

**IN THE MATTER** of the Resource Management Act 1991, Subpart 6 concerning the Intensification Streamlined Planning Process

**AND**

**IN THE MATTER** of Plan Change 2, a Council-led proposed plan change to the Kapiti Coast District Plan under the Resource Management Act 1991, Schedule 1 Subpart 6.

**STATEMENT OF EVIDENCE OF FRANK BOFFA ON BEHALF OF  
THE WAIKANAE EAST SUBMITTERS SO-87**

## SECTION A – INTRODUCTION

### **Name, qualifications and experience**

1. My name is Frank Boffa. Following my retirement from Boffa Miskell 10 years ago, I have continued to work on a part-time basis as a self-employed Landscape Architect. I am a Past President of Tuia Pito Ora, the New Zealand Institute of Landscape Architects, and I am a Life Member of the Institute.
2. My qualifications include a Diploma in Horticulture from Lincoln College (now Lincoln University), and a Bachelor of Landscape Architecture Degree from the University of Georgia, USA. In 2007, I was awarded an Honorary Doctorate in Natural Resources from Lincoln University.
3. During my 50 year professional career I have been involved in a wide range of projects. I have also acted as a Hearings Commissioner on a number of occasions where landscape, natural character or visual effects have been significant factors. I have also Peer Reviewed applications for both Applicants and Consent Authorities, and have been involved in the preparation of Landscape Management Plans, Mitigation Plans as well as Landscape Rehabilitation and Restoration Plans for sensitive areas and sites in urban and rural landscapes.
4. In recent years I have carried out a range of RMA strategic and policy assessments and reviews for Regional and Local Authorities, and more specifically within the Kapiti Coast, Wellington, Nelson, Tasman and Marlborough areas.
5. I have been a resident of Waikanae for 25 years and have lived on the Kapiti Coast for the past 45 years. In my professional capacity, I have worked on a number of projects for the Kapiti Coast District Council, the Wellington Regional Council and other organisations and individuals. Relative to this project, I have been involved in a number of town centre studies for Paraparaumu and Waikanae and in the early 1990's I served as a member of the Council-led Strategic Planning Project, and acted as facilitator for the Urban Form Working Group which reviewed future growth options to 2021. More recently I assisted Council as a Peer Reviewer on landscape matters related to what is now the Operative District Plan.

### **Code of Conduct**

6. While this is not an Environment Court Hearing, I have read the Code of Conduct for expert witnesses issued as part of the Environment Court Practice Note 2023 (Part 9). I agree to comply with the Code of Conduct. I am satisfied that the matters addressed in this Statement of Evidence are within my area of expertise. I am not aware of any material facts that have been omitted or might alter or detract from the opinions expressed in this Statement of Evidence.

### **Role in Project**

7. In January 2023, I was engaged by LandMatters on behalf of a group of landowners in Waikanae East to provide urban form and landscape planning advice as part of their submission (SO-87) seeking that the greenfield area in Waikanae East be rezoned to General Residential, and be included in Plan Change 2 (PC2).

### **Scope of Work**

8. The scope of my work was to review relevant background material and to prepare an indicative “spatial plan” outlining how the 40ha Waikanae East area could potentially be developed under the KCDC’s Intensification Planning Instrument (IPI) required under the RMA – Enabling Housing Legislation. In preparing the spatial plans I was aware that the land must be rezoned General Residential to fully comply with PC2 in its current form.
9. The Waikanae East Submitters (SO-87) have requested the rezoning of their land to General Residential, within which a Residential Intensification Precinct meeting the 800m walkable catchment of the Waikanae Railway Station and/or the 400m Waikanae Town Centre could be achieved. The Indicative Spatial Plans I have prepared, which are attached to my evidence, show the extent of the rezoning sought.
10. The extent of the land owned by the SO-87 submitters is generally aligned with the area WA-04 identified in the Boffa Miskell report, Kapiti Coast Urban Development Greenfield Assessment, July 2022. In this report the greenfield WA-04 was listed as a priority 1 area with the potential to provide 660 dwellings in the short to medium term (up to 10 years). The report also noted that the WA-04 area had relatively few development constraints, and that

those that were apparent, could be managed through structure planning and/or other planning mechanisms. Ms Carter, in her Planning evidence has assessed that based on the rezoning requested by the submitters, some 613 to 1,785 dwellings could be developed within the Waikanae greenfield area over the next 30 years.

