



APPENDICES MINUTES

Council Meeting

Thursday, 28 November 2024

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Appendix 1 Tabled Document from Cuttriss 4



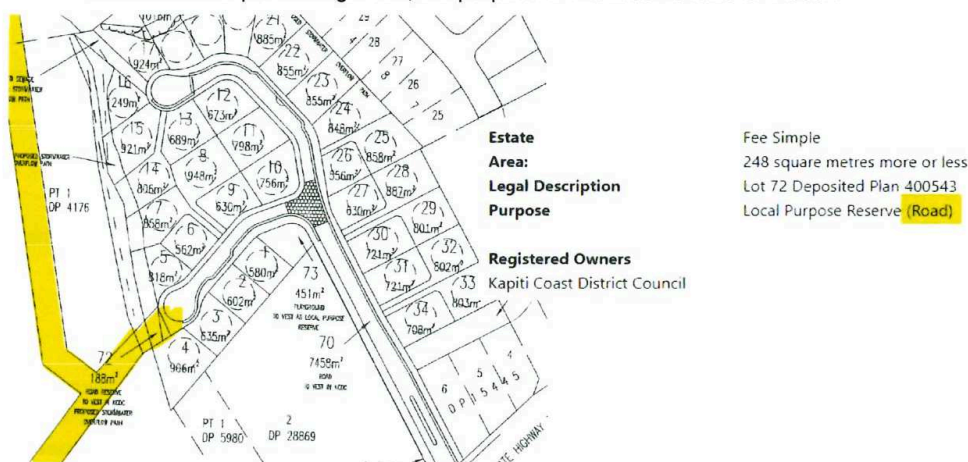
KĀPITI COAST DISTRICT COUNCIL MEETING ITEM 11.2 - DEDICATING LOCAL PURPOSE (ROAD) RESERVE AS ROAD

Speaking points from Nick Taylor on behalf of Wakefield Group Holdings.

Commentary on Council Paper

As identified in the Council paper provided in the meeting agenda, the key areas relevant to this decision are as follows:

1. Original development and intention for road – as per original traffic report completed for Totara Estate development, it was always intended that Lot 72 would provide a road connection. As per the legal title, the purpose of the reserve land is “Road”:



2. Dedication of land is aligned with Council strategic direction including Growth and Housing strategies, as well as desired LTP outcomes:



6 Housing access

Improving access to affordable, warm, dry and safe housing options that meets our local need.

Implement the housing strategy.

3. The proposed access is supported by Expert Consenting panel who issued the fast-track decision, based on input from 7 different traffic experts:

93 The Panel considers that day-to-day access to the Site via Moy Place is more appropriate than from Main Highway. We note that this is the position of NZTA, the current road controlling authority for Main Highway. We also accept the advice of our traffic advisor that direct access to a main road network should be limited, and that the combination of Sue Avenue and Moy Place can accommodate the additional traffic flows. The Panel



5. There has been extensive consultation, through both the EPA process and with KCDC prior to this dedication decision, noting all legal requirements have been satisfied:

32 Council has sought legal advice in relation to this decision. All legal requirements under the Reserves Act and Local Government Act 2002 have been met in relation to proposed dedication of Local Purpose Reserve (Road) as road.

Applicant Position

As discussed during the consultation session held on the 22nd October, the Applicant had committed to a Council facilitated meeting with the Residents of Sue Avenue & Moy Place to discuss alternative solutions. After receiving advice from Councillor Kofoed that he expected the Applicant to facilitate this meeting, the Applicant arranged to meet with residents on the 26th November at 10am. On the morning of the proposed meeting, the resident's representative Mr Lyall Payne advised that the residents could no longer meet at this time. The Applicant subsequently requested the residents send through a position for consideration ahead of the Council meeting. No alternative solution was subsequently received.

The Applicant's position remains that the consented design is the most appropriate, a view shared by the Expert Consenting Panel after drawing on advice from seven different experts. In the absence of any feasible alternative that would readily enable construction to get underway, the Applicant's position is that the access should remain as per the consented layout which requires the dedication of Lot 72 DP 400543 as legal road.

Ōtaki faces a critical housing shortage, and the Applicant is ready to provide a solution that aligns with the Council's vision for sustainable growth. We therefore ask that you vote Option A in line with the recommendations of the Council paper, which will facilitate the construction of much needed housing and recreational facilities for the Ōtaki community.

