the proposed project under the RMA on or prior to 28 May 2020.

A resource consent application for Kāpiti Gateway was submitted prior to 28 May and at the time of writing, the application has not yet been approved.

5. What was the legal basis upon which KCDC refused to have public consultation on this particular project? (For the purposes of this correspondence it is accepted there were various consultation in 2013 and 2018, but they were about different projects and did not include have 2 council employees running a tourist centre).

KCDC has never refused public consultation on this project, in fact there has been extensive public consultation over the last 28 years about a Gateway for Kāpiti, including but not limited to:

- a) The Maclean Park Te Uruhi Development Plan was developed in 2016-17 with three rounds of public consultation (see section 5 of the management plan). The plan was adopted in December 2017 and has been available on the KCDC website since then. Project Area A was increased in size and is clearly identified as a future Gateway.

<https://www.kapiticoast.govt.nz/our-district/our-community/parks-and-recreation/parks/maclean-park/>

- b) Inclusion in the Toitu Kāpiti Long Term Plan. The Kāpiti Gateway is signalled in the current Long Term Plan which was formally consulted on before being adopted by Council on 28 June 2018. It was also included in the previous Long Term Plan.
- c) Provincial Growth Fund meetings – a number of public meetings were held in October and November 2018 to establish which projects could be brought forward to the PGF. The Kāpiti Gateway was discussed at these meetings and was supported as a project to be taken to the PGF for consideration.
- d) TRC Feasibility study 2019 – in July 2019, Council announced it was progressing work to investigate the feasibility of a Kāpiti Island Gateway Centre within Maclean Park. Extensive consultation was carried out with stakeholders and community groups which had been identified through the Maclean Park management plan process. This report was released publically in March 2020. The design requirements were drawn from this report and the public consultation from the Maclean Park Development plan.

Significance policy

KCDC has declared the gateway Project is no of any significance. At [58] of the report to Councillors- 28-5-2020 it states “Significance policy - 58 - This matter has a low level of significance under Council’s Significance and Engagement Policy. The Policy itself defines significance under Interpretation of terms”

Please explain the legal basis upon which you deemed the proposal insignificant yet the report states the project will have a significant impact on tourism numbers to the Coast and the Island. There are substantial ratepayer subsidies for private enterprise tourist operators as well as the \$2.3 million, and the \$1.48 million spent on land purchase last October- for a gateway.

Council’s Significance and Engagement policy outlines the general approach to and thresholds for assessing significance.

General approach to assessing significance

Council’s general approach to determining the significance of proposals and decisions in relation to issues, assets, and other matters is to consider the following matters:

- a) the consequences for a strategic asset;
- b) the financial impact on Council, including the impact on debt;
- c) the impact on rates;
- d) the impact on levels of service, as specified in the current long term plan;
- e) the size of the directly affected community;
- f) mana whenua’s relationships with land and water;
- g) the level of community interest.

Council officers assessed the proposal using these criteria and concluded that it was of low significance. As outlined above, this topic has been in the public arena for many years and has been widely consulted on. Council will consider the views of those likely to be affected.

The purchase of the Marine Parade property was not for the purpose of a Gateway.

The best location for biosecurity checks is as close to the boat loading point as possible.

I have been advised that you have now filed with the PGF the application for their contribution towards the gateway project.

Can you please forward to me a copy of that application together with supporting documents.

We are withholding this information on the grounds that this is necessary to protect information which is the subject of an obligation of confidence, where the making available of that information would prejudice the supply of similar information or would damage the public interest (see section 7(2)(c) of LGOIMA). The PGF have advised that applications (and associated information) should be treated as confidential in order to ensure fairness for applicants during the assessment and decision-making process.

In addition, the information is also withheld on the grounds that this is necessary to enable the Council to carry on negotiations (see section 7(2)(i) of LGOIMA). Note, the PGF intends to release all details of successful applications.

The Council considers that there are no over-riding public interest considerations which require the disclosure of this information.

3. Gateway Project – Council meeting consents

Can you please urgently advise on whether on any previous occasion KCDC staff have lodged a consent prior to the Council deciding whether the particular project should go ahead? If it has done so please list the cases.

Council does not hold specific information on whether resource consent applications have been lodged prior to Council making a decision on whether the project will proceed.

The information provided is a list of resource consent applications where Kapiti Coast District Council have been identified as resource consent applicant and a link to Council's meeting minutes and agenda from the website. Here is a link to the [page](#) containing our Annual Plan and Long Term Plan which provides additional information on projects approved by Council. This should assist you with your enquiry.

This information has been provided for the last 5 years, if you are seeking information older than this please contact the Corporate Planning and Reporting team and we can arrange to have this information forwarded to you. Link to Council meeting minutes:

<https://www.kapiticoast.govt.nz/your-council/meetings/>

Further please advise how this was in accordance with the law, done when the legal requirements are that a Council has no legal basis for taking such steps without the elected councillors making decision first?

The Resource Management Act 1991 does not preclude an application being lodged prior to Council making a decision on whether an application should proceed or not. In the event the resource consent application is granted a decision could be made not to act upon the consent.

Please urgently advise of any legal basis you have to waiver notification.

A decision on notification for this consent application has not yet been made. The application is currently on hold pending further information that is required to fully assess the environmental effects. Until this information is received, the processing planner cannot determine if there are affected parties. Once this information is received, a notification decision will be made in accordance with the provisions of the Resource Management Act 1991 (RMA). Currently the RMA does waive the requirement for public notification for certain activities. The proposed Gateway is not one of these activities.

4. Consent 200087 Gateway Project

I have instructions from owners of residential properties opposite the building who will be detrimentally affected due their loss of views of Kapiti Island. Land Agents have indicated they could lose up to \$150000 in value due to landscape loss and increased commercial activity.

It is noted that the application itself specifically notes it is for commercial use of public space.

As a lawyer I am unaware of any precedent in NZ where such a dramatic change in use of reserve land has been allowed to occur without public notification.

The Maclean Park Management and Development Plan, adopted by Council in accordance with the Reserves Act 1977, enables a Gateway Building to be built in the northern end of the Reserve (including the south side of the Tikotu Stream). Public notification under the Reserves Act is not required.

Referring to our recent conversation can you please advise me as to whether the non complying land use at marine Parade (200087) will be designated non-notifiable or notifiable. Can one object? Is it usual to start the consent process 21 May, one week before Council gave its approval?

Further information is required for council to fully assess this application and until this information is received officers cannot make a decision on whether the consent will be notified or not. Therefore it is unclear at this stage if the application will be notified. If the application is publically notified then members of the public could make a submission on the proposal.

In relation to your question around the timing of the consent being lodged, my understanding was that on 28 May Council decided on whether an application should be made to the Provincial Growth Fund for this project and how council share would be funded. It is not unusual for resource consent applications to be lodged prior to decisions being made on how projects will be funded.

The processing planner has now requested further information. Until this is received the application will remain on hold.

I believe you are involved in processing the Resource Consent for the Gateway development and the subsequent commercial activity at Maclean Park.

I formally request you provide justification for a Non Notified consent for the Gateway development. This is important as I see the gateway development as a significant project.

The 5 immediate neighbours, I spoke to recently, only found out about the gateway proposal thru the Newspaper. NO one from KCDC has approached nor consulted with these affected neighbours. They all firmly believe they will be adversely affected by this development in its current form.

The Resource Consents team received an application on 21 May 2020 to construct and operate a commercial activity within an open space zone and undertake earthworks that do not comply with the permitted activity standards. This development is referred to as the Kāpiti Gateway Project. The processing officer has assessed the documentation lodged with the application and has requested further information. Further information is required to fully assess the environmental effects and determine if there are any affected parties. Until this information is received a notification decision cannot be made.

The application states that initial consultation was undertaken through the MacLean Park Reserve Management Plan, which went through a public consultation process. This plan outlines a future gateway building to Kāpiti Island within the park. Tour operators, the Department of Conservation and local Iwi (Te Āti Awa ki Whakarongotai and Ngāti Toa Rangatira) were consulted prior to the application being lodged. A copy of the resource consent application has been attached to this correspondence, which will provide more detail regarding the proposal and the consultation undertaken prior to the consent being lodged.

Most concerning to me is the owner at [REDACTED]. At [REDACTED] has paid rates for 42 years at this location. [REDACTED] will be adversely affected by this development. [REDACTED] a single storey home. [REDACTED] with marine parade and the bulk and location will negatively impacted on quality of life with the loss of afternoon sun, increased noise and the increased commercial activity.

