

**OFFICER'S MEMORANDUM FOR:**                    **The Independent Hearing Commissioners**

**IN THE MATTER OF:**                            **A land use consent application for the Te Uruhi Kāpiti Island Gateway Project at 2 Marine Parade, Paraparaumu Beach.**

**PREPARED BY:**                                 **Tom Anderson  
Consultant Planner  
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**MEMORANDUM DATED:**                    **11 November 2022**

## **INTRODUCTION**

- 1) This memorandum has been prepared in response to the request by the Independent Hearing Panel through Minute 4.
- 2) By way of a summary, Minute 4 sought that the applicant provide information relating to:
  - Retention of trees at the Te Uruhi site, and methods of protection;
  - Confirmation of the method and accuracy of the photomontages produced;
  - Engineering, landscape and coastal hazard matters for the new car park; and
  - Landscape matters relating to proposed changes to the existing southern car park.
- 3) I have read the applicant's memorandum (dated 20 October 2022) concerning the above matters, as well as memoranda from the following submitters:
  - Zena Knight (dated 7 November 2022);
  - Bruce Barnett (dated 7 November 2022);
  - Fred Davey (dated 7 November 2022);
  - Fred Davey Supplementary (dated 8 November 2022);
  - Michael Wilson and Clare Holdon (dated 7 November 2022); and
  - Murray Guy (dated 8 November 2022).
- 4) I have provided copies of all memoranda to the experts which attended the hearing with me, being Julia Williams (Landscape) and Billy Rodenburg (Traffic) and discussed matters with them.
- 5) Based on the above, I make the following comments on the new information, as requested by the Hearing Panel.

## **TE URUHI TREE RETENTION**

- 6) I am satisfied that the Plan included at Appendix 1 to the Applicant's Memorandum clearly details which of the existing trees in the proposed Te Uruhi Building Area are to be retained. I am also comfortable with the applicant's suggested approach that the methodology for tree protection be a condition of consent. The Plan shows the trees to be retained, and through having a condition prescribing the methodology for the protection, this allows the applicant flexibility to change the methodology with re-certification. This is preferable to having a methodology which forms part of the resource consent and therefore can only be changed via a Change of Conditions process.

## **TE URUHI PHOTOMONTAGES**

- 7) Ms Williams has advised me that the photomontage methodology explained in Appendix 2 to the Applicant's Memorandum appears to be in accordance with the New Zealand Institute of Landscape Architects (NZILA) best practice guidance. The applicant has also provided confirmation that they have been prepared in accordance with the NZILA guidance.

## **NEW CAR PARK**

- 8) The Applicant's Memorandum removes the new car park from the proposal.
- 9) As was established through the hearing, in terms of the Resource Management Act 1991, Council does not have a minimum car park ratio for new developments in the District Plan (aside from accessible spaces). Rather, applicants can choose to provide car parks as part of an application, and where they do so, Council as a regulator are to assess those proposed car parks against standards relating to car park size, manoeuvrability, and vehicle access matters. If other facilitatory works such as earthworks are required for any proposed car parks, then those matters must be assessed as well (to either determine compliance with permitted standards or effects resulting from exceeding such standards).
- 10) Consequently, from a planning perspective, there is no issue with the removal of the new car parking area from the proposal. I also agree with Mr Randal that this refinement to the proposal is within scope of the resource consent application.
- 11) From a transport engineering perspective, Mr Rodenburg also has no issue with the removal of the car park. He does however have some reservations with some of the applicant's reasoning for the removal, in terms of what he stated in the hearing and how that has been interpreted. In particular:
  - Mr Rodenburg did not specifically comment on whether or not the loss of parking would have adverse effects. Rather, his comments both when advising me on the s42A Report and at the hearing were that the Planning Framework does not set any minimum car parking rate requirements, meaning that car parking provision (quantum) did not need to be assessed, and this is unchanged whether or not the new car park was provided. This is the reason why Mr Rodenburg considered that the (net) 10 spaces previously provided by the new car park were not required.
  - Mr Rodenburg did not provide an opinion that the existing spaces were more than sufficient to accommodate customers of Kāpiti Island Tours.
- 12) From a landscape and visual perspective, Ms Williams supports the removal of the new car park from the proposal.

## **SOUTHERN CAR PARK LANDSCAPE MATTERS**

- 13) Ms Williams has advised me that the updated planting plan for the southern car park that was included as Appendix C to the applicant's memorandum is adequate.
- 14) Mr Rodenburg has also reviewed the plans and has advised that the aforementioned plan does not show the additional width required at the end of the parking aisle (adjacent to Car Park 18) to be compliant with ASNZS 2890, as was recommended during the hearing.
- 15) It was noted in the hearing that there is sufficient space within the overall car park area to achieve compliance with ASNZS 2890. Consequently, I suggest that in the final conditions of consent (to

be submitted to the hearings panel by 18 November 2022), that a condition be included that a final plan for the southern car park, prepared by suitably qualified and experienced professionals (including a traffic engineer), detailing compliance with ASNZS 2890 is submitted to the regulator for certification.

## **CONCLUSION**

- 16) After reviewing the information received, and consulting with Ms Williams and Mr Rodenburg, my recommendation remains unchanged in that resource consent should be granted for the proposal (noting that this is proposal now does not include the new car park as detailed in the Applicants Memorandum dated 20 October 2022).



Tom Anderson  
Consultant Planner to Kāpiti Coast District Council

11 November 2022