## SECTION B – EVIDENCE

### **Scope & Evidence Outline**

11. My evidence has been based and structured around two “indicative spatial plans” I have prepared. These plans, which are attached to my evidence, are labelled as follows –
  - Plan 1, which shows a possible development of the Submitter SO-87 Waikanae East land based on what could be achieved in the short to medium term, being in the order of 10 to 15 years.
  - Plan 2, which shows a possible medium to long term development, with a possible east/west road connection to Te Moana Road in the medium to long term, being in the order of 15 to 30 years.
  - In addition, I have prepared a Plan 3, which shows the wider urban form and context of the Waikanae area illustrating how, in my opinion, the connectivity and coherence of what currently appears somewhat random, might be made more legible and meaningful in the longer term.
12. While Plan 3 goes beyond my client brief in terms of the Submitter SO-87 request, as a long-time resident of Waikanae and a landscape planner with experience in urban planning, I consider this plan, albeit conceptual and indicative, may assist the Hearing Panel in their consideration of Plan Change 2 in the context of the rezoning request and also as it may affect the wider Waikanae area in general.
13. Having noted in paragraph 10 of my evidence that the Boffa Miskell 2022 Urban Greenfields Assessment prepared for the KCDC, identified that there were few development constraints (other than the current zoning) in the WA-04 area which essentially covers the Submitter SO-87 properties, based on my initial assessment of the area, I agree with and endorse the

proposition that the site has potential for urban intensification given its close proximity to the Waikanae Railway Station and the Waikanae Town Centre. I also consider that the development of the greenfield site will achieve better environmental outcomes in terms of urban planning and urban design compared to the likely outcomes that might occur from infill development as currently proposed in PC2 for the Precinct A areas of Waikanae East.

### **The Site**

14. The Waikanae East area is located approximately 10m below Elizabeth Street to the north. To the west the area is largely screened by the railway embankment. Overall the submitter site is visually well contained, and in my view residential development of up to 3 or possibly 4 storeys in the western part of the area, namely within the 800m walkability catchment, would not be particularly visible or out of character within the wider Waikanae residential landscape. Further to the east and beyond the 800m walkability catchment, the land appears to be better suited to a General Residential classification, with the lower area closer to the river corridor being best retained as Rural General, thereby retaining an open space character.
15. In urban form and connectivity terms, the submitter area provides a logical expansion of the Waikanae township area. The area also provides opportunities for extensive open space development within and adjacent to the Waikanae River corridor as well as providing direct open space opportunities to the river area from the existing residential areas to the north of Elizabeth Street. The indicative open space network shown on Plans 1 and 2 would also link to, and be an integral part of the Waikanae River open space network that extends from the Old Main Road to the Waikanae estuary.
16. The indicative roading pattern shown provides access to Elizabeth Street, which is the only access connection between Waikanae East and Waikanae West. Within the submitter site, and more particularly the western end of the site, there are piped stormwater drainage systems and open channels that take stormwater from the areas to the north of Elizabeth Street to the river. While not considered in detail, the alignment of some of this existing infrastructure can be adapted and/or daylighted in order to comprehensively design and better manage these natural elements and systems as local features and incorporating pedestrian linkages within the intensification areas and other General Residential areas identified in the context of this greenfield site. In my opinion, the constraints to achieving

those outcomes would not be as significant as they would likely be in the currently developed areas of Waikanae to the north and west.

17. While stormwater ponding areas and stormwater treatment issues need to be more closely assessed, the spatial plans have attempted to, in so far as they can at this time, integrate these infrastructure matters as a meaningful component of the wider open space system. For example, the use of the recently constructed water treatment wetland could readily be further developed in its central location to accommodate additional stormwater treatment. Likewise, the area currently identified by KCDC for flood ponding, could perhaps also be reconfigured and developed within the area identified in the indicative plans as stormwater management areas located adjacent to the Waikanae River Corridor.