With council's own admission (in the business case) they are expecting an increase of 300 % in tourist numbers. If this is true, then this a very significant increase in activity. The projected increase in commercial activity will greatly affect the immediate neighbours quality of life.

Here are a number of concerns.

- 1) noise pollution from vehicle and human activity (expected increase in early morning activity is very invasive to the residents in the area).***
- 2) huge increase in traffic movements, including tour buses***
- 3) half the carparks will be removed with a 300% increase in numbers.***
- 4) Visual pollution in the form of security lights and general building lighting and displays when the adjacent residents currently enjoy the uninterrupted natural environment.***

The above comments are noted and a copy of your email will be placed on the resource consent file.

A development of this nature on DOC reserve Land has huge Cultural significance to both Maori and Pakeha. Do you have a cultural impact report from all community stakeholders?

Te Āti Awa ki Whakarongotai have been sent a copy of the application for comment and are currently undertaking a Mana Whenua Assessment which will be submitted as part of the further information response.

The 5 neighbours, I have spoken to, have found this lack of consultation unsatisfactory and the potential negative impact is of real concern. They now have third party representation to collectively ask about the Resource consent process currently underway.

As mentioned above the resource consent application is on hold until all of the further information requested has been provided. Once this is received council officers will then be able to fully assess the proposal and make a notification decision in accordance with the provisions of the Resource Management Act 1991.

If you can respond to your means of justification for a non-notified consent that would be much appreciated.

As the effects of this proposal cannot be fully assessed at this time, no determination has been made as to whether this application will be notified or not. No notification decision has been made. Once all the further information has been received a notification decision will be made with supporting justification and reasoning for the decision provided.

1. Can you please advise why this consultation process, that KCDC considered necessary to meet legal requirements, was abandoned. Please indicate the date of that change.

At no stage was public consultation on the designs ever mentioned, the Kapiti Gateway Advisory group were all made aware that this project was under time pressure to meet PGF deadline. Is it worth also noting that none of the Advisory Group responded to this section of the email, although several did reply to other parts of the email (indicating that they had received it, but did not have an issue with the process described). Please find an excerpt from the email sent to the group on 31 March 2020 from Janice Hill, below.

“The next major milestone will be receiving concepts from four architects who have accepted our invitation to submit concept designs. This will be happening on Monday 6th April by a series of video conferences with the selection panel.

Due to timing, I won’t be able to bring the concepts to this group before the Governance group as I had planned, but I will do so afterwards. Once a preferred concept is selected, it is then developed further, to the level required to meet Resource consent, costings (by an independent quantity surveyor) and to apply for funding. There will still be many questions and much work to do to finalise the design after that, but some (such as building consent) will be postponed until funding is secured. There will be more time and opportunity for input at that stage.”

On that basis I must decline this part of your request in relation to a “public consultation being abandoned”, as the information requested is not held by the local authority and the person dealing with the request has no grounds for believing that the information is held by another local authority or a department or Minister of the Crown or organisation, section 17(g)(i) of the Act refers.

2. Please provide copies of all correspondence and file notes Ms Hill has regarding the Gateway from 1 January 2020 until today.

The second part of your request is very broad, and much of it is likely to overlap with what we have already provided to you on this subject. Please could you refine your request to be more specific about the document you are seeking or narrow down the issue and/or subject matter of the correspondence about the Gateway project. If the information cannot be narrowed down, it may involve a significant amount of work to collate and prepare and will likely be delayed and incur a charge.

Details of our fees and charges for Official Information requests can be found here on our website: <https://www.kapiticoast.govt.nz/services/a-z-council-services-and-facilities/fees-and-charges/official-informationrequest-charges/>

Who is funding the Gateway Project (the consenting and the construction)?

We have appointed a governance group including DOC, iwi and council. Planning and resource consent has been funded by Council. We have submitted an application to the PGF for 50% of the capital project, and are currently awaiting a decision. It is proposed that Council fund the remaining 50%, as signalled in its Long Term Plan.

Please let me know if you need any further information. You can also find information here <https://www.kapiticoast.govt.nz/your-council/projects/kapiti-gateway-centre/>

I'm told you are the person over PGF projects including the kapiti gateway and needing to confirm who is the point of contact. I'm copying in some dialogue with Ngati Toa and council consents people regarding PGF activity on the island which links directly with the gateway and asking to be consulted as tangata whenua impacted by both projects if you could please acknowledge and indicate options to discuss.

Yes, I am the project manager for the Kapiti Gateway project. The Governance group for the Gateway project has representation from Ngati Toa and Te Ati Awa. My understanding is that Council deals directly with the three iwi. If you have any concerns or queries about the project, please contact representatives of Ngati Toa or Te Ati Awa. I have also copied this to Kahu Ropata, Iwi Partnerships Manager so that he is aware of your enquiry.

Council's website contains a lot of information about the project and we will keep this up to date. The link to the project page is here: <https://www.kapiticoast.govt.nz/your-council/projects/kapiti-gateway-centre/>

Council's Place and Space team responses to points in a letter

This response is to address the points you have raised regarding the lack of consultation prior to the application being submitted, misinterpretations and quality of the information submitted and whether the proposal accords with the MacLean Park Management Plan.

As the application is currently being processed and further information has been requested to fully assess the application, the resource consents team and the processing planner have not been able to fully assess the application. This includes an assessment of the potential adverse environmental effects. This assessment will be done in due course and will be documented through reports. This response provides information on the points that are relevant to the applicant's perspective. Please see these addressed below.

1. Consultation with neighbours to the proposed site

The project manager has made contact with the immediate neighbours to the proposed site on Marine Parade and offered to discuss with them the proposal, visual effects and resource consent application.

The neighbours were also consulted with as part of the Maclean Park Management Plan in 2017. All of the neighbouring properties were invited to submit in to the process via a letter drop. One on one discussions were had with two of the neighbouring residents.

2. Notifiability

A decision as to the notification has not yet been made.

4. Visual Effects

Further work is currently underway to clarify the visual effects.

5. Traffic

Further work is currently underway to determine the traffic impact of the proposal. As stipulated in the development plan, traffic safety has been a key consideration in developing the current proposal, and specifically, removing the current conflict between pedestrians and vehicles in the northern carpark.

6. Express provisions of the Maclean Park Management Plan 2017

The current proposal is in accordance with the Maclean Park Management Plan 2017. An area for a Kapiti Island Gateway was identified as a key opportunity for Project Enrichment and following public consultation, an area was set aside at the northern end of the park, including the south of the Tikotu Stream for this purpose (Project Area A). A Gateway Visitor Attraction Centre is specifically noted as a key point to achieving one of the principles of the park, Mana, and the proposed enhancements to the dunes and Tikotu stream riparian restoration are further points noted to help to achieve the principles of Te Ao Turoa and Mauri. These works are part of the current proposal.

The proposal will strengthen all of the key principles of the Management Plan:

- Destination – He Tauranga
- Play – Takaro
- Relax – Whakata

- Water – Te Mauri o te Wai
- Movement – Pae te Haere
- Ecology – Te Ao Turoa

Principle Kaupapa=Wairua (8.2) of the Management plan provides for activities that:

- Encourage use by community groups and approved commercial activities that are appropriate and compatible with the vision for the reserve and enhance the user experience.

And

Principle Kaupapa=Mana (8.3) of the Management plan provides that Council will:

- Consider granting leases for recreational or commercial activities that:
 - Enable the public to obtain the benefit and enjoyment of the Park or for the convenience of people using the Park.
 - Will be compatible with other park uses and do not impede public access or cause undue maintenance problems.
 - Will not cause inappropriate visual or audible intrusion to the natural park environment or detract from conservation values.
 - Meet a demonstrated demand and do not duplicate other facilities in the vicinity.
 - Can be accommodated in terms of access, parking, services, support facilities and future expansion.
 - Provide links to Kāpiti Island and the marine reserve.
 - Are in keeping with the community's desire for how the Park is used.
 - Work with key partners and stakeholders to develop a 'Gateway' Visitor Attraction

No café is proposed in the Gateway because the consultation for the Gateway feasibility study identified that strengthening the connections to the Paraparaumu Beach business district was a desired outcome. The proposed 75m² building for a Visitor Centre (which is part of the total 265m² of buildings, including the biosecurity unit and containers) is listed in the resource consent as "retail" primarily to allow for the sale of tickets to the island. The containers (30m²) are provision for future shore-based tourism businesses, which are complimentary to the current offering at Paraparaumu Beach, not competing with it. The hire of scooters, bikes, SUPs etc. are considered to be retail activities, and hence this area is listed as such on the resource consent application.

