

<i>Attention:</i>	Tom Anderson
<i>Company:</i>	Kāpiti Coast District Council
<i>Date:</i>	17 February 2022
<i>From:</i>	Julia Williams
<i>Message Ref:</i>	Kāpiti Gateway Project, Marine Parade, Mclean Park, Paraparaumu Beach. Landscape feedback Revised Application received 16-02-22
<i>Project No:</i>	DWL Reference 20007,008

Further information required/questions.

## 1. Effects

Effects have been rated on the following scale, with 'minor' established at **Low-Moderate**.

Very Low	Low	Low – Moderate	Moderate	High – Moderate	High	Very High
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### 'Minor' Test

For the purposes of notification determination, an adverse effects rating of Moderate - Low corresponds to a 'minor' adverse effects rating.

However page 45 of the Application states:

*The effects ranking table in this report sets out that effects are measured also in terms of Adverse, Neutral and Beneficial. The worst effect rating in the report was moderate. Due to the neutral component of this assessment, it is concluded that the effects as identified in the landscape and visual assessment are considered to be no more than minor.*

This is patently untrue with several landscape and visual effects rated adverse Moderate.

## 2. Signage

The Application notes:

*Three fixed advertising banners will sit below this alongside the pedestrian entrance path and will display images advertising the natural attractions of Kapiti Island.*

I can find none of the detail I would expect in the application wrt size of the signs, controls on content and the potential effect of the signs on Visual Amenity.

In this location I don't have concerns with their impact on Natural Character, but I would be concerned if any signage is anticipated in the southern carpark.

3. Lighting  
The LVA recommends

*That a lighting plan for the Te Uruhi building and associated outdoor carpark and new landscaping be developed in sympathy to the coastal urban park context and with consideration to residential neighbours.*

I don't know what existing lighting is in Maclean Park but feel uncomfortable that an indicative lighting layout and parameters have not been provided, as this aspect of the project could prove controversial for local residents.

4. Notification

The LVA lists the following adverse effects

	LVA Effects	Julia comment
<b>Visual effects</b>		
<b>Public</b>		
Maclean Park Users	Moderate -Low	I feel comfortable with this evaluation
<b>Private</b>		
Manly Street, Kapiti Road and Golf Road	Moderate-Low	I think the evaluation has been very conservative, given the viewing distances for these properties.  However based on the above and for notification, I would look at dwellings within a viewing distance of 150m (which by my quick calculation takes in the multistorey building by the golf club) and the closest houses in Manly, Kapiti and Golf roads
3 Marine Parade	Moderate	
5 Marine Parade	Moderate	Julia Comment. Using this calibration I would rate effects for this resident as Moderate-High
55, 56, 57 and 58 Marine Parade	Moderate -Low	
<b>Natural Character</b>		
Southern Carpark, Zone 6	Moderate	
<b>Landscape Character</b>		
Southern Carpark, Zone 6	Moderate-Low	