### **Plan 1**

18. This plan illustrates what I consider to be an appropriate and indicative “spatial plan” for the submitter properties. As the owners of the industrial site plan to continue operating their contracting activity through to the medium term, being in the order of 15 years, it seemed logical to rationalise their activity half of which (in terms of its zoning), is not particularly suited to industrial activity. The upper right inset on Plan 1 shows how the activity could be consolidated in order to enable the balance of the land to be better utilized and thereby make the balance of the land available for more intensive residential use. The zone “swap” of an area of approximately 7,000m square is shown on the inset plan.
19. Access to the consolidated industrial area would continue from Anne Street. In order to provide a buffer between the industrial activity and intensive residential use, an area of buffer planting to the south would be provided. In addition to the existing planting along the Elizabeth Street frontage, semi-mature planting along the western edge of the industrial activity would also be retained and reinforced as appropriate. The stormwater wetland, recently established, would be retained and used and/or expanded to accommodate further stormwater treatment from the adjacent area.
20. Also shown on Plan 1 is the extent of the KCDC 800m walkable distance catchment for the Precinct A Residential Intensification Area. While the Precinct A Area does not include the WA-04 submitter area, it does show the 800m catchment line through the area. This line,

shown as a dashed red line on Plan 1, is less than what is being sought by the SO-87 submitters. The 800m walking distance line I have used for residential intensification was identified by LandMatters. Based on my own assessment, I am satisfied that the line we have adopted better represents the actual 800m walkability catchment from the Waikanae Railway Station.

21. While the spatial plan shows road access linkages to Elizabeth Street, further investigations may indicate the need and/or desirability for some variation. For example, should it be more appropriate in the longer term to have a more direct connection to Winara Avenue, this can be readily achieved. Notwithstanding this, I understand that in the short to medium term the sole east-west access can continue to accommodate all traffic movements from Elizabeth Street.
22. Based on the above, and the need for further investigations and confirmation to better define the nature and extent of stormwater and infrastructure considerations along with other more site-specific opportunities and constraints, I consider the indicative spatial plan outlined to be a realistic option that would achieve the environmental outcomes sought. I also consider that a more comprehensive and integrated approach for intensification within the Waikanae East area, as outlined, to be more appropriate than what is likely to be achieved by way of the more “random” infilling options currently proposed by KCDC.

## **Plan 2**

23. This plan is similar to Plan 1, other than it illustrates how a possible future east-west connection can be made to Te Moana Road. As a road connection to Te Moana Road would necessitate encroachment onto the industrial site and probably a change in its activity status, the balance of the site would likely be best suited to residential intensification being some 250m from the Waikanae Railway Station and abutting the Waikanae Town Centre. The inset on Plan 2 shows how the industrial site could be developed for intensive residential use should an east-west connection not occur in the medium to long term. While Anne Street might become the main access to the two additional comprehensive development nodes, pedestrian access from other residential nodes could also be provided to more directly access the railway station and the town centre. This option would also provide a more direct link from the Town Centre to the wider river corridor open space network.

### **Plan 3**

24. As previously noted, this plan goes beyond the scope of my SO-87 Submitter brief, however it might be helpful to the Hearing Panel if I were to briefly take you through the plan as it highlights what I consider to be some of the wider matters which may assist you in your consideration of the particular and wider Waikanae situation. Accordingly, I would like to speak informally to the plan rather than presenting a written statement on my views of this.

