Te tupu pai, Growing well

Our proposed approach for enabling sustainable growth in Kāpiti

Submissions - Part A:

Submissions heard – 30 November 2021



INDEX

Name Organisation	Organisation	Respondent No:	Page No.
Agar, Katie	Wakapua Farm Ltd, Ngatotara Farm Ltd	54	3-9
Ashby, Jeff		45	10-12
Beatson, Andrew	Peka Peka Farm Ltd	113	13-239
Burns, Guy		32	240-242
Names withheld	Barber Commercial Ltd	57	243-248
Davies, Colin		63	246-248
Names withheld		27	249-251
Names withheld		79	252-254
Names withheld		71	255-257
Names withheld		77	258-260
Names withheld		82	261-281
Names withheld	Kāpiti Youth Council	87	282-291
Koh, Liz		83	291-295
Leith, Monique	Kapiti Coast Chamber of Commerce	99	296-298
Morris, Alistair		98	299-302
Neate, Felicity		100	303-305
	Kainga Ora	81	306-320
Parkes, Joanna & Sean		107	321-323
Names withheld		42	324-326
Payne, Marie	Greenaway Road	138	327-341
Payne., Marie	Osborne	112	342-356
Platt, Donna		117	357-370
Pope, Tina	Paekākāriki Community Board	102	371-374
Pritchard, Sam		121	375-377
Names withheld		103	378-391
Robertson, Grant	The ‘Future of Te Horo’ Group	108	392-394
Rhy, Gerald	Waikanae Beach Residents Society Inc.	126	395-406
Savage, Mandy	Cancer Society Kapiti Support Centre	21	407-409
Searle, Jennifer & Murray		114	410-425
Smith, Clint	Kapiti Air Urban	115	426-430
Smith, Murray	Templeton Kapiti Limited	50	431-434
Stringfellow, Mike	Paekakariki Housing Trust	29	435-437
Names withheld	Thames Pacific	118	438-440
Burney, Trudi	Transpower NZ	130	441-443
Payne, Marie	Landlink	66	444-473
Names withheld	Puke Ra Ltd	20	474-497
Names withheld	Tini Village	139	498-513
Names withheld		123	514-517
Wilson, Rochelle		35	518-520
Wiggs, Glen	Supporting Waikanae Beach Residents Soc.		521
	Economic Development Kotahitanaga		522
Brooks, Dawn	Low Carbon Kapiti & Kapiti Climate Action group		523-544
Atiawa ki Whakarongotai			545-551
Nga Hapu o Otaki			552-563
Carter, Anna	Land Matters		564-569

Respondent No: 54
Login:
Email:

Responded At: Nov 22, 2021 12:41:19 pm
Last Seen: Nov 23, 2021 20:07:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** No

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** not answered

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** not answered

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** No

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** — not answered

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** — Yes

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21. **First name**

Q22. **Last name**

Q23. **Address**

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** — not answered

Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?** — No

Q27. **Are you providing feedback** — on behalf of an organisation

Q28. **Organisation name** — Wakapua Farm Limited, Ngatotara Farm Limited

Q29. **Would you like to speak to your submission in person on 30 November 2021?** — Yes

Q30. **Please provide your phone number so we can contact you to arrange a time to speak to your submission.**

Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes

Q32. **Please upload original submission**

Re: Feedback on Growing Well Proposal

We have reviewed the extensive Growing Well Strategy and the Kapiti Coast Urban Development Greenfield Assessment, and commend the council on their work here to identify areas of growth. However, upon reviewing these documents we believe a key future growth area of Otaki has been missed in this assessment and presents a feasible opportunity for housing that perhaps the Council were not aware of.

We own a substantial amount of land that is hard up against the urban area of Otaki, situated to the north of the current Otaki township sits 200 hectares of prime land for residential development. This land is currently dairy farming land however with its close approximately to the Otaki township the land has great potential to deliver residential housing to the Otaki community.

We are very lucky to have a number of advantages in our area that makes a residential development a very realistic form of use of this land.

- The land is owned by one party and would be happy to talk with Council about developing this land into the much needed residential housing that the Otaki community requires.
- This land has a number of natural gems, including the Ngatotara Lagoon and Waitohu River that could be transformed into a Oasis for native planting and wildlife.
- A portion of this land is located opposite the Otaki Golf Course, which is a fantastic community asset, where a sizable residential development next door could future proof this asset for Otaki.

Over the last 18 months, and as recently as last week, we have had preliminary discussions with:
- Otaki Golf Club committee / several meetings
- Frank Boffa - ex Boffa Miskell
- Landmatters - Property and Resource Management Consultants
- Otaki Community Board chair - Chris Papps
- KCDC Otaki Councillor - James Cootes

OTAKI NORTH - Ready to Go Development

A portion of this proposed area is 100 hectares of prime land for a mix of residential and lifestyle development that is ready to develop now. This section is the land situated directly opposite Otaki Golf Course. There is an opportunity here for a substantial development of a Retirement/Lifestyle Village and the creation of a large native forest to protect and restore areas of significant natural wetlands called the Ngatotara Lagoon. This could become a haven for the aging population of Otaki and will assist with membership and support for the Golf Club.

Housing
- Land could be developed with the relatively short to medium term providing greenfield scale of residential homes to Otaki.

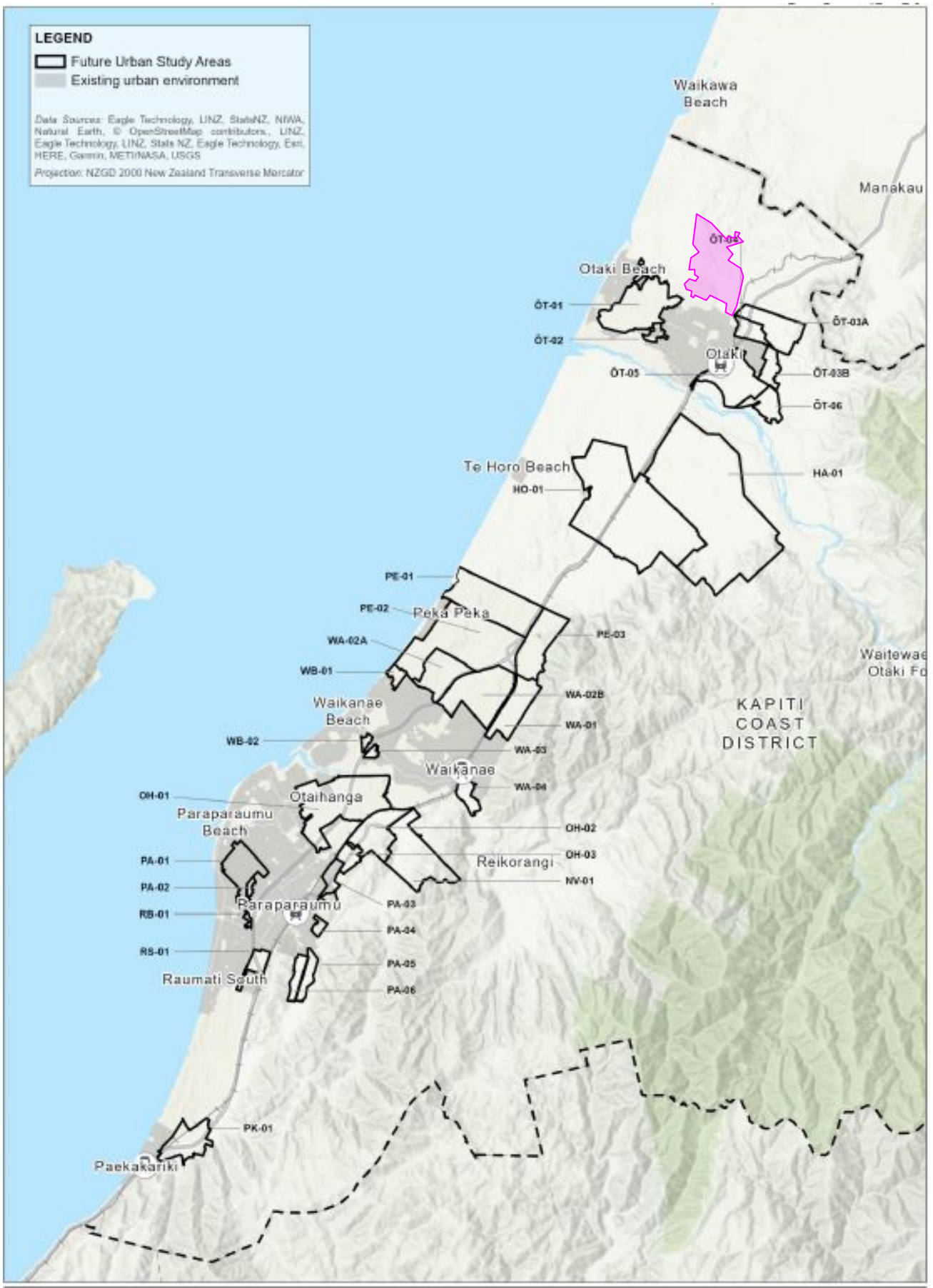
Employment Opportunities
- During the construction of the retirement/lifestyle village
- Long term employment for worker at the retirement/lifestyle village, including an aged care facility employment