Parking

Parking is noted in the Maclean Park Management Plan as "an issue for the township as a whole". Much of the proposed site for the Gateway development is currently a carpark. Bound on all four sides by the stream, dunes, park and Marine Parade, with set-backs from the dunes and stream corridor (identified in the design brief to architects as "no-build" lines) some loss of car parking in this area in order to develop a Gateway facility is likely. A loss of carparks caused by the development is noted in the Management Plan as "presenting challenges for this project area". But as you will be aware the project is working together with our KCDC team and community on a solution to offset this issue.

Budget

The budget of \$700k allowed for in the Long Term Plan to progress work for Maclean Park bears no correlation to the size of a proposed Gateway building and is not for the Gateway project at all. The budget of \$700k is for the development of the park, in accordance with the development plan.

A separate budget for the development of the Gateway proposal CAPEX was signalled in the 19/20 Annual Plan, being \$255,250 in 20/21 and \$521,221 in 21/22 year and \$1,065,375 in 22/23. In addition, a further \$250,000 was included in the 19/20 year to allow the project to be developed, in order to seek funding for it. This brings the total approved and/or signalled budget for Council to \$2,091,846, and given that Council also signalled its intention to apply to PGF for 50% of CAPEX costs, indicates a total budget of over \$4m.

The current proposal for which funding has been sought is for \$4.46m.

Council's Regulatory Services team responses to points in a letter

It is more appropriate for the applicant to address the points you have raised regarding the lack of consultation prior to the application being submitted, misinterpretations and quality of the information submitted and whether the proposal accords with the MacLean Park Management Plan, hence the separate letter from the project team.

As the application is currently being processed and further information has been requested to fully assess the application the resource consents team and the processing planner has not been able to fully assess the application. This includes an assessment of the potential adverse environmental effects. It is not resource consents team's role to address shortcomings in the application provided, as long as the information submitted meets the requirements of the act.

Our role is to assess the submitted application against the provisions of the Resource Management Act 1991 (RMA) and Proposed District Plan (PDP) and make a determination on the effects and merits of the proposal. This assessment will be done in due course and will be documented through reports.

This response will provide information on the points that are relevant to the resource consent process. Please see these addressed below.

1. Lack of community consultation

Further information is required to fully assess the environmental effects and determine if there are any affected parties. Until this information is received a notification decision cannot be made.

2. Errors and misinterpretations in the resource consent application documentation

The processing planner has read your letter and a copy will be saved on the resource consent file.

3. Inaccuracy in reports in relation to notification and further environmental effects

Once all of the further information requested is provided the resource consents team and the processing planner will make a notification decision pursuant to the provisions of the RMA. The processing planner has the professional expertise to undertake an assessment of effects and is delegated by council under the RMA to determine if the application should be notified or not. Although the applicant has provided information and an opinion on notification the processing planner will undertake their own assessment of the effects and determine if there are any affected parties.

7. District Plan and PDP

As part of their assessment the processing planner will assess the application against the provisions of the PDP including the objectives and policies of the plan.

Just a quick question for you, when [REDACTED] posts a photo of the Gateway consent application on FB, and says this cost ratepayers \$250,000. Am I correct in assuming this, or some of this amount is the cost of project to date incl. stakeholder discussions and community consultation over the years and possibly previous feasibility work?

The \$250k includes all work on the project to date beyond the feasibility study (so, not community consultation which took place as part of that).

It includes all the studies/assessments/reports required by resource consent (and will inform future stages), including:

- topographic survey
- landscape and visual impact assessments
- transport assessment
- geotechnical report
- structural engineering
- cultural impact assessment
- ecological assessment

Plus:

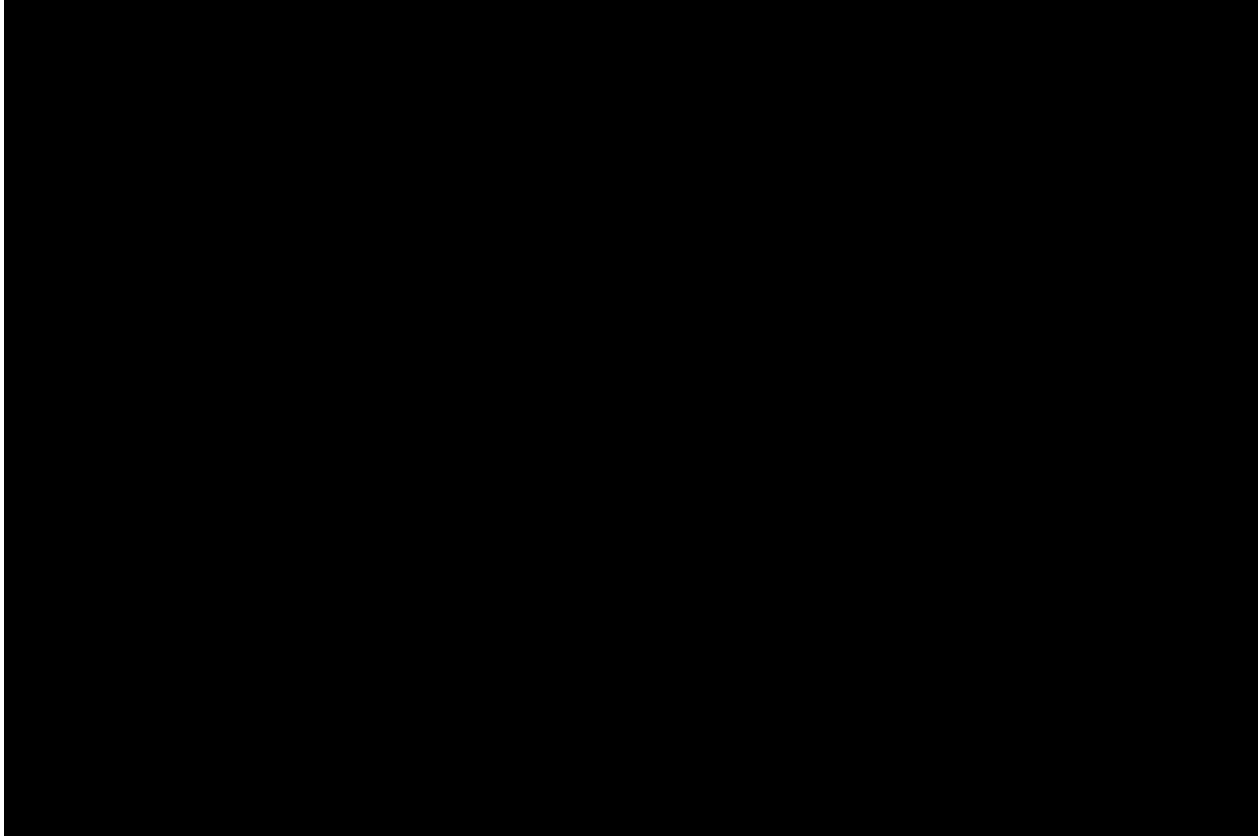
- resource consent preparation
- business case and PGF application preparation
- staff time allocation
- quantity surveying
- architecture (including competition payments to 4x architects)
- landscape architecture
- resource consent fees

The \$250k will be capitalised for the project and would form part of Council's share of the project, i.e. if PGF is successful, the cost would be split.

We have been given conflicting stories about the Gateway Project. We set out the issues.

Gateway Revenue

At p50 of your KCDC report it says;



Eco has been assured throughout that it will not be incurring any costs of fees directly or indirectly with regard to the use of the Gateway bio-security transit lounge.

Both tour companies have been advised that it is proposed that there be a per-user based charge for the usage of the bio security area. The proposed business model suggests a user-based charge of \$10 per adult and \$5 per child. The business model has not yet been approved by Council.

1) What is the source of the revenue [\$256,050 - \$408,571] set out above?

The proposed business model has not yet been approved by Council. The Business Case has been modelled on revenue been generated by the following sources:

- Sponsorship
- Venue hire
- Commercial tenancies/License to occupy
- Grants
- Advertising space
- Biosecurity charges per user

2) Confirm this is not nor ever will be the liability of the boat operators.

