

25 January 2021

Dunedin City Council
C/- James Taylor
Beca

Via email: james.taylor@beca.com

Dear James

S92 REQUEST FOR FURTHER INFORMATION:

**LUC-2020-361
TUNNEL BEACH CAR PARK
DUNEDIN**

Thank you for your application to establish a car park to serve the Tunnel Beach Walking track at 30 Tunnel Beach Road, Green Island. The site is legally described as Lot 1 DP 314013 Pt Secs 145 Green Island Bush SD Sec 163 Pt Lot 146 Green Island SD Pt Secs 56 57 58 Ocean Beach SD. The site is classified as a Recreation Reserve under the Reserves Act 1977 to support the recreational activities occurring in the surrounding area.

The proposal seeks to remove the existing on street parking and create a new car park to manage traffic congestion and health and safety issues at peak times. The project area encompasses the carriageway at the end of Tunnel Beach Road and 30 Tunnel Beach Road which contains the existing walking track and area where the proposed car park will be located.

The car park has been developed to provide sufficient parking space to meet demand for the next 20 years. The car park is proposed to include:

- 58 standard car parks;
- 4 oversized car parks;
- 2 accessible car parks;
- 1 vendor trading/concession area;
- A drop off point for tour buses;
- A parking bay for motorbikes, bicycles and e-Bikes;
- A two stall toilet/ablution block; and
- Associated amenities including seating, rubbish bins, information boards and DOC signage.

To discourage parking on Tunnel Beach Road, and maintain an uncluttered carriageway, the existing parking will be removed and replaced with a 2m wide landscaped area in front of a 2m wide footpath. In addition, 'no parking' lines will be installed on the carriageway as a hard measure and in order to allow DCC to legally enforce the prohibition of parking on the carriageway at the end of Tunnel Beach Road. The design of the car park has resulted in a form of terraced car park set into the slope and will require earthworks of 3,920m³ of cut and 2,730m³ fill. The majority of the fill will be used at the southern extent

of the car park and to form an earth bund to the west of the site to create an acoustic and visual mitigation barrier.

A car park management plan is included as part of the application. The indicative car park operating hours will be:

- Autumn/Winter 9am – 5pm
- Spring/Summer 8am – 9pm

After initial assessment of your application, the Dunedin City Council has determined that further information is required pursuant to section 92 of the Resource Management Act 1991. This request is a formalisation of, and in addition to, the request made on 12 January 2021.

Requested information:

The further information required is detailed below. It will help the Council to better understand your proposed activity, its effect on the environment and the ways any adverse effects on the environment might be mitigated.

Transport

- 1) The plans show that the existing angled parks are to be removed in favour of a walkway plus a 2m verge with amenity planting. It is noted in the ITA that parking restrictions will be put in place to prevent vehicles parking on Tunnel Beach Road. It is also noted that the area is used by freedom campers. Given that drivers can typically (lawfully) park between the parking restriction markings and the legal edge of the road, what measures are proposed (if any) to prevent freedom campers from parking on the verge?
- 2) The ITA notes that a bus stop is provided within the site, and a tour coach is shown within it (Drawing 3336298-CA-030). A swept paths drawing showing how such a vehicle could circulate around the car park has not been provided. Please provide a swept paths for a tour coach entering the car park and circulating around (both exiting the site and recirculating within it). This model should make allowance for the expected 0.5m clearances between the vehicle bodywork and any obstructions.
- 3) Campervan parking is proposed, and swept paths are shown showing how this can be accessed (Drawing 3336298-CA-030). The swept path of the entering vehicle shows that area is needed to the east of the vehicle upon entry. The swept path of the exiting vehicle shows that area is needed on the west of the vehicle. When the two swept paths are combined, it appears that extra width is needed on entry and exit, and hence that these spaces are too narrow. Please provide a single swept path showing a campervan entering and exiting the space to allow a check on whether the vehicle will over-run landscaping.
- 4) The plans show that formal zebra crossings are proposed on Tunnel Beach Road and within the car park. Please provide a rationale for providing zebra crossings. The area is lightly trafficked and so it is not clear why courtesy crossings would not operate satisfactorily, especially since zebra crossings will require signage and ongoing maintenance.
- 5) The ITA notes that the gradient of part of the internal circulation route is 1 in 6. While a gradient of 1 in 6 can be traversed by cars, transition grades are required at the bottom and top to prevent the vehicle grounding. Please provide confirmation that these are provided. Also, for buses/coaches, transition grades need to be longer and more gentle than for cars (that is, the maximum change of gradient is less). Please provide confirmation that the requirements for coaches have taken into account and provide details.