Environmental benefits
- Restoration of Ngatotara lagoon, wetlands and drains
- Sizable proportion of land dedicated to native plants
- Creating an environment of native bird life and wildlife to return to the area. GWRC have already identified the Mudfish, as a potential species to re-establish in the Ngatotara lagoon.

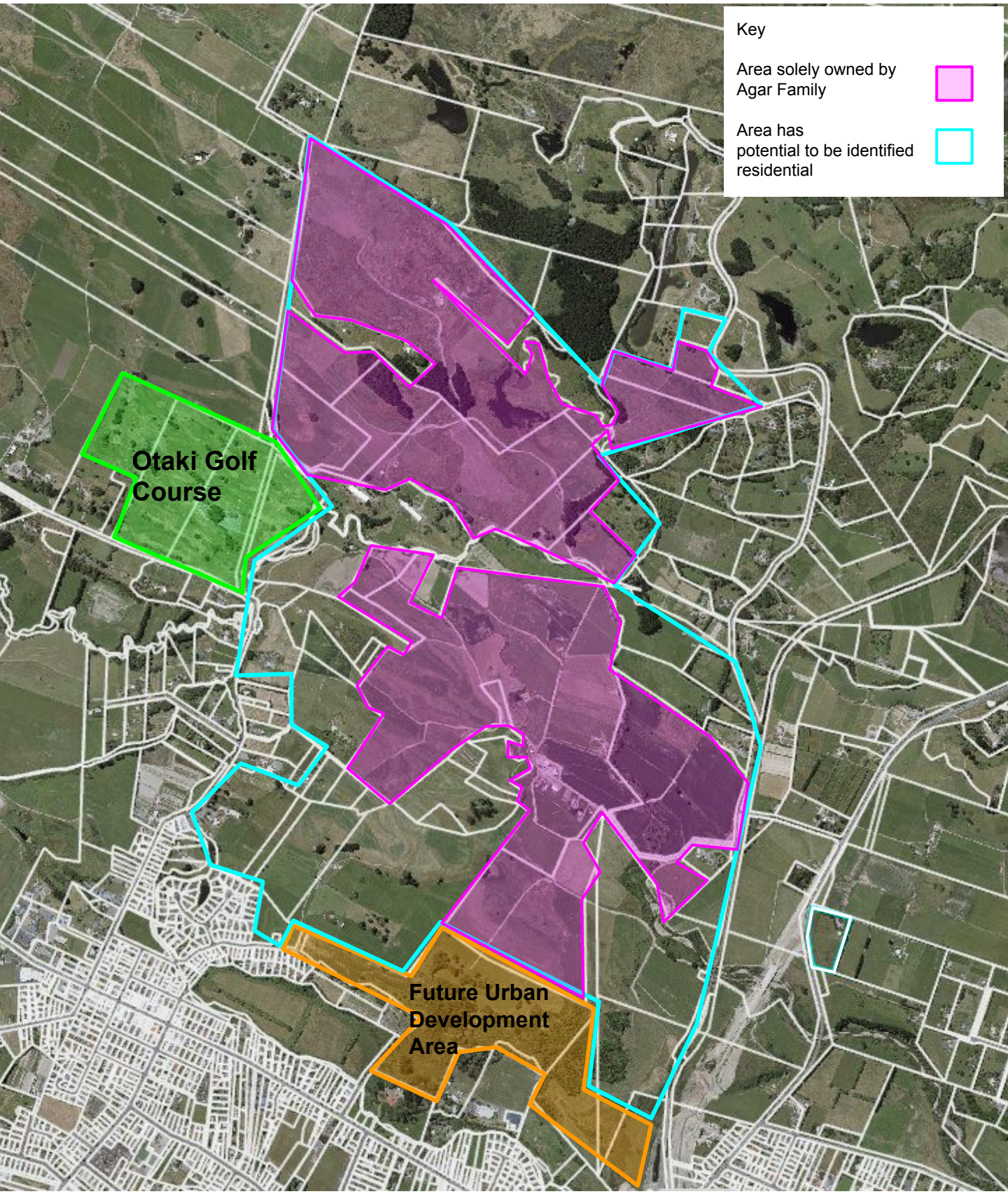
Social benefits
- Retirement/Lifestyle village access to walkways/cycleways through planted area, around the lagoon and even connecting up to the Waitohu River.
- Increased residential housing in the area to support Otaki Golf Course continued service and social interaction in the Otaki community.

We would very much like to invite the council out to the area to have a look at the amazing opportunity that could come about and to consider this area being apart of this Growing Well Plan for the Kapiti Coast.