In regards to our request for clarification regarding this question you have advised that **'this refers to the council making Kapiti Island Eco business pay for either the bio security facility or using the main Kapiti island gateway to book people in.'**

Both tour companies have been advised that it is proposed that there be a per-user based charge for the usage of the bio security area. There are currently no other costs or fees proposed unless operators decide to lease space in the facility as part of the operation of their business. The proposed business model suggests a user-based charge of \$10 per adult and \$5 per child. The business model has not yet been approved by Council.

3) Provide a written agreement signed by the CEO making this a binding arrangement, so there can be no sudden change 3 months later.

We have advised you that no agreements have been entered into in relation to this project and requested clarification as to which arrangement you are referring to. You have advised that **'as above we request written contract with council to state you will not charge us or our customers for using the bio security facility in the Kapiti Island Gateway.'**

We cannot provide such a contract; the business model has not yet been approved by Council. Both tour companies have been advised that it is proposed that there be a per-user based charge for the usage of the bio security area. There are currently no other costs or fees proposed unless operators decide to lease space in the facility as part of the operation of their business. The proposed business model suggests a user-based charge of \$10 per adult and \$5 per child.

4) What is the source of the \$156,000 pa growth

On request for clarification regarding where this figure is from you have indicated that you no longer require a response to this question.

5) How will payments be made?

On request for clarification regarding what payments you are referring to you have indicated that you no longer require a response to this question.

Concessionaires space

The Athfield Plans shows space for boat companies, within the buildings.

6) What is the m2 Space provided for Eco?

This has not been determined yet.

7) What is the m2 Space provided for Kapiti Island Nature Tours?

This has not been determined yet.

- 8) *Eco has been given verbal assurances, up until now, there will be no charges to boat operators for use of space in the Gateway. The Company needs certainty. Please confirm KCDC will enter into contracts that include a guarantee of no fees for 10 years, no maintenance of building upkeep costs, no charges for housekeeping costs, no power or other facility charges.*

Whilst noting that Council has yet to approve the business model, both tour companies have been advised it is proposed that there be a per-user based charge for the usage of the biosecurity area. There are no other costs or fees proposed unless operators decide to lease space in the facility as part of the operation of their business. The proposed user based charge in the business model is \$10 per adult and \$5 per child. This has not been approved by Council.

KCDC and DOC

We have seen a small part of correspondence between DOC and KCDC, but none between KCDC and Kapiti Nature tours, the other operator. It is important that we can be assured that we are receiving equal treatment. Though we record KCDC has failed to consult with us, but according to it report to Council on 28 May it has been in constant communication with the other company.

- 9) *Please provide list of dates of all communications- we are not seeking content at the moment as you will undoubtedly claim commercial privilege.*

KCDC believes that it has undertaken genuine and equal consultation with Kapiti Eco Tours and Kapiti Island Nature tours.

Date of Correspondence with:

Kapiti Eco Tours		Kapiti Island Nature Tours	
Emails	Meetings	Emails	Meetings
22/7/20			
16/7/20			
30/6/20			
29/6/20			
25/6/20			
22/6/20		22/6/20	
17/6/20			
29/6/20			
		4/6/20	
28/5/20		28/5/20	
		26/5/20	
21/5/20			
20/5/20		20/5/20	
19/5/20			
18/5/20	18/5/20 (Zoom)	18/5/20	18/5/20 (Zoom)
15/5/20		15/5/20	
		12/5/20	
11/5/20	11/5/20 (Zoom)	11/5/20	11/5/20 (Zoom)
8/5/20		8/5/20	
6/5/20			
1/5/20	1/5/20 (Zoom)		
30/4/20			

Kapiti Eco Tours		Kapiti Island Nature Tours	
		29/4/20	29/4/20 (Zoom)
28/4/20		28/4/20	
		27/4/20	
24/4/20			
21/4/20		21/4/20	
20/4/20	20/4/20 (Zoom)		20/4/20 (Zoom)
17/4/20		17/4/20	
16/4/20		16/4/20	
1/4/20	3/4/20 (phone)	1/4/20	
31/3/20		31/3/20	
		27/3/20	
26/3/20		26/3/20	
20/3/20		20/3/20	
19/3/20		19/3/20	
18/3/20		18/3/20	
17/3/20		17/3/20	
16/3/20		16/3/20	
13/3/20		13/3/20	
		12/3/20	
3/3/20		3/3/20	
21/3/20		20/3/20	
		19/3/20	
	16/3/20	10/3/20	16/3/20
	6/3/20	7/3/20	
4/2/20		4/2/20	14/2/20
36	7	33	6

10) Has there been any discussions and record of discussions concerning the mandatory use of the bio-security facility? (i.e. current arrangements will have to be abandoned).

All questions in relation to the mandatory use of the facility should be directed to the Department of Conservation (DOC). As required under section 12 of the LGOIMA we have requested transfer of this question to DOC for a response.

11) Have Doc, either of their own volition, or at the suggestion of KCDC indicated that a boating concessionaire not using the bio security facility will lose their entitlement to an allocation?

All questions in relation to the mandatory use of the facility should be directed to DOC. As required under section 12 of the LGOIMA we have requested transfer of this question to DOC for a response.

12) Please put in writing from the CEO that there will never be such an agreement as mentioned above for at least 25 years.

All questions in relation to the mandatory use of the facility should be directed to DOC. As required under section 12 of the LGOIMA we have requested transfer of this question to DOC for a response.

Visitation Growth and An Economic Impact Assessment by Sean Bevin, Economic Solutions Ltd (ESL).

Your report totally ignored our company submissions outlining the negative impact of weather- reducing boat trips to approximately 135 days, and winter weather impact, where both companies have no or few trips between June and August due to lack of client demand. Yet those established facts based on 35 years' experience have been ignored. Your concept of 365 days of multiple tripping, apparently guaranteed by the Gateway has a business model proving its accuracy.

Please supply the "Economic Impact Assessment (EIA) has been undertaken by Sean Bevin, Economic Solutions Ltd (ESL)." [paragraph 39]

The Economic Impact Assessment forms an appendix to the business case submitted to Provincial Growth Fund as part of the application. The conditions of applications to the Fund require the application to remain confidential to the PGF until a decision is made.

You say

"37 - The potential to increase visitation to Kapiti Island is significant. By working with partners it may be possible to implement changes which would enable and/or stimulate growth such as: converting the daily limit to an island limit (which would enable Dawn Chorus and Twilight Chorus tours, for which there is strong demand) introducing different types of tours which do not require landing on the island (such as glass-bottomed boat, snorkel with seahorses, and seal-pup nursery boat trips) improving tracks on the island."

13) Please define Dawn Chorus and Twilight Chorus tours?

These have not been defined.

14) What would be their scheduled departure times?

No times have been determined.

15) Produce documents from DOC showing:

- ***their agreement to specified path improvements.***
- ***their agreement to specified path improvements.***
- ***their agreement to having facilities on the island, including toilets and water that will meet the demands of 30,000 tourists per annum***

This question should be directed to DOC. As required under section 12 of the LGOIMA we have requested transfer of this question to DOC for a response.

16) Who is paying for these upgrades?

This question should be directed to DOC. As required under section 12 of the LGOIMA we have requested transfer of this question to DOC for a response.

17) Concerning the boats;

- ***What boats would be used for dawn/Twilight tours***
- ***Would the boats be silent so birdsong can be heard?***
- ***What are the costings of such boats? {The engine noise of current boats drown out bird calls.***
- ***What are the costings of such boats?***
- ***Where have such boats been used elsewhere in the world where there is such a volatile marine environment?***
- ***Would KCDC set schedules for private operators to comply with***
- ***Would separate licences be set up to control such tours?***

These are discussed in the Council paper as options that would need to be worked through with the different partners.

18) Please supply copies of research proving the strong demand referred to.

Customer survey information has already been supplied to you by Kapiti Business Projects. It was sent via email on 23 April 2020. Please advise if you have not received it.

You have referred to email correspondence with Councillor Elliott regarding the Gateway Project and have requested information on “**at least six, non-island departure activity income streams for the Gateway project**” referred to in the correspondence.

Staff contacted Councillor Elliott and were advised that the income streams that she referred to were those apparent to her without reference to Council staff and without sighting the business case, although there may be others. The six referred to were:

- income from hiring the facility as a venue by groups or individuals for events outside of hours of operation.
- sales of Kapiti and NZ souvenirs
- rental fees from onsite secure storage lockers for visitors to the island or beach users.
- booking fees for mainland tour guides using the Gateway and staff as a bookings office and departure point.
- Site lease for operators of food carts, and the 2 external pods.
- Kiosk rental and % of ticket booking fees from current and future concessionaires offering visitor experiences on and around the island and the Marine Reserve environs.”