- 6) The report notes that an existing issue with the current arrangement is a lack of adequate facilities for vehicles to turn around at the end of Tunnel Beach Road. It appears that this situation is not improved at times when the car park is closed – is this the case?
- 7) The Landscape report indicates that the car parking spaces will be gravelled. Please confirm that the mobility spaces will be sealed as required under the Building Act.

Landscape

- 8) At 4.1 of the LVA, existing rural amenity is initially assessed as “high”, however, in the summary statement it is noted as “moderate”. Please confirm whether the existing rural amenity of the site is high or moderate.
- 9) Mitigation measures and recommendations Appendix 3 of the LVA the provides the plant species selection and their general location. Please confirm if an implementation and maintenance plan has been written in support of this application and, if so, what information this contains.
- 10) Please confirm what grade plants are proposed for planting areas.
- 11) Both the Second Generation District Plan (2GP) and the operative District Plan (2006) apply. Where plan provisions are subject to appeal in the 2GP, then both the 2GP and the operative District Plan rules apply. Several objectives and policies in the 2GP relating to the coastal character overlays are under appeal. These character overlays are considered in the LVA as part of the wider context of the proposal, however, objectives and policies relating to landscape in the operative District Plan have not been considered. Please clarify what are the effects of the proposal when considered against the operative District Plan (2006) landscape objectives and policies.
- 12) In section 7 of the LVA “Conclusions”, it is stated that “Overall, the proposal for a new carpark will result in low-moderate degree of effects on the landscape character of the site and the surrounding area.” I note that in section 6.1 “Landscape Effects”, natural character effects are assessed as moderate, and effects on rural amenity and associative values are assessed as low. The effects on natural character are omitted from the conclusions of the report. Please clarify how effects on landscape character have been concluded as low/moderate.
- 13) Please clarify if natural character has been assessed separately from landscape character.

Responding to this request:

Within 15 working days from the date of this letter you must either:

- Provide the requested information; or
- Provide written confirmation that you cannot provide the requested information within the timeframe, but do intend to provide it; or
- Provide written confirmation that you do not agree to provide the requested information.

The processing of your application has been put on hold from **12 January 2021**, being the date the landscape information was first requested.

If you cannot provide the requested information within this timeframe, but do intend to provide it, then please provide:

- Written confirmation that you can provide it; and
- The likely date that you will be able to provide it by; and

- Any constraints that you may have on not being able to provide it within the set timeframe.

The Council will then set a revised timeframe for the information to be provided.

If you do not agree to provide the requested information, then please provide written confirmation of this to the Council.

Restarting the processing of your application:

The processing of your application will restart:

- When all of the above requested information is received (if received within 15 working days from the date of this letter being **16 February 2020**); or
- From the revised date for the requested information to be provided, if you have provided written confirmation that you are unable to meet the above timeframe and the Council has set a revised timeframe for the information to be provided; or
- From the date that you have provided written confirmation that you do not agree to providing the requested information; or
- 15 working days from the date of this letter (if you have not provided the requested information or written confirmation being **16 February 2020**).

Once the processing of the application restarts:

If you have provided all the requested information, then we will consider its adequacy and make a decision on whether your application requires public or limited notification pursuant to sections 95A, 95B, 95D, 95E and 95F of the Resource Management Act 1991, or, whether any parties are considered adversely affected from whom you will need to obtain written approval in order for the proposal to be considered on a non-notified basis.

If you have not provided the requested information, then your application will continue to be processed and determined on the basis of the information that you have provided with the application:

- If the Council decides to give public or limited notification of the application, then the Council must publicly notify the application under section 95C(1) of the Resource Management Act 1991. You will be invoiced for any outstanding payment needed to make up the deposit required for public notification.
- If the Council decides to process the application on a non-notified basis, and all written approvals have been received, then the application must be considered under section 104 of the Resource Management Act 1991. The Council may decline the application on the grounds that it has inadequate information to determine the application. In making an assessment on the adequacy of the information, the Council must have regard to whether this request resulted in further information being made available.

Please note that requests for further information, interim correspondence and assessment of the further information can introduce additional work and therefore costs. Deposits are based on the average cost of processing similar consents in the previous year. There is normally a sizable range between the lowest and highest cost for similar consents. These additional costs incurred as a result of the further information request will be passed onto you and, as such, the final cost of processing this application may be higher than previous 12-month average for similar applications.

Please do not hesitate to contact the writer on 027 308 8950 or kirstyn@planningsouth.nz if you have any questions or concerns regarding the above request or the further processing of the application.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'K. Lindsay'.

Kirstyn Lindsay
Consultant Planner

Approved under delegated authority by

A handwritten signature in blue ink, appearing to read 'P. Marshall'.

Phil Marshal
Senior Planner