Future Urban Study Areas

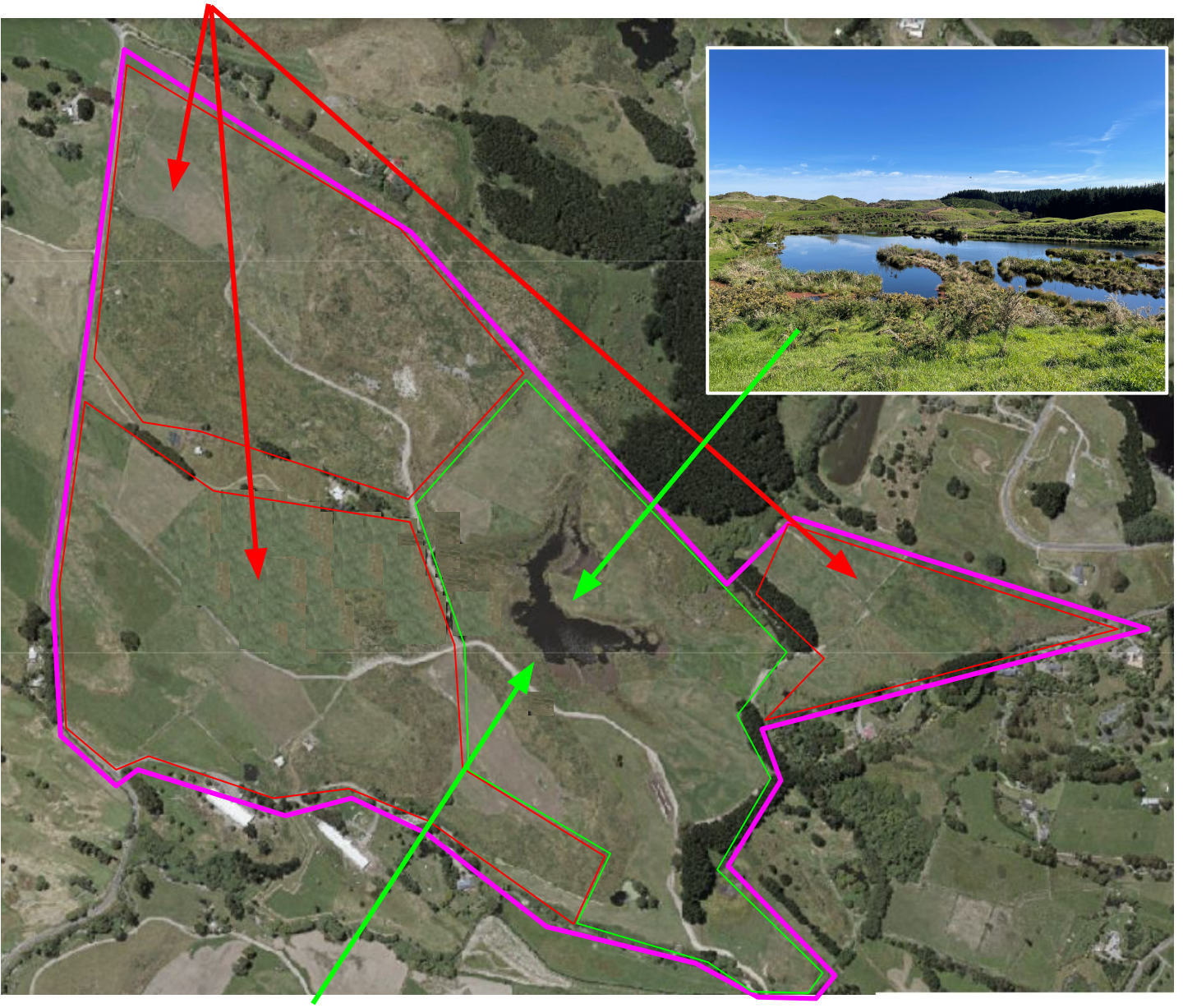


Proposed Additional Future Urban Area - Otaki North



Ready to Develop in the short term

Approximately 65 ha could be used for residential housing - a retirement/lifestyle village



35 ha could be transformed, with Ngatotara Lagoon and drains all planted up with natives encourage wild life back into the area. With walkways/cycleways for the residentials around the lagoon and down to the Waitohu River.

Respondent No: 45
Login:
Email:

Responded At: Nov 18, 2021 14:34:35 pm
Last Seen: Nov 18, 2021 03:20:23 am
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** Yes

Q2. **If you have any views, please comment here**

Some items will require integration with GWRC (and other) entities

Q3. **Do you think these give us the right focus?** Yes

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** Yes

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** No

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

There is going to be push-back (sight planes, etc. to "medium/low-rise buildings in already built up areas) ... maybe put them in new satellite intensification zones.

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** Yes

Q14. **If yes, how?**

Well thought through putting these near the transport corridor heading north

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** — Yes

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** — Yes

Q19. **If you have any views, please comment here:**

Buy-in by GWRC, Kiwirail, Waka Kotahi will be very important and will have to happen prior to defining intensification areas. Double tracking rail and electrification north of Waikanae, one or two new railway stations, completion of Peka Peka Interchange, future proofing by way of a new interchange at Te Horo.

Q20. **If you have any other feedback about how we can grow well, please comment here:**

My analysis of population trends indicate you may have actually underestimated the population rise, especially when you look at current trends in Peka Peka and Te Horo. Critical to keep away from productive horticultural land, east Peka Peka okay but some Te Horo farmland might fall into the "productive" zone. Critical to ensure protection of small lowland forest remnants in the expansion.

Q21. **First name**

Q22. **Last name**

Q23. **Address**

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** — not answered

Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?** — Yes

Q27. **Are you providing feedback** — as an individual

Q28. **Organisation name** — not answered

Q29. **Would you like to speak to your submission in person on 30 November 2021?** — Yes

Q30.	**Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	
Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes
Q32.	**Please upload original submission**	not answered

Respondent No: 113
Login:
Email:

Responded At: Nov 23, 2021 11:38:24 am
Last Seen: Nov 23, 2021 20:07:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** not answered

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** not answered

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** not answered

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** No

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

Council should consider including Peka Peka Farm Limited's 134 hectare landholding located at 169/171 Peka Peka Road, Peka Peka as a high or medium priority greenfield growth area (Priority Group 1 land, or alternatively Priority Group 2A land, in terms of the Greenfield assessment). See our attached submission.

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?**	not answered

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?**	not answered

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21. **First name**

Q22. **Last name**

Q23. **Address**

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.**	not answered
Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?**	Yes
Q27. **Are you providing feedback**	on behalf of an organisation
Q28. **Organisation name**	Peka Peka Farm Limited
Q29. **Would you like to speak to your submission in person on 30 November 2021?**	Yes
Q30. **Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	

Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes

Q32. **Please upload original submission**



UNLOCKING PEKA PEKA FARM

SUBMISSION ON KĀPITI COAST GROWTH STRATEGY

November 2021

PE
RMA ECOLOGY LTD
BETTER ECOLOGICAL OUTCOMES
boal
CGW CONSULTING ENGINEERS
Landlink
Heritage Solutions
ocdl
McIndoe Urban
BELL GULLY
Stantec