### **Conclusions**

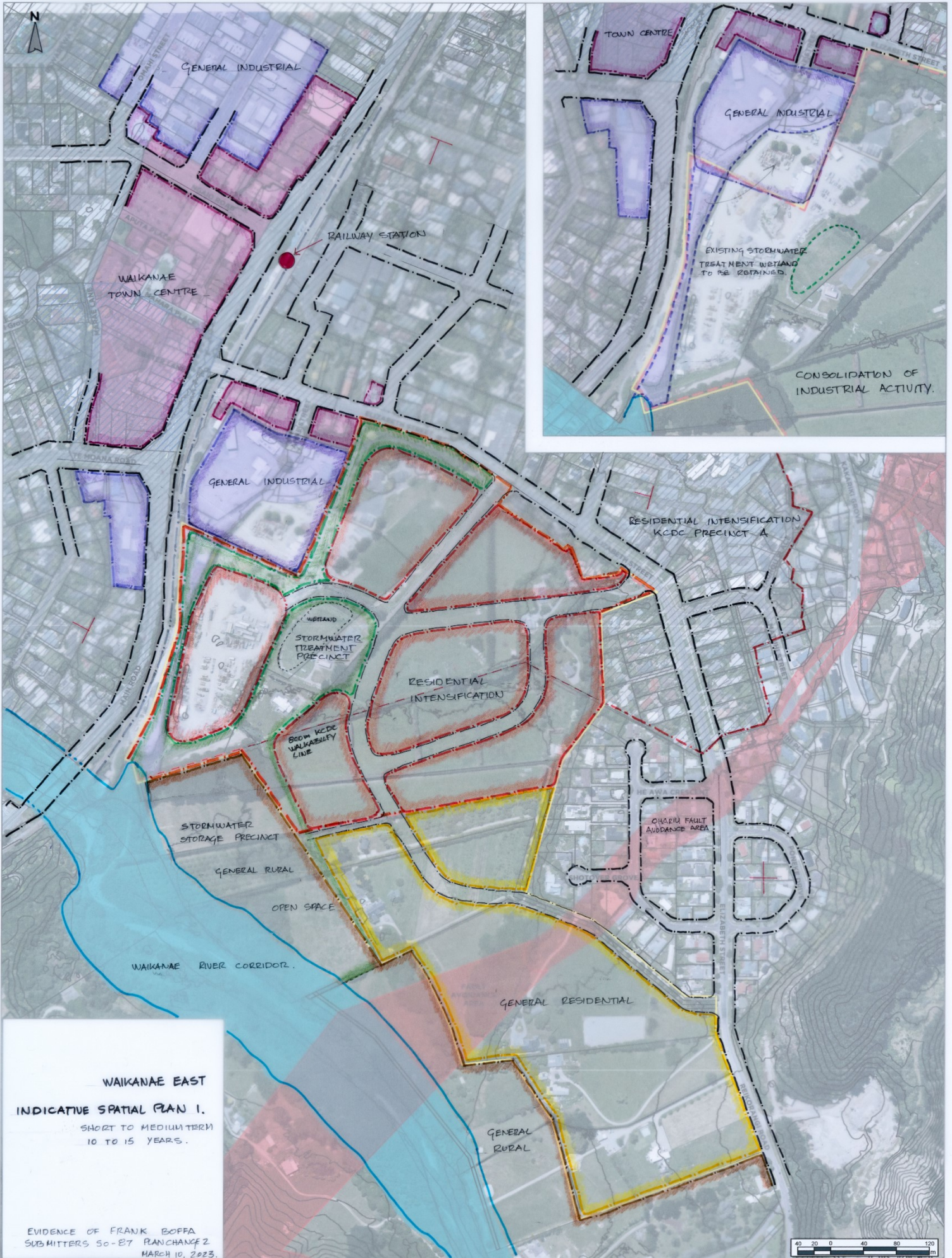
25. Having had the opportunity of reviewing the submitter site, and as a local resident of Waikanae who has previously not given too much thought to the Waikanae East site in terms of its particular significance or characteristics, I am now of the opinion that this area has considerable potential for planned urban development along the lines outlined in the indicative plans I have prepared. In this regard, I also consider this greenfield site meets the intent of the Enabling Housing Legislation and the KCDC's Intensification Planning initiatives.
26. Finally, I consider there are likely to be greater opportunities to achieve better and more appropriate environmental outcomes by rezoning this greenfield area along the lines outlined in this submission compared to what might and what often tends to occur from more random-based residential infilling.