It is important to note that no final funding model decisions have been made and the potential sources referenced above are examples of how the facility might be funded sustainably into the future. We acknowledge there is more work to be done with Councillors and community in this space.

I refer to:

1. your email and letter sent 22 July 2020. I note I responded to this on 30 July but that there were still outstanding questions that would be responded to under LGOIMA; and
2. your email addressed to Mayor Gurunathan of 23 July 2020 requesting information and answers to questions;

As there are answers that are common to both, Council is now responding to both in one letter.

EMAIL AND LETTER SENT 22 JULY 2020

Our company considers there has been no genuine consultation by KCDC about the current proposal. In submissions made to the PGF your Council has misleadingly told that fund we had been consulted. We require you to immediately advise the fund that this representation was misleading.

Consultation on the Kapiti Gateway proposal has included (both with the community and with Kapiti Eco Tours)

- Maclean Park Management Plan 2016-2017 – this included three rounds of public consultation. The plan (which includes both the space for and development objectives of a Kapiti Island Gateway) has been publically available on the KCDC website since 2017.
- Independent Feasibility Study 2019 – with project partners and key stakeholders including Kapiti Eco Tours
- Council's Long Term Plans 2015-35 and 2018-38 - consulted on with whole community
- Customer survey – conducted with people who have visited Kapiti Island within the past 18 months

Council did advise PGF that it had carried consultation on the Gateway project, including the above. Apart from the information provided in this letter Council declines to provide any further information about the contents of its funding application to the PGF (now granted in principle) because it is commercially sensitive and because the final terms of funding have to be negotiated before any funding agreement with government is completed. Council relies on LGOIMA sections 7(2)(h) and 7(2)(i).

In the Council's view the reasons for withholding this information are not outweighed by public interest considerations in LGOIMA section 7(1) favouring its release.

User pays- cost of facility use

Your staff have given our company two conflicting statements on who is going to pay for use of the facility. At first, we were given assurances that there would be no charge for use of the facility. However, we were then told in late May that our company would be charged approximately \$20.00 per ticket sale.

Firstly, we require you to put this in writing. We are not willing to have oral indications where the information supplied by your staff changes on what appears to be a mere whim.

As advised to you in our letter dated 31 July 2020, it is proposed that there be a charge paid by each passenger for the usage of the biosecurity area. The proposed business case suggests a user-based charge of \$10 per adult and \$5 per child. The business case has not yet been approved by Council.

Note: there is a distinction between charges to passengers and charges to tour operators like Kapiti Eco Tours. There is no direct charge proposed to Kapiti Eco Tours, unless the company wishes to lease commercial space at an appropriate rental.

User charges of \$10/\$5 paid by passengers have been discussed with you previously, including on or about 19 May 2020 [REDACTED] Council has no record or recollection of advising Kapiti Eco Tours or anyone else that concessionaires would be charged \$20 per ticket sale. That has never been part of any Council proposal.

Secondly, please explain how the \$20.00 figure is arrived at, including the number of visitors per annum it is based on, and if it covers both adults and children under 18.

Please refer to answer above concerning the \$20.00 figure. The proposed user charges (\$10 for adults and \$5 for children) in the indicative business case have been arrived at from:

- A concern to have the facility partially funded by sources other than rates;
- A concern not to require the current concessionaires to fund the proposed facility;
- An analysis of the customer's price sensitivity in relation to the increased customer experience that the proposed Gateway would provide. For this, Council considered all relevant information available to it including both the views on the price sensitive nature of your business which you expressed to Council through the consultation process and the information from DOC concerning previous concession charge changes discussed further below. Council also conducted a survey of customers who visited Kapiti Island over a 12-18 month period. About 2,000 survey responses were received, collated and analysed. In Council's view the survey results did not tend to support a contention that demand for visits to Kapiti Island is significantly sensitive to modest price increase, if made for a corresponding increase in the services or amenity. The survey results tended to demonstrate both that the proposed Gateway facility would provide benefits desired by visitors and that the proposed charge was able to be borne by visitors without impacting demand significantly. The survey information has been provided to Kapiti Eco Tours previously.

Thirdly, has this been decided by the elected representative? Please state when such a motion was passed.

The business case, including the funding proposal, has not yet been approved by Council. On 28 May 2020, Council resolved (amongst other things) that a funding application was to be made to the PGF and that the business case was to be brought to Council for approval if the PGF application was successful. The business case has not yet been approved by Council.

We particularly want to know the research undertaken by KCDC for it to reject the findings of DOC in 2014, namely that island visits are price sensitive. Simple observation shows that after the 2014 reduction there was a regrowth of tourist numbers. KCDC is demanding an effective 25% increase in the adult fee- from \$80.00 to \$100.00, and a 50% increase in the child's fee, from \$40.00 to \$60.00. As we have indicated this will devastate our business.

Council has not rejected any findings from DOC. Council understands that at the end of the 2013 season, DOC did increase the per visitor concession charge from \$10 to \$28.75 without changing the visitor experience. Council further understands that visitor numbers fell from 6284 in 2013 to 4573 in 2014, when DOC returned the price to \$10 per visitor, where it still remains.

The indicative Gateway business case proposes the total cost to each passenger moves from \$80 to \$90 (12.5% increase) for adults and from \$40 to \$45 (12.5% increase) for children, combined with an improvement to the visitor experience. This proposal has not yet been approved by Council.

Fourthly, will KCDC make it mandatory for boat operators to use the facility?

It is not currently proposed to make using the facility mandatory. Council cannot make it mandatory for tour operators to use the proposed Kapiti Gateway to conduct biosecurity checks. DOC has responsibility for and manages the concession agreements with tour operators including the requirements for biosecurity checks.

Fifthly, we have been advised that space has already been allocated in the facility for Mr Barrett's operation, Kapiti Island Nature Tours - what is the annual rental, and what rental would we be required to pay if we rented space? What are commercial terms for this tenancy, and will Kapiti Island Eco be offered exactly the same terms?

No agreements have been entered into with Kapiti Island Nature Tours. Council has endeavoured throughout not to favour any concessionaire over another.

EMAIL DATED 23 JULY 2020

Question: Is it fair and reasonable to 'consult' with Kapiti Island Eco as a key stakeholder on the premise that biosecurity was not a user pays model, only to change that decision once said consultation had ended?

To the extent that this is a request for statement of an opinion, that is not official information held by Council.

Further, Council is not aware of the basis for the assumed facts on which the request for an opinion is made.

Consultation involves putting proposals or ideas to people being consulted, considering responses and then revising the proposal in light of all information received.

Council staff have no ability to make any decisions, only proposals. There is no "decision" and none will be made until this is put before Council.

The reasons why the proposal is in its current form is explained above.

Question: Are you aware that a \$20 biosecurity compliance charge for biosecurity would cripple to our business leading to the loss of jobs for six part time workers and drastically reduce the visitor numbers to Kapiti Island as proven in 2014?

As outlined above, Council has never proposed a \$20 charge.

Question: Can you explain why the Kapiti Coast rate payers are investing in a biosecurity facility when this responsibility sits with DOC and the concessionaires?

No decision to proceed with the project has been made.

The COVID-19 Response and Recovery Fund (CRRF) of central government has announced in principle its support for the Kapiti Gateway by funding half of the cost to build the facility, if the project goes ahead (this was in response to the Council's application made to the PGF).

Further, the proposed charge on visitors to the island using the facility is intended to ensure that any burden on rate-payers is minimal. Enhanced biosecurity is only one of the part of the proposed project benefits. The project also aims to deliver economic, social and cultural benefits. These are set out further at <https://www.kapiticoast.govt.nz/your-council/projects/kapiti-gateway-centre/>.

Question: Is it fiscally responsible to forecast a 100% increase in visitors in year 1, rising to 300% by year 5 with no factual basis, no strategy to drive this demand and when it is physically possible to achieve? What consideration has been given to the downfall due to COVID-19?

To the extent that this is a request for statement of an opinion, that is not official information held by Council.

Further, Council has not is not aware of the forecasts referred to and has not used any assumptions of future visitor numbers at or near the stated levels when developing its proposal.

Consideration was given to the potential effects of COVID-19 on future visitor numbers.