TABLE OF CONTENTS

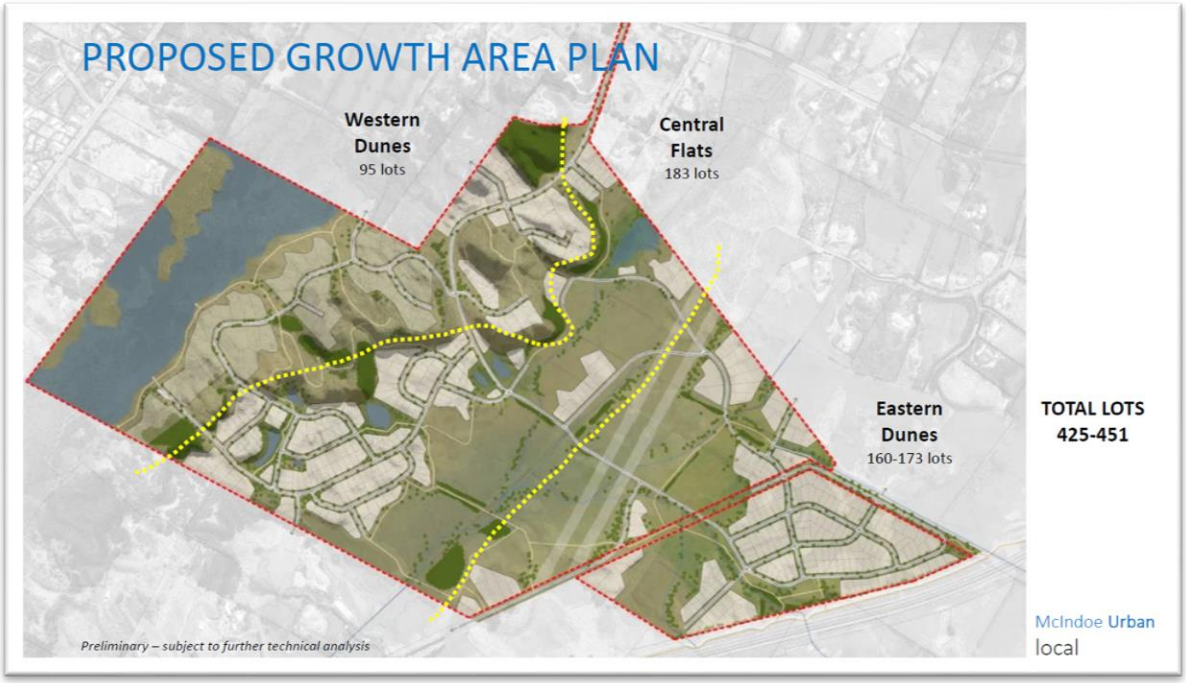
1. EXECUTIVE SUMMARY 2
2. THE PEKA PEKA FARM DEVELOPMENT 3
2.1 THE PEKA PEKA FARM VISION 3
2.2 CONTEXT FOR OUR PROPOSAL 4
2.3 OVERVIEW OF PEKA PEKA FARM 4
2.4 THE PEKA PEKA FARM PROPOSED GROWTH AREA PLAN 9
3. WHY IDENTIFY PEKA PEKA FARM AS A RESIDENTIAL GROWTH AREA? 10
4. RELATIONSHIP WITH KEY PLANNING DOCUMENTS 11
4.1 NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020 11
4.2 NATIONAL POLICY STATEMENT ON FRESHWATER MANAGEMENT 12
4.3 WELLINGTON REGIONAL POLICY STATEMENT 12
4.4 WELLINGTON REGIONAL GROWTH FRAMEWORK 13
4.5 DRAFT KĀPITI COAST GROWTH STRATEGY 14
4.6 RESOURCE MANAGEMENT (ENABLING HOUSING SUPPLY AND OTHER MATTERS) BILL 14
5. EXPERT CONTEXT ANALYSIS AND SITE EVALUATIONS 14
5.1 PROJECTED RESIDENTIAL LAND SUPPLY AND DEMAND 14
5.2 LANDSCAPE AND URBAN DESIGN 16
5.3 TRANSPORTATION 19
5.4 ECOLOGY 19
5.5 GEOTECHNICAL AND LAND STABILITY 20
5.6 HYDROLOGY AND STORMWATER 22
5.7 WATER INFRASTRUCTURE 26
5.8 ARCHAEOLOGY 28
6. RESPONSE TO CONSTRAINTS IDENTIFIED IN BOFFA MISKELL'S GREENFIELD ASSESSMENT 29
7. CONSULTATION 33
7.1 KĀPITI COAST DISTRICT COUNCIL 33
7.2 MANA WHENUA 33
7.3 OTHER STAKEHOLDERS 33
8. NEXT STEPS 33
9. APPENDICES 34
9.1 Appendix 1: Residential Land Development Economic Assessment 34
9.2 Appendix 2: Peka Peka Farm Masterplan Report 34
9.3 Appendix 3: Traffic Access Appraisal 34
9.4 Appendix 4: Preliminary Assessment of Ecological Values 34
9.5 Appendix 5: Geotechnical Desktop Study Report 34
9.6 Appendix 6: Stormwater Assessment 34
9.7 Appendix 7: Water and Sewer Infrastructure Report 34
9.8 Appendix 8: Archaeological Assessment 34

1. EXECUTIVE SUMMARY

With an estimated 30,000 people expected to make Kāpiti their home in the next 30 years, Kāpiti Coast District Council is seeking feedback on its consultation document *Te tupu pai – Growing Well* to inform the development of its Growth Management Strategy ("**Growth Strategy**").

Peka Peka Farm Limited ("**PPFL**") intends to develop its 134 hectare landholding located at 169/171 Peka Peka Road, Peka Peka ("**Peka Peka Farm**") as a master-planned, 425-451 home residential community that incorporates areas of ecological protection and restoration for the parts of the site that are unsuited to residential development. PPFL's Proposed Growth Area Plan is shown in *Figure 1* below.

Figure 1 - Peka Peka Farm Proposed Growth Area Plan



The Peka Peka Farm masterplan demonstrates the potential for high quality residential development that will contribute to realising Kāpiti Coast District Council's growth plans.

This preliminary and principle-led masterplan describes a realistic and achievable configuration. It is informed by and integrates the findings of specialist technical studies including for housing supply and demand, landscape and urban design, traffic, ecology, geotechnical engineering, hydrology, infrastructure and archaeology.

Peka Peka Farm is currently zoned Rural in the Operative Kāpiti Coast District Plan ("**District Plan**") and has been identified as Priority Group 3 (PE-02 and WA-02A) in Boffa Miskell's *Kāpiti Coast Urban Development Greenfield Assessment* ("**Greenfield Assessment**"), which has been prepared to inform the Growth Strategy. However, Peka Peka Farm:

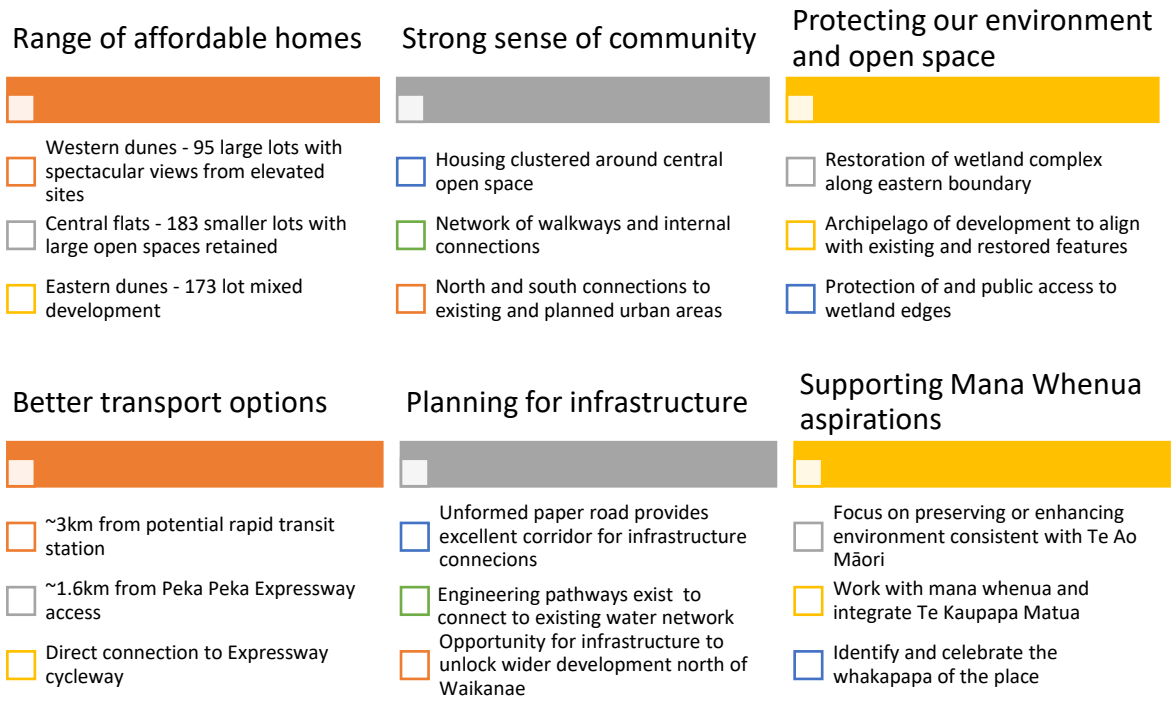
- Has been identified as an area for future urban development in the Wellington Regional Growth Framework ("**WRGF**").
- Is owned by a single entity that is focussed on and committed to realising the development potential of the property.
- Has no constraints that would preclude its development for residential purposes.

- Is in an ideal location for residential development to support Council's proposed approach to "grow up and grow out" and to assist Council to meet its obligations under the National Policy Statement on Urban Development 2020 ("**NPS-UD**").

- As summarised in *Figure 2*, meets Council's key objectives of providing affordable homes, a strong sense of community, protecting our environment and open spaces, better transport options, planning for infrastructure and supporting mana whenua aspirations.