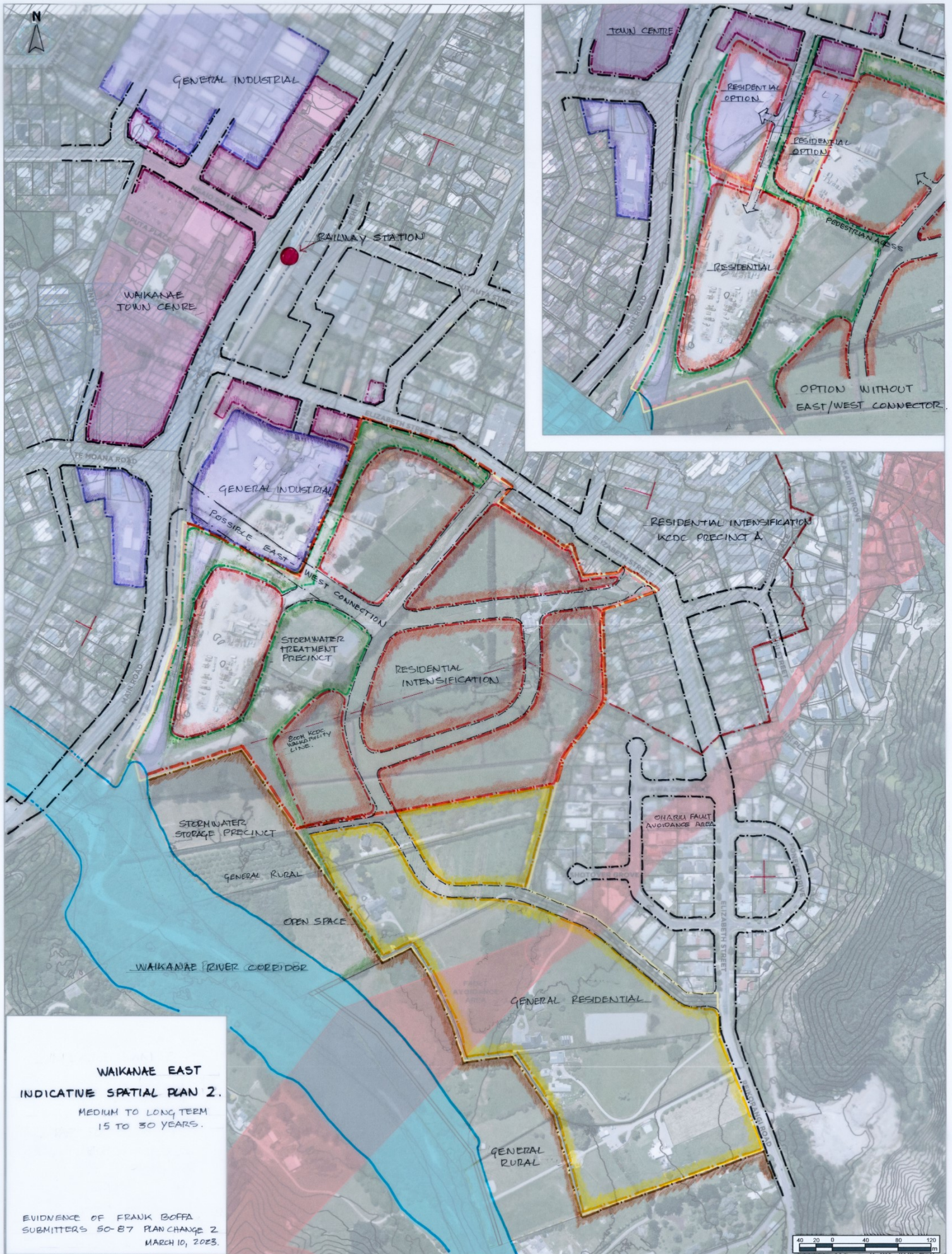


Frank Boffa

March 10, 2023




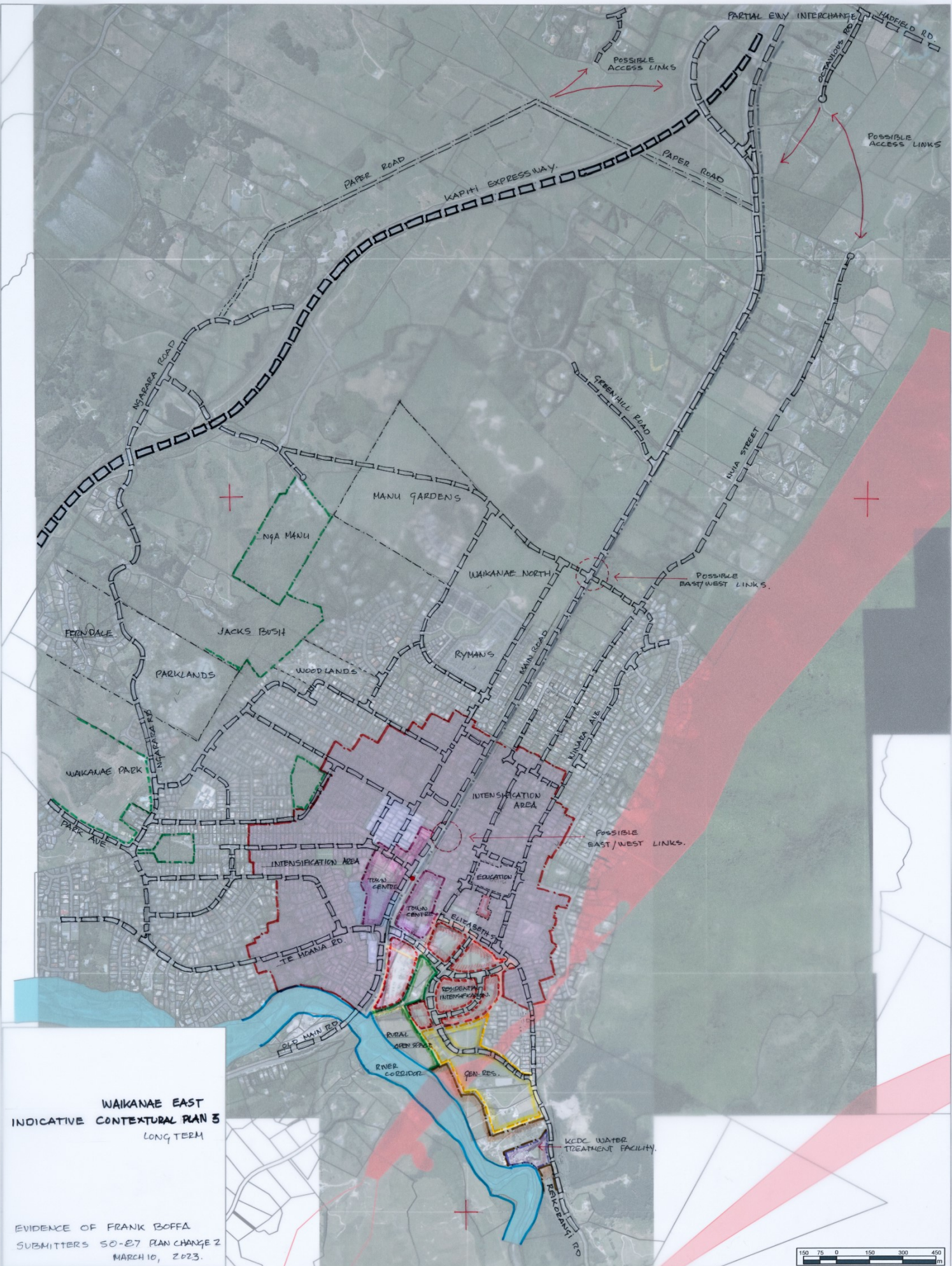




**WAIKANAË EAST**  
**INDICATIVE SPATIAL PLAN 2.**  
 MEDIUM TO LONG TERM  
 15 TO 30 YEARS.

EVIDENCE OF FRANK BOFFA  
 SUBMITTERS SC-87 PLAN CHANGE 2  
 MARCH 10, 2023.

PREPARED BY  <b>LAND MATTERS</b>	CLIENT <b>LAND MATTERS - CONSULTANCY</b>	PROJECT <b>KCDC - PC2</b>	DRAWING TITLE <b>WAIKANAË EAST - STRUCTURE PLAN 5m CONTOURS</b>	DATE 01/03/2023 PROJECT NO. 1035 SCALE 1:2000 @ A1 1:4000 @ A3 DRAWING NO. 1035-CP-101 REV A
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**WAIKANAĒ EAST**  
**INDICATIVE CONTEXTURAL PLAN 3**  
 LONG TERM

EVIDENCE OF FRANK BOFFA  
 SUBMITTERS 50-27 PLAN CHANGE 2  
 MARCH 10, 2023.

PREPARED BY <b>LAND MATTERS</b>	CLIENT <b>LAND MATTERS - CONSULTANCY</b>	PROJECT <b>KCDC - PC2</b>	DRAWING TITLE <b>WAIKANAĒ EAST - STRUCTURE PLAN WITH EXTENDED AREA</b>	DATE 01/03/2023	PROJECT NO. 1035	
				SCALE 1:7500 @ A1 1:15000 @ A3		
				DRAWING NO. 1035-CP-101	REV A	