On 11 August 2020 Councillors directed Council staff to undertake further work to test, and further refine, the assumptions in the indicative business case that was developed to support the Council's application to the Provincial Growth Fund. This will include considering what more up-to-date information about the possible effects of the COVID-19 Pandemic is available and what its implications might be.

Question: When will the public get an opportunity to voice their opinions on this project?

Previous community engagement has been summarized on the Gateway page on the KCDC website. <https://www.kapiticoast.govt.nz/your-council/projects/kapiti-gateway-centre/#collapseEleven>

Following CRRF's announcement of support for the proposal in principle, Council is now finalising the next stage of community engagement, as is usual for Council projects.

Question: You are proposing to remove 12 public car parks from Maclean Park. Can you confirm the immediate plan to replace these for the public? Can you also confirm that you DO NOT have any contractual arrangement for offsite carparking with the Kapiti Golf Club as indicated in the Resource Consent?

The current proposal is for 17 car parking spaces to be removed from the car park on the south side of Tikotu Stream to make way for the Gateway building (15 will remain, including two accessible parks and one set-down/pick up park).

The Council meeting Agenda paper for 28th May meeting, states that: "Council have signed a Letter of Understanding with the Paraparaumu Beach Golf Club for 30 carparks to be used by island tour visitors. The Golf Club would develop the carpark at their cost and charge users for the carparks."

Council declines to provide any further information about arrangements between Paraparaumu Beach Golf Club and Council other than to advise it is subject to binding confidentiality obligations.

KCDC withholds this information on the grounds set out in the following LGOIMA sections:

- 7(2)(b)(ii) to protect the commercial position of the person who supplied or who is the subject of the information;
- 7(2)(c)(i) to protect information which is subject to an obligation of confidence, where the making available of the information would be likely to prejudice the confidential supply of information to KCDC in similar circumstances in future;
- 7(2)(h) to enable KCDC to carry out commercial activities; and
- 7(2)(i) to enable KCDC to carry on negotiations.

In the Council's view the reasons for withholding these details are not outweighed by public interest considerations in section 7(1) favouring their release, apart from the limited public interest in understanding that Council's binding confidentiality obligations are the reasons for it withholding information.

Who is now the independent planner processing this resource consent now that Yolanda Morgan is a paid employee of KCDC.

Tony Thomas from Tony Thomas Consulting is now the processing planner for resource consent RM200087.

Why are there two different sets of Architectural documents issued by Athfield Architects in circulation?

As detailed in the answer to question 2 below, Council is only aware of one “set” of architectural documents. If there is another “set” that you intended to ask about please identify it for Council so that this can be further investigated.

One set of documents was shown to the Advisory Group on 19th May these drawings were dated 28th April, they show future pod with no description of their purpose.

The second set of drawings are completely different from the first and have been lodged as documents for the Resource Consent dated 15th May. Why are older documents of 28th April used in a presentation to community ie – the Advisory Group when the Resource Consent documents had already been finalised and issued May 15th?

These are versions of the same document (or “set” of documents); the version dated 15th May being the final version submitted for Resource Consent and the version dated 28th April an earlier version.

There are differences between the versions, because the final version included changes from input by many consultants required for resource consent, including, but not limited to, traffic, stormwater and landscaping, and more interpretive space inside the visitor centre. The main differences between the versions are the size of the visitor centre pod, labels and keys. Minor differences include paths, stream alignment and traffic layout which had all been refined.

The presentation for the Advisory Group was compiled in the week before it presented in two meetings on Monday 18 and Tuesday 19 May. The Friday 15 May version of the architectural documents had not been finalised or issued when the presentation was compiled. The project manager compiling the presentation used the most up-to-date version then available for that purpose being that dated 28 April.

The purpose of the Advisory Group briefing was to share the preferred design that had been selected, and the project manager talked explicitly to the document as a “draft” and explained that it was not the final version which would be used as one part of the Resource Consent documents (the full set of which were still being compiled). Specifically, it was pointed out that:

- The visitor centre pod was to be enlarged from the 55m² shown in the 28 April draft to 75m² in the resource consent documents;
- The purpose of the future pods (described in detail in answer 3 below) was explained as possible future complimentary tourism businesses.

3. Why does the Resource Consent document now have two black shipping containers with a description of F & B / Retail as their intended use?

The purpose of the future pods is described in the Resource Consent (under the heading Buildings) as shown below. This is consistent with the information provided to the Advisory Group at the meetings.

The 'Future Tenant' containers will provide space for additional operators when required. It is proposed that these will be fitted out with doors, windows and graphics in response to the specific needs of future tenants, see example in image 4 below. The location of these future containers activates the pathway to the raised Gateway Building; demarcates the new carpark space from the lawn to the west; and nestles down into the existing Pohutukawas to be visually recessive.

Given the intended purpose for the containers, Retail/F&B was determined to be the most appropriate label for the resource consent documents.

4. *Why does the traffic report contained within the Resource Consent documents give no consideration of traffic movement, flows to this retail and food and beverage facilities.*

The traffic report contained within the Resource Consent documents gives consideration of the intended purpose and usage of the combined buildings in the Kapiti Gateway.

5. *What words have been deleted from the Design Statement which forms the Resource Consent. If these words have been deleted in error please provide the entire page/s with the inclusion of those words.*

No words were deleted. It appears that a file corruption occurred at some point during file transfer between the consultant Planner and Council's Resource Consents department.

The correct version is attached for your reference.

6. *Has the corrected page, with all the text present, been presented and now included in the Resource Consent documentation?*

Yes. This occurred on 1st July 2020.

7. *Has this scope of activity been applied to all the specialist consultant reports? i.e noise pollution, visual pollution etc ?*

The intended purpose of the proposed Gateway facility has been fully captured within the Resource Consent documents.

8. *Has the impact of F&B / Retail been reevaluated by Beca in their transport impact assessment? If so what date were they engaged to do this?*

No. The intended purpose for the proposed Gateway facility has not changed and was fully captured within the traffic report, as part of the Resource Consent documents.

9. *The Resource Consent makes reference to using privately owned golf course land to bolster parking numbers for tourist rental - has the council got a legally binding contract with the golf club entity that provides community parking in perpetuity? If you have a legally binding contract please provide a copy. If you have a legally binding contract what date was this signed by both parties?*

The Council meeting Agenda paper for 28th May meeting, states that:

"Council have signed a Letter of Understanding with the Paraparaumu Beach Golf Club for 30 carparks to be used by island tour visitors. The Golf Club would develop the carpark at their cost and charge users for the carparks."

Council declines to provide any further information about arrangements between Paraparaumu Beach Golf Club and Council other than to advise it is subject to binding confidentiality obligations.

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- 7(2)(h) to enable KCDC to carry out commercial activities; and
- 7(2)(i) to enable KCDC to carry on negotiations.

In the Council's view the reasons for withholding these details are not outweighed by public interest considerations in section 7(1) favouring their release, apart from the limited public interest in Council explaining that its binding confidentiality obligations are the reasons for it withholding information sought.

10. What date was Athfield Architects engaged to formally start the working drawings which would be used for building consent application?

No work on a building consent has commenced.

11. When were the Kapiti Gateway drawings lodged for building consent?

No work on a building consent has commenced.

12. Can the CEO legally instruct/engage Athfields Architects to begin the working drawings for the Kapiti Gateway before Councillors vote to proceed with this project and before the business plan has been approved, and agreeing to allocate the 2.3 million dollars of ratepayers money?

Athfield Architects have only been engaged to provide plans for use in the application for Resource Consent. Council is able to instruct them to do this. Making an application for Resource Consent would not be possible otherwise.

13. When is the projected start date for the development ie spade in the ground?

Site works cannot commence until Council approves the project, approves its share of the funding and the Resource Consent is approved.

14. What date was the structural engineer engaged to begin design calculations and analysis for the structure?

Structural engineering services were engaged on 5th May 2020 in support of the Resource Consent application only, being to assess the designs for removal and relocation, and for preliminary sketches for the bridge, including pile locations.

15. After the initial traffic report from Beca lodged in May with the Resource Consent - have they (Beca) been engaged to provide additional traffic reports?

Yes.

16. What date was Beca instructed to undertake the additional traffic report?

4th August 2020.

17. Have you been advised by DOC that the bio-security portion of the building relating to back checks can ONLY be used for the purpose of bio-security? and if so on what date did they (DOC) advise you of this requirement?