Accordingly, PPFL seeks that Peka Peka Farm be included the Growth Strategy as high or medium priority greenfield growth area (Priority Group 1 land, or alternatively Priority Group 2A land, in terms of the Greenfield Assessment).

Figure 2 - Peka Peka Farm Alignment with Objectives



2. THE PEKA PEKA FARM DEVELOPMENT

2.1 THE PEKA PEKA FARM VISION

"To create a premium yet accessible coastal residential community, connected to nature, that contributes to quality growth in Kāpiti."

The vision for Peka Peka Farm is to create a high-quality living environment that emphasises the site's landscape character and ecological values whilst utilising the land resource in an efficient and sustainable way to:

- Provide additional housing capacity to meet expected housing demand brought about by projected population increase and changes to household composition and demographics over the next 30 years.
- Deliver a range of housing typologies to the market to meet a wide range of demographics.
- Complement the existing urban development and contribute to a compact urban form.
- Enable a more efficient and integrated use of the strategic land resource.
- Ensure the new communities are well connected with established neighbourhoods.

The vision for the site is that this future development will display the attributes summarised in *Figure 3* below.

Figure 3 - Peka Peka Farm Attributes



2.2 CONTEXT FOR OUR PROPOSAL

Kāpiti Coast District Council has prepared two draft strategies which establish the context for the Peka Peka Farm project. These, both in draft form and recently released for public consultation are the proposed Growth Strategy*: Te Tupu pai – Growing well*; and *Toitū Kāpiti Kāpiti Coast Open Space Strategy*. These documents establish aspirations including design principles for growth that have been referred to in preparing this masterplan

2.3 OVERVIEW OF PEKA PEKA FARM

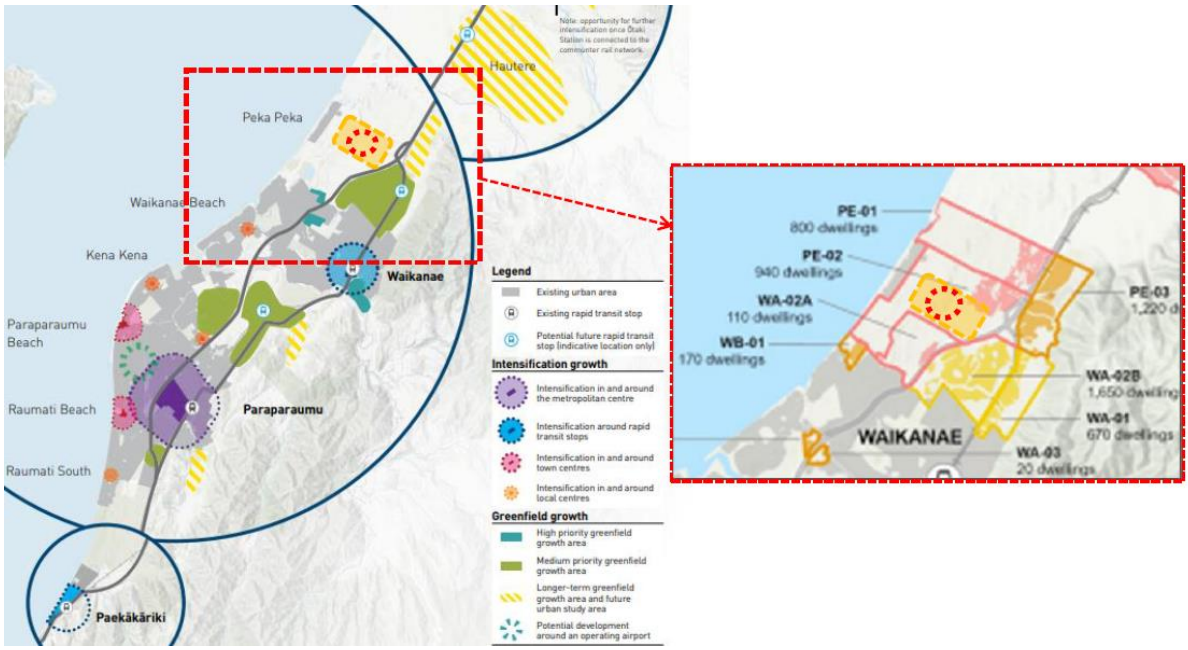
Peka Peka Farm is a 134 ha, 425-451 home proposed master planned development that demonstrates the potential for high quality residential development and which will contribute to realising Kāpiti Coast District Council's growth plans.

"Peka Peka Farm" is a holding name, the new community based development is yet to be named, and local iwi will be consulted as a part of this process.

Location

The site is located 3.5km north of Waikanae to the east of the existing Peka Peka township, and to the west of Peka Peka Expressway, as shown by the orange square containing a red circle in *Figure 4* below.

Figure 4 - Extract from Growth Strategy showing location of Peka Peka Farm in orange



The north-eastern corner of Peka Peka Farm is approximately 1.1 km from the end of Peka Peka Road and the Harrisons Country Gardenworld and café via the expressway cycleway, and a further 4.9km via Peka Peka Link Road and Main Road south to the Waikanae Railway Station and town centre.

Existing land uses around the site are primarily rural residential, and much of the land remains largely open and undeveloped. The site and surrounding areas contain significant wetlands that provide for flood storage, and are crossed by a pair of high voltage transmission lines.

Overall, the site is well-positioned to benefit from and support any future public transport initiatives north of Waikanae.

Land ownership

Peka Peka Farm is in single ownership by PFFL. Single ownership allows for coordinated planning and delivery of residential growth in a way that is challenging in areas with more scattered land ownership.

Access

The Peka Peka Expressway provides for modes of access that support this site being developed for residential use, including ready strategic access to the wider region, easy road access to Waikanae town centre and the railway station via the previous SH1 carriageway, and the shared cycle and pedestrian path.

The site is approximately 5 minutes from the Waikanae Railway Station by car, 12 minutes by high speed cycle, and 15-20 minutes if cycling at a gentle pace. A potential future rapid transit station as identified in the Growth Strategy (Waikanae North Station) is indicatively located approximately 3km from Peka Peka Farm, reducing these travel times further.

Existing site access is via an existing generously wide corridor and well graded, currently metalled access from Peka Peka Road. This existing route extends southwards and down through the centre of the site. Traffic planning has identified that this route and Peka Peka Road can fully provide for at least 500 lots on the site, with an opportunity for further access through the development of an existing paper road extension of Ngarara Road.

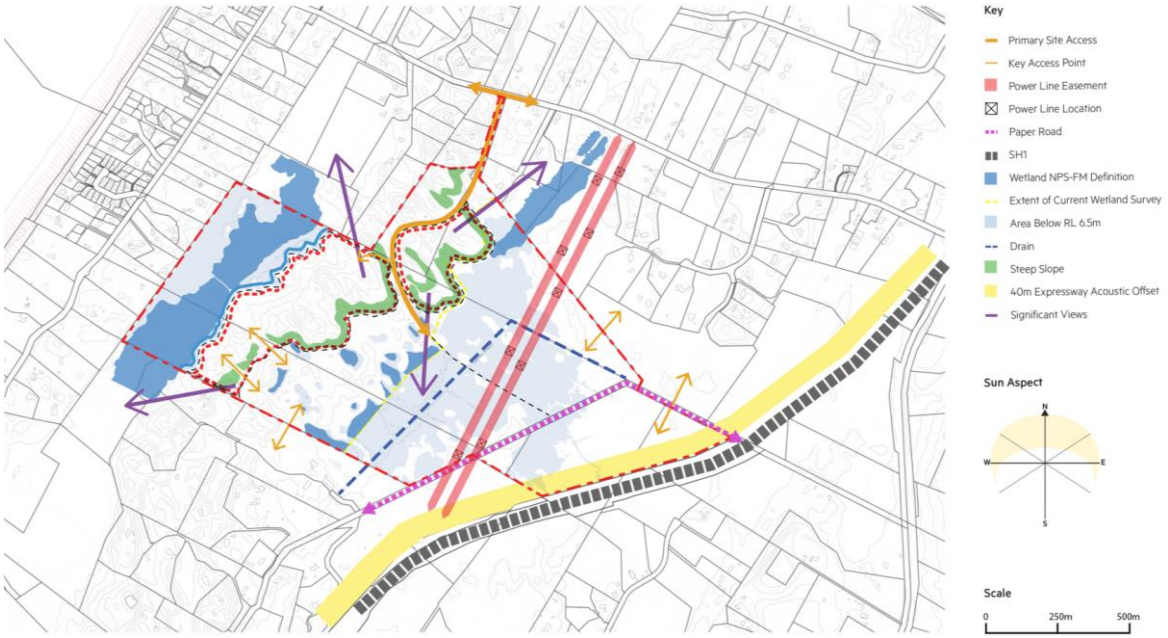
In addition to this access, the high amenity design of Peka Peka Farm provides an attractive opportunity to people who want to work from home some or all of the time, further reducing the transport carbon footprint of the overall development.

Environment

The Peka Peka Farm site has four distinctively different site and landscape zones – western dunes, central flats, eastern dunes, and central open space and flood retention areas. These zones give rise to constraints and opportunities shown in *Figure 5*, and are discussed further in Section 5.2 below.

The master planned development of Peka Peka Farm responds to and overcomes these constraints through providing a mix of housing and open space areas that avoid and mitigate key constraints, and provide for restoration of wetland areas as a key feature of the development.

Figure 5 - Constraints and Opportunities



Proposed Form

The proposed form for Peka Peka Farm has been informed by technical assessments and is an archipelago of development with housing clustered on dunes and higher areas around a central, open landscape.

It will provide a diversity of residential settings that offers a choice of high amenity living options, broken into three areas:

- Western dunes - 95 large lots with spectacular views from elevated sites
- Central flats - 183 smaller lots with large open spaces retained
- Eastern dunes - 173 lot mixed development

Adjusting for further constraints, the likely range is a total of 425-451 lots.

The flexibility inherent in this layout allows for:

- Adjustment and refinement of lots based on further technical assessments and stakeholder feedback.
- A network of open spaces and internal connections, including public access to 5.6 km of trails in addition to streets and footpaths.
- Landscape and ecological restoration focussing on large areas of wetland, waterways, flood plains, dune faces and tops.
- Street connections north and south to adjoining areas.
- A connection to the Peka Peka expressway cycle path.

Full detail is provided in the accompanying Masterplan report from McIndoe Urban, and is further summarised in *Figure 6, Figure 7 and Figure 8* below. The existing and planned roads, cycleways and trails are also shown in *Figure 9* below.

Figure 6 - Western Dunes Form and Features



Figure 7 - Central Flats Form and Features



Figure 8 - Eastern Dunes Form and Features



Figure 9 - Existing and Proposed Roads, Cycleways and Trails



Open Space

Peka Peka Farm will include large areas of open space, which will need to be managed appropriately. There are a range of potential mechanisms available to ensure these areas are managed to control weeds and other pests, therefore realising the full potential of indigenous biodiversity outcomes. These could include individual owners' parcels extending into common areas subject to an overarching set of management requirements, the areas being placed under the stewardship of a residents association, or co-ownership with residents, Council and iwi each having an interest.

There are also opportunity for open space and recreational facilities at Peka Peka Farm, such as low key or informal sports fields, which would also provide a floodwater management function. PPFL is open to exploring these opportunities with Council if Council is interested in this.

2.4 THE PEKA PEKA FARM PROPOSED GROWTH AREA PLAN

To facilitate achieving its vision for Peka Peka Farm, PPFL seeks for the site to be included in Council's Growth Strategy as Priority Group 1 or 2A land.

The land is a large and strategic site in single ownership, with its a motivated group of owners who are ready to unlock the contribution this site can make to the land supply needs at Kāpiti, as quickly as rezoning allows.

To support this submission, PPFL has engaged a team of technical experts to undertake initial context analysis, site evaluations, and indicative precinct planning. This work has included site investigations, engagement with stakeholders, and a project team workshop.

In order to fully address and recognise the particular values, opportunities, and constraints of the site, as evaluated by the project team experts, the Proposed Growth Area Plan shown in *Figure 1*

above has been prepared and further plans for each of the three areas are included above in Section 2.3.

The Proposed Growth Area Plan sets out the key elements that PPFL wishes to achieve on the site and is of a density and layout that is considered appropriate by the project team. These elements include an indicative roading layout, pedestrian and cycle connections, a public open space network, reserves and the main land uses.

The development of Peka Peka Farm is proposed to be realised through rezoning the site to residential and public open space zonings. The proposed zones have been selected because they facilitate the delivery of the above aspirations.

In order to fully address and recognise the particular values, opportunities and constraints of the site as evaluated by the project team experts, a structure plan approach is proposed. The Proposed Growth Area Plan comprises a number of distinct areas where specific development intentions and outcomes are sought. Through the implementation of the masterplan framework there is an expectation that a high standard of amenity will be achieved whilst also giving appropriate recognition to the existing values of the site, particularly ecological, and landscape values.

The following district development, typologies and land use precincts are proposed:

- Western Dunes – elevated coastal lifestyle.
- Central Flats – core residential typologies.
- Eastern Dunes – core residential carefully located on dunes and surrounded by open space.
- Open Space/Ecological enhancement.

The intentions and outcomes will be developed further as additional site investigations progress, as further consultation occurs and as public feedback is received on the proposed development of the site.

3. WHY IDENTIFY PEKA PEKA FARM AS A RESIDENTIAL GROWTH AREA?

The Peka Peka Farm site is strategically located to be a growth area for Kāpiti Coast. It has been identified in the WRGF as a greenfields area suited to urban development to meet growth demand in Kāpiti.

Since the 2019 HBA, growth projections have placed additional future demand on housing, increasing the projected number of dwellings required over the next 30 years from 6,600 to 13,850.

The Peka Peka Farm site provides an opportunity to meet some of the projected housing demand brought about by population increase and changes to household composition and demographics.

At this stage, PPFL's development aspirations for the site include:

- Up to 500 residential dwellings including a range of densities and forms, from medium density to rural lifestyle.
- A significant lifestyle opportunity for residents.
- Extensive green and blue networks.
- Extensive ecological enhancement.

- Active mode corridor connections.

Given growth projections for Kāpiti Coast, PPFL considers the full development of the site will take between 7-10 years.

At present the site is located within the Rural Zone and the District Plan provisions largely only permit the use of the site for rural based activities and so do not provide for residential growth in this area.

For growth to occur on the site that will assist in meeting Council's expectations for growth, a change in the planning context needs to occur. This change has been signalled to the community in previous work undertaken by Greater Wellington through the preparation of the WRGF.

The identification of the site in the Growth Strategy will assist to realise the development potential of the site. Through the involvement of a number of disciplines in the Draft Site Development Plan process, many positive effects associated with the development of the site will be achieved and anticipated adverse effects are able to be appropriately mitigated.

From a strategic planning and growth point of view, identification of Peka Peka Farm in the Growth Strategy presents mutually beneficial outcomes for:

- PPFL through the realisation of its development aspirations.
- The Peka Peka and wider Kāpiti community via the introduction of new and varying housing stock.
- All stakeholders with an interest in ecological restoration and enhancement at the site.
- Council through providing sufficient residentially zoned land to assist it to accommodate 30+ years of population growth (as required by the NPS-UD and as further detailed in Section 4 below).

4. RELATIONSHIP WITH KEY PLANNING DOCUMENTS

A number of policies and plans inform the request for inclusion of the Peka Peka Farm site in Council's Growth Strategy. A summary of legislation and the relevant policy and plans that have informed the project team's preliminary rezoning concepts is provided below.