Council does not understand what “back checks” mean in this question, please clarify what this means should you wish further comment from us.

18. At the time of writing only two neighbouring property owners have been spoken to about the project please provide ALL the feedback given by the neighbours to the council representative.

This question seeks personal information about property owners, which Council may not share without their consent and declines to disclose under LGOIMA section 7(2)(a) so as to protect their privacy. There is information disclosed below in response to this request apart from the personal information. Council does not consider that there is any public interest in favour of disclosure of personal information that outweighs their privacy.

Council has sought feedback from six neighbouring properties. Anonymised extracts from Council's files notes concerning feedback sought are as follows (in no particular order):

- Property One – phone and email correspondence with owner's representative seeking feedback. No feedback received.
- Property Two – met with owner's representative, who undertook to discuss proposal with owner and request a further meeting if required. No request received.
- Property Three – met with owner, who advised that, although they had been opposed, now thought that the plans looked good and were not against it. Have observed many changes in the property over time, including the dunes and trees growing up and reducing the view. Had concerns about the nature of road and access to property currently and an existing structure which obscures view.
- Property Four – met with owner, who was very positive about the design and progress. Appreciated the consultation process for the Maclean Park Refresh, likes the progress being made in the park, including landscaping, and the vibrancy that improvements such as the scooter park, baseball court and sculpture brings to the area.
- Property Five – met with owner, who did not agree with the economic benefits, did not like tourism and did not want buildings near the beach. However, they did agree with the social and cultural purpose.
- Property Six – Left messages for owner, no reply.

Should you wish to know which feedback is from any property, please advise and Council will seek the owner's consent to disclose that to you.

19. Did the Council representative talk with the neighbours legal representative about the significant adverse effects this project has on them?

None of the neighbours spoken with and/or met with have mentioned nor put forward a legal representative, nor requested they be present at any meeting.

In regards to the user pays, it states multiple times in the attached OIA that ‘both tour companies have been advised that it is proposed that there will be a per-user based charge for the usage of the bio security area’. We would like you to investigate and provide proof as to when and how that happened. We were in fact advised of the exact opposite in the attached email from Janice Hill. We were advised verbally at the beginning of the project and throughout the project that neither us as Kapiti Island Eco, Kapiti Island Nature Tours or DOC would be expected to pay for biosecurity. This was ‘much bigger than our business’. If this is not deliberately misleading then what is it?

In Janice Hill’s email to you (and copied to John Barrett, Kapiti Island Nature Tours) on 31 March 2020, she stated:

*“Cost of using the biosecurity area within Gateway - there has never been, and is not now, an intention to **charge concessionaires** for the use of the biosecurity facility, nor to load costs for building it onto them.” [Council’s emphasis]*

Ms Hill advised you by telephone on 19 May 2020 that a user charge of \$10 per adult and \$5 per child was to be included in the business case to be submitted to the PGF. You confirmed this in your email to her on the same day, as follows:

“Having spoken to you today I understand there is now consideration for a user pays charge of up to \$10 per person for the biosecurity use. Your suggestion that we simply add the cost on to the ticket is not realistic for a small business which already deals with numerous levels of compliance cost.”

A charge imposed on each visitor to the island is not a direct charge to concessionaires. Whether a charge to each visitor is “user-pays” or “user charges” depends on who the “user” is understood to be in the context of the correspondence or discussions. Council has no record or recollection of having told you (or anyone else) that there could be no charge imposed on passengers.

If, after the consultation process, you understood that there could never be any increase in total charges per visitor, then that is most regrettable. It is certainly not what was intended. Council has never tried to be unclear or misleading.

In the context of a consultation process for the development of a proposal such as the Gateway project, many potential options may be discussed and considered. The nature of a consultation process with many different interested persons or groups means that the proposal subject to consultation should be expected to change over time as different stakeholders’ views are received and considered.

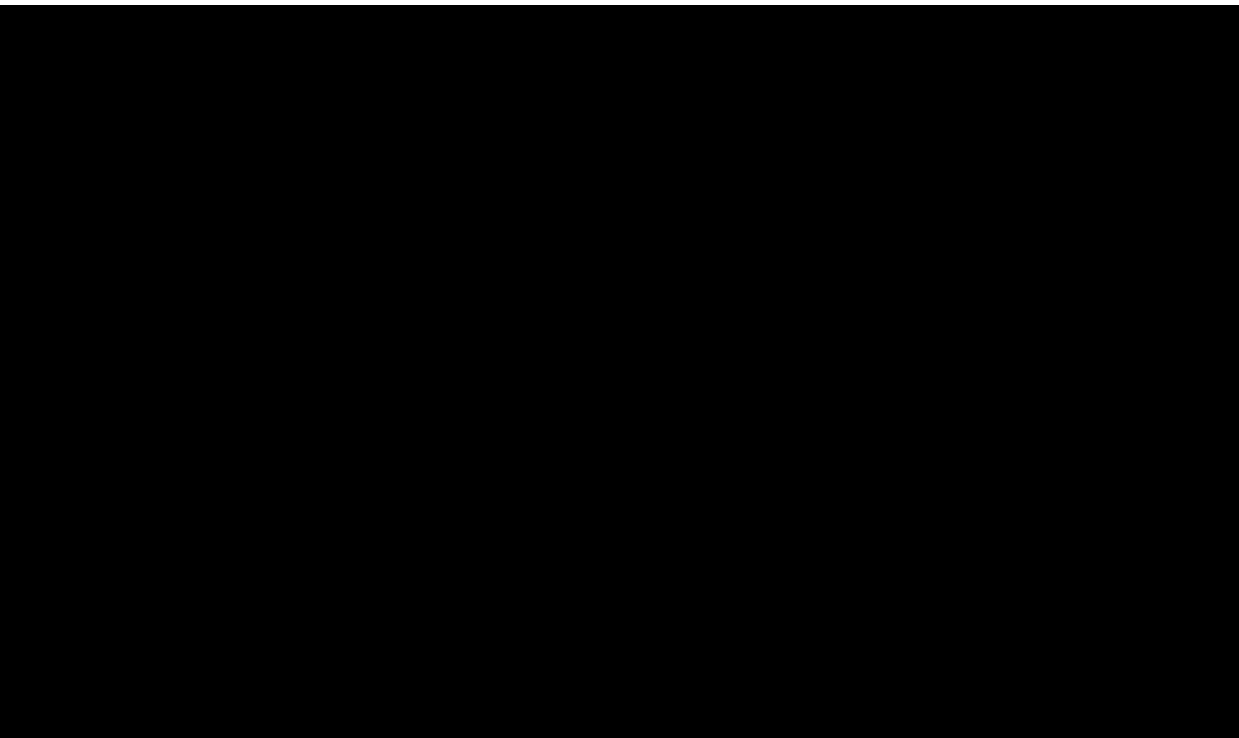
The views that you expressed to Council in consultation have been considered in developing the proposal. They were understood as being that you were concerned for the effects on your business from any overall increase in cost per visitor that might have the effect of reducing visitor numbers. Council accepts that this is an entirely appropriate concern for you to hold and express.

Council did not understand that you would be opposed to any increase in overall costs whatsoever regardless of the results of research or other evidence about the effects of a costs increase.

As you know, Council has survey results that when analysed tend to demonstrate that a modest increase in overall costs per passenger combined with increased benefit or amenity for passengers from the proposed Gateway project should not reduce overall passenger

numbers. Council is willing to discuss this analysis with you should you wish to meet for that purpose. Some of the information analysed is commercially sensitive (in the same way that your customer survey data held by Council is not to be shared with your competitors), so Council does not consider it is in a position to release the analysis in written form to you.

Council is obliged to, and has, considered all of the evidence available to it in developing the Gateway proposal. If there is any other evidence that you wish to put before Council that supports your view and contradicts that which Council has taken in developing the proposal, then please do so. All credible evidence will be considered by Council whether provided by you or obtained by Council from other sources. No decision has been made.



We have had an Official Information response stating we were advised of the per-user charge, your signature was on that response. We have now requested twice as when and how we were notified. I take from this that you are refusing to clarify that response. Next step is a complaint to the ombudsmen. Please confirm you refuse to respond.

Council considers that it has responded to your requests correctly. If you disagree, then it is your entitlement to complain to the Ombudsman.

Whether you exercise that right or not, Council remains willing to respond to questions and to try to clarify the position and ongoing process.