4.1 NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020

The National Policy Statement on Urban Development 2020 ("**NPS-UD**") sets out the objectives and policies for providing development capacity under the Resource Management Act 1991 ("**RMA**").

The NPS-UD provides direction to decision-makers under the RMA on planning for urban environments. It recognises the national significance of well-functioning urban environments, with particular focus on ensuring that local authorities, through their planning:

- enable urban environments to grow and change in response to the changing needs of the communities, and future generations; and
- provide enough space for their populations to happily live and work. This can be both through allowing development to go "up" by intensifying existing urban areas, and "out" by releasing land in greenfield areas.

The overarching theme running through the NPS-UD is that planning decisions must actively enable development in urban environments and do so in a way that maximises wellbeing now

and in the future.

The NPS-UD requires councils to provide in their plans enough development capacity to ensure that demand can be met (Policy 3.2 and 3.3). This includes both the total aggregate demand for housing and business land, and also the demand for different types, sizes and locations. This development capacity must also be commercially feasible to develop, and plentiful enough to recognise that not all feasible development opportunities will be taken up.

The NPS-UD also requires councils to have particular regard to plan changes that would provide significant development capacity that would contribute to a well-functioning urban environment, be well-connected along transport corridors, and meet any additional criteria included in a regional policy statement relating to attributes of developments that provide significant development capacity (Policy 3.8).

Kāpiti Coast District Council is identified in the NPS-UD as a Tier 1 local authority, within the Tier 1 urban environment of Wellington. As a Tier 1 local authority, Council is required to quantify demand for different housing types in Kāpiti over a 30-year horizon and make sure land is available to service that demand, having particular regard to out of sequence development that would provide for significant development capacity.

Boffa Miskell's Greenfield Assessment demonstrates that there is a projected shortfall of 8,865 dwellings by 2050, with only 8,360 identified as Priority Group 1 or 2A land (short, medium or long term urban development without requiring significant strategic decision making) and 6,560 of those having a number of constraints that need to be overcome.

As a development-ready project that would provide approximately 450 mixed-type dwellings and open space and would be a catalyst for further development in the wider area, Peka Peka Farm provides an excellent opportunity to assist Council to meet its obligations under the NPS-UD.

4.2 NATIONAL POLICY STATEMENT ON FRESHWATER MANAGEMENT

The National Policy Statement for Freshwater Management 2020 ("**NPS-FM**") sets out the objectives and policies for managing freshwater under the RMA.

The NPS-FM requires regional councils to include policies in their plans regarding loss of extent, protection of values, and promotion of restoration of natural inland wetlands.

Greater Welling Regional Council's current whaitua process is designed to meet their obligations under the NPS-FM.

4.3 WELLINGTON REGIONAL POLICY STATEMENT

The Regional Policy Statement for the Wellington Region 2013 ("**RPS**") identifies the regionally significant issues around the management of the region's natural and physical resources and sets out what needs to be achieved in the form of objectives and a policy framework for achieving the objectives.

The sections of most relevance to the rezoning of Peka Peka Farm include:

- Freshwater (Section 3.4) – the regions rivers, lakes and wetlands support healthy functioning ecosystems.
- Historic heritage (Section 3.5) – seeks to identify and protect historic heritage from inappropriate modification, use and development.
- Indigenous ecosystems (Section 3.6) – promotes the maintenance and restoration of indigenous ecosystems and habitats with significant biodiversity value.
- Landscape (section 3.7) – seeks to maintain and enhance the values of outstanding and

special amenity landscapes.

- Natural hazards (Section 3.8) – Risks and consequences to people and property from natural hazards, climate change are reduced and activities do not increase the risks of natural hazard events.
- Regional form, design and function (Section 3.9) – Promotes a compact, well designed and sustainable regional form where urban development takes place in existing urban areas, or where beyond urban areas, development reinforces the regions existing urban form. Also promotes strategically planned rural development, a range of housing, integrated land use and transport, and efficient use of existing infrastructure (including transport network infrastructure).
- Resource management with tangata whenua (Section 3.10) – promotes local authorities and iwi authorities to work together for the sustainable management of the regions environment.

Also relevant to the rezoning of Peka Peka Farm, to enable medium to high density developments where appropriate, the RPS anticipates that more intensive residential development will be enabled in areas with good access to services, including public transport. In particular, the following policies of the RPS are relevant:

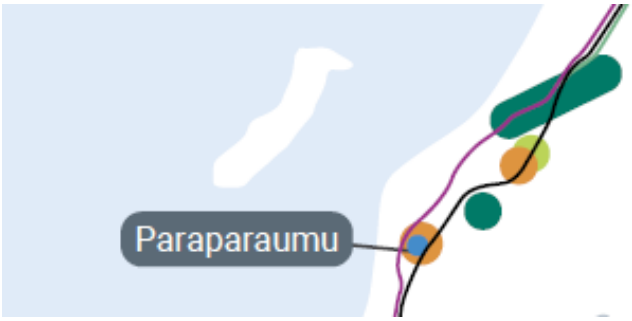
- Policy 10 relating to Travel Demand Management.
- Policy 31, 33 and 55 relating to a compact well designed and sustainable regional form.
- Policy 54 requiring developments to incorporate Urban Design and Low Impact Urban Design considerations.
- Policy 57 relating the integration of land use and transportation.
- Policy 58 relating to co-ordinating land use with development and operation of infrastructure.
- Policy 67: Maintaining and enhancing a compact, well designed and sustainable regional form.

4.4 WELLINGTON REGIONAL GROWTH FRAMEWORK

The Wellington Regional Growth Framework ("**WRGF**") is a 30 year spatial plan for the Wellington-Horowhenua region that identifies how the region could accommodate an additional 200,000 people within the next 30 years. The 'Future Urban Development Areas' in the WRGF are divided into Urban Renewal Areas (brownfields), Future Urban Areas (greenfields), and Further Study Areas (greenfields).

The Te Horo/Peka Peka Growth Area on both sides of the Peka Peka Expressway is identified as Future Urban Development Area, type Further Study Area, within the Western Growth Corridor between Tawa and Levin (Diagrams 8 and 9 and Map 5). The relevant portion of Map 5 is shown in *Figure 10* below, with the Te Horo/Peka Peka Growth area shown by the larger dark green area.

Figure 10 – Excerpt from WRGF showing Future Urban Development Areas in Peka Peka



4.5 DRAFT KĀPITI COAST GROWTH STRATEGY

Council's *Te tupu pai – Growing well* consultation document for the Growth Strategy was released in October 2021 as a strategy for guiding future long-term urban growth in the District over the next 30 years.

It proposes a strategy of both brownfields and greenfields development – "growing up" and "growing out".

The area to the east of the Peka Peka Expressway is identified by Council as a "medium priority greenfield growth area", with the area of Peka Peka to the west of the expressway not identified for growth. Similarly, Boffa Miskell's Greenfield Assessment identifies the eastern area as Priority Group 2A, and the western area including Peka Peka Farm as Priority Group 3 (PE-02 and WA-02A).

4.6 RESOURCE MANAGEMENT (ENABLING HOUSING SUPPLY AND OTHER MATTERS) AMENDMENT BILL 2021

This Bill, notified the same day as Council's Growth Strategy consultation document *Te tupu pai – Growing Well* was released, challenges Council's ability to deliver housing supply, rather than assisting it because planning for infrastructure is difficult in the face of haphazard intensification of existing residential areas.

Council's own submission to the Bill (16 November 2021) lays this out in point 15 where it states:

> "*Therefore we seek some flexibility in the spatial application and phasing of the MDRS provisions to allow us to provide for growth while encouraging it to occur in places and ways that will help us achieve healthy, thriving and resilient communities over time.*"

The Bill is facing significant challenge and may be significantly modified before it is passed into law.