In regards to mediation with Janice Hill, we did not want to get into a 'he said she said' conversation hence requesting that you investigate prior to any such meeting. Have you sought any clarification from Janice as to her claim that she made numerous attempts to speak to me, if so it would be helpful for us to know prior to mediation the outcome of those enquiries. Are you refusing to look at it? Please confirm.

Please see the response provided on the previous page.

Regarding the dimensions of the building. The 'main building' as you call it is 160m² of biosecurity, not 100m² according to the plans we have seen. What is the 60m² you do not deem to be biosecurity? The toilets? Of the 75m² visitor experience there is to be an office for Nature Tours, an office for Kapiti Island Eco and room for the two staff

members – so what is left for the public? This is what we raised to you yesterday when you told us we were 100% wrong and the smaller building was for biosecurity. Acknowledgement of this would have been appropriate. Regardless, we will continue this conversation with the Project Manager.

I can confirm that the dimensions of the buildings are as follows:

- Visitor centre 75m². No offices have yet been confirmed in this space.
- Biosecurity/toilets/storage 160m². Of the total floor area, approximately 85m² is currently allocated to biosecurity quarantine self-checking. The remainder is toilets, visitor check-in and storage.

Please note that these plans are not final. The interior layout of the buildings has not yet been finalised and Council is encouraging all stakeholders, including your company, to give feedback on the proposed design.

1. Did Russell Spratt or George Hickton declare a conflict of interest or raise a perceived conflict of interest?

George Hickton declared (as the first item of the first meeting of the Gateway Governance Group) his involvement as a member of a voluntary unpaid group advising Kapiti Island Nature Tours. The Governance Group considered this and determined that it did not create a conflict preventing George from undertaking the role as its Chair.

Russell Spratt did not raise or declare any conflict of interest.

Russell Spratt and George Hickton both confirm that they do not have any additional interests that conflict with their roles on the Governance Group and, in particular, that they do not have any conflicting pecuniary interests.

The Governance Group performs an advisory role for Council, not a decision making one. Its members are all required to be able to advise on and advocate for stakeholder interests of one kind or another. This does not necessarily create any relevant conflict of interest.

2. Was George Hickton appointed as Chair of the Gateway Governance Group before or after he was appointed as chair of the local Regional Advisory Group and is this also a conflict of interest?

The Kapiti Regional Advisory Group (PGF) had its last meeting towards the end of 2019 and is no longer operative. The advisory group was set up to provide advice to local projects submitted for PGF funding.

George Hickton was appointed as chair of the Kapiti Gateway Governance Group on 24 February 2020 and the first meeting was held on 6 March 2020. The Council was aware of George's role on the Regional Advisory Group and also that the role had ended.

There does not appear to be any conflict of interest arising from George Hickton having held these two roles at different times.

3. Who does Russell Spratt represent in the Gateway Governance Group?

Russell Spratt is one of the Ātiawa ki Whakarongotai (Te Ati Awa) appointed representatives on the Gateway Governance Group.

4. Having raised our concerns as to conflicts of interests in particular parties involved in Kapiti Island Nature Tours, what investigation took place in regards to other members of this Board?

On 18 March 2020 Council advised you in a meeting that we were concerned about a potential conflict of interest regarding the proposed appointment of John Barrett as the Te Ati Awa representative. Council had already started the process of considering whether John Barrett was a suitable representative of Te Ati Awa. On 20 March 2020 you emailed Council to state that you agreed with its concerns.

The process of Te Ati Awa withdrawing John Barrett's nomination and nominating Russell Spratt instead was overseen by George Hickton as the intended Chair of the Governance Group.

This was resolved before John Barrett was required to attend any meeting of the Gateway Governance Group.

This was managed consistently with good board practice and the principles of Council's policy for managing conflicts of interest for elected members, a copy of which is available at this link: <https://www.kapiticoast.govt.nz/media/22633/policy-on-declaration-of-elected-member-interests.pdf>

Council is not aware of any other conflicts of interest in the Governance Group, or of you raising any conflicts other than in the context of information requests. Allegations of conflict of interest are always put to the persons concerned. This happened in response to your information requests and the answers are recorded above under question 1.

5. *How were any declared or perceived conflicts of interest addressed and managed?*

Please refer to the answer provided above.

6. *What procedures were in place to deal with any conflicts of interest, particularly after we raised one?*

Please refer to the response above. There have been no changes in procedures already in place in response to any questions or allegations raised.

7. *In what capacity is the Gateway Governance Group involved in the project from this point forward?*

This has yet to be determined by Council, but any role would not go beyond giving advice.

- 1. Economic Benefit. I have asked twice for a copy of the Economic Benefit assessment as some figures seem a bit strange. The request been rejected for "commercial in confidence" reasons and then "waiting to see the best way to present it" As the proposal has been accepted, could you send me a copy of the consultants report with the input figures, the assumptions made and modelling methodology (should all be in the report) - email would be fine.**

For the reasons set out in the answer to question 2 below, Council is proposing to release the economic impact information to the general public soon. Until that time, the information remains confidential.

On that basis I must withhold this information under section 7(2)(b)(ii) of the Act which allows for Council to withhold information in order to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.

In the Council's view the reasons for withholding these details are not outweighed by public interest considerations in section 7(1) favouring their release.

- 2. Following 1 above, you state below "currently working through a process to make our PGF application, which includes the indicative business case, available" . Does this mean the PGF application will be edited/modified before it is released?**

The PGF application and the business case that accompanied it have been approved for public release. The public version and the version given to the PGF differ slightly in that the public version has staff names removed but those have been replaced with position titles instead. Please advise if you wish to sight the original without that change after the public release.

- 3. Resource Consent. Who approves the resource consent - presumably it has been approved. Did the proposal comply with the appropriate KDCD plans? If not, what dispensations were given and why.**

Council has appointed Tony Thomas, an independent consultant, to consider the resource consent application. At the time of writing, no decision has been made.

- 4. Consultation. There was no consultation, that I am aware of, of the local ratepayers who will/could be impacted by the proposal. With due respect to Victoria University of Wellington, why are they more important than the local ratepayers who will be impacted by any "Gateway" 24/7 (unlike most of the other stakeholders) and also have to contribute to funding. I note that in the Paraparaumu/Raumati Community Board - Matters under Action Register for 3 December 2019, it was noted "site visit and partner, stakeholder and community engagement - occurred " but on 18 February 2020 it is only "site visit and partner and stakeholder engagement occurred". The "community" has been dropped. Why? The latter change occurred after I talked to one of your managers and a senior adviser about the lack of ratepayer consultation. Is there a "Process" issue here regarding consultation, information availability and decision making ?**

Ratepayers were consulted throughout 2016-17 as part of the Maclean Park Management Plan consultation. This included three rounds of public consultation, letterbox drops to residents, site visits, workshops and hui, and spanned over a year. Many submissions were made regarding the Gateway proposal at this time, and as a result of the public submissions, the area to the south of the Tikotu stream was set aside for a future Gateway project.

In 2017 the VUW School of Architecture was interested in the Gateway Proposal, and ran a competition for senior students to produce a design. Because of this work, they were included in the Feasibility Study consultation.

In 2018, public consultation on the Gateway was again invited as part of the Long Term Plan process. A number of submissions were received on the Gateway through this process.

Your question about community consultation will be forwarded to the Community Board Chair for response. Council has no further information about this. Council intends to advise when the Chair's response may be expected. It may not be within the required 20 working days.

- 5. A Gateway. This is more of a personal comment than a question. You note that the concept of a "Gateway" has been around for 28 years. I question whether we are still in 28 year old thinking - a single, grandiose(?) building to cover all KCDC tourist activities and placed in the Maclean Park adjacent to the Island tours and boat club. The result of this thinking will encourage the concentration of people, cars, campervans, boat trailers etc. in one confined area at a major traffic junction - not good. With most people getting information from smart phones, we should be looking at a distributed "Gateway" - information sites in, for example, Otaki, Waikanae, Raumati, Paekakariki - emphasizing the tourism activities in those areas. The need in Maclean Park is really only for a decent Biosecurity Centre. Buildings in Maclean Park should be kept to a minimum as coastal, accessible, park area is very limited between QE2 Park and north Waikanae. The aspect for a tourist office could be anywhere with modern communication. Perhaps KCDC should considering "partnering" with a local tourist company in Maclean Street.**

Thank you for your comments. Council continues to welcome your input. Council is aware of your concerns and will consider them fully along with the input of other stakeholders and community representatives, and other evidence concerning the Gateway project.