One possible scenario is that Council will look to rezone small pockets of rural land to residential where infrastructure is immediately adjoining the site and that greenfield areas more remote from infrastructure will be earmarked as 'Future Urban' zone.

PPFL's submission and associated reports demonstrate that infrastructure can be made available for this site, and we confirm PPFL is willing and able to implement the necessary infrastructure.

Perhaps most importantly, as discussed below, the Residential Land Development Economic Assessment prepared by Property Economics concludes that even with this law change in place, with likely uptake there will still be a significant housing shortfall at Kāpiti.

5. EXPERT CONTEXT ANALYSIS AND SITE EVALUATIONS

PPFL's assessment to date has involved the undertaking of site evaluations and assessments by the project team experts. Each expert has identified site opportunities and constraints and recommendations with respect to how rezoning and future development of the site can resolve such constraints and realise both development and ecological opportunities.

The expert evaluations are summarised in the following sections.

5.1 PROJECTED RESIDENTIAL LAND SUPPLY AND DEMAND

Property Economics has prepared a Residential Land Development Economic Assessment for the

site dated November 2021 (refer **Appendix 1**).

The Assessment has been undertaken to identify whether and how Peka Peka Farm will contribute to housing demand in Kāpiti, as well as to identify the economic benefits and costs associated with the development including the impact on the district housing market and opportunity costs associated with existing or alternative land uses.

The Assessment refers to a range of data sources including Stats NZ census data and projections and Council documents such as the Greenfield Assessment, Intensification Assessment, Growth Strategy Growth Scenarios Report, and Housing and Business Development Capacity Assessment.

It identifies the following key information drawn from these data sources:

- The realisable residential development capacity (the level of feasible capacity likely to be 'taken up' by the market) is insufficient to meet the long-term needs of the community, falling short by 1,660 dwellings. See *Figure 11* below based on Council's 2019 Housing and Business Assessment (**2019 HBA**).

- The average Kāpiti home increased in value by nearly 35% (in the year to June 2021) compared to a national increase of 27%. This has resulted in an average house price of $910,000.

- At the same time, annual residential building consents increased 3.8% compared to a national increase of 17% (in the year ended June 2021).

- Since the 2019 HBA, growth projections have placed additional future demand on housing, increasing the projected number of dwellings required over the next 30 years from 6,600 to 13,850.

- While no finalised updated HBA has been produced, Property Economics has been involved in assessing and updating feasible and realisable residential capacity, and this assessment to date has indicated that realisable capacity has increased to over 7,100 dwellings. Even with this increase in capacity, the shortfall resulting from increased projected demand leaves a gap of over 6,500 dwellings in the long term, and brings forward the expected realisation date of this shortfall from 2040 to the early-mid 2030s.

- The Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill is further attempting to open up an additional level of capacity, with an accompanying economic cost benefit assessment indicating that the Bill has the potential to result in 9,800 dwellings across the Wellington region. With current conditions in mind and given the current feasible capacity represented in Kāpiti, this could result in an additional 1,200 dwellings. Importantly however, this level of additional capacity is not sufficient to meet the significantly greater projected capacity shortfall in the Kāpiti District.

- A localised assessment suggests that Peka Peka requires an additional 640 dwellings by 2050. Although this is at a scale or level of detail that is unlikely to be highly accurate, Peka Peka has an identified realisable capacity of only approximately 230 dwellings, falling well short of expected demand.

Figure 11 - Summary of Kāpiti District Residential Capacity from 2019 Housing and Business Assessment

	2017-2020	2020-2027	2027-2047	TOTAL
Demand (inflated with 20% buffer)	642	1,449	4,504	6,595
Development capacity (realisable)		4,935		4,935
Balance	4,293	2,844	-1,660	-1,660
Sufficiency	YES	YES	NO	

Against this background, the Economic Assessment identifies that developing Peka Peka Farm has a number of potential economic benefits including increased land/dwelling supply, more affordable housing, increased amenity, greater housing and location choice, decreased marginal infrastructure costs, provision of a high value residential area, increased diversity in buyer pool and a greater level of growth.

For example, Peka Peka Farm:

- Would provide not only additional capacity for a range of house types and thereby increased opportunity for people to live in Peka Peka, but also to live in a location that can efficiently connect to the rest of Kāpiti.

- Being a large area, brings the opportunity to have an economy of scale thereby lowering marginal infrastructure costs and providing greater returns on the use of local infrastructure. Additionally, the future provision and identification of this area allows for future proofing of community and private infrastructure requirements.

- Is an example of a 'plug-in' extension of urban infrastructure due to its location adjacent to other residential zones and existing urban extent. This minimises new infrastructure costs and increases efficiency relative to other greenfield locations.

- Can work as a catalyst to spur further growth in the area, providing impetus for additional residential and/or small-scale commercial activity.

In terms of economic costs, the Assessment identifies these as reduced agricultural land availability and potential for reduced impetus for intensification in existing urban areas. However, the Assessment notes that the opportunity cost of agricultural use is low given the minimal existing productive use of the site, and that the shortfalls outlined above include existing feasible urban development capacity and therefore already provide for intensification and the economic benefits associated with this residential development option.

Overall, Property Economics considers that the potential economic benefits of Peka Peka Farm significantly outweigh the potential economic costs.

5.2 LANDSCAPE AND URBAN DESIGN

McIndoe Urban has also prepared a Peka Peka Farm Masterplan Report dated 16 November 2021 (refer **Appendix 2**).

The Report has been prepared to understand and assess the contextual issues and opportunities relating to the future development of the site. It identifies opportunities and constraints in relation to the site's unique location and environment and includes a number of recommendations to ensure that the design response gives appropriate regard to such opportunities and constraints.

The Report identifies four distinct site and landscape zones on the site, which have been used to inform master planning:

- **Western dunes**: This is an area of high dunes that extends on a north-east to south-west alignment on the western side of the site and includes very steep slopes facing east, and relatively gentle slopes and elevated areas most of which slope down to the wetland at the west. Depending on viewer location, spectacular and expansive views are obtained from these dunes. The northern part of the Kawakahia wetland is a prominent feature along the western edge of the site. The landscape and visual prominence of the dune tops merits ecological repair and restoration, however that part of the site can readily accommodate significant high-amenity residential development on the western slopes below the tops.

- **Central flats**: This area is characterised by broad open areas made up of a combination of gently rolling paddocks and dunes which are elevated well above the flood level. This area contains a number of wetlands which must be protected. These can and are used in the site Masterplan as a driver to add amenity to these parts of a residential neighbourhood.

- **Eastern Dunes**: This area currently presents as a series of low dunes interspersed with wetland areas. The low height and generally flat nature of these dunes readily enable access and development, and provide for easy and direct connection to the Kāpiti Expressway cycleway. The Peka Peka Expressway introduces potential noise constraints, although these can easily be accommodated by the generally accepted 40m no-build setback from the carriageway which ends at more or less the site boundary. A further acoustic control offset would then be anticipated with noise controls placed on any residential building within the strip of land located between 40 and 80m from the expressway.

- **Central open space and flood retention areas**: This centrally located area overlaps with the Central Flats and Eastern Dunes. Much of this area is in pasture interspersed with wetlands. A variety of waterways, generally in the form of drains, cut through the landscape. This area is low, and most of it provides for flood retention. Previous farming activities have established several tracks on low causeways across the area, with some established avenue-type planting along parts of these. High voltage transmission lines extend in more or less a north-south direction over the central part of this area. They are primarily over flood retention areas on which building development is not possible. This transmission line constraint can be addressed by a combination of development setbacks and landscaping.

Taking these constraints and opportunities into account, the Report identifies five objectives for the Peka Peka Farm development and explains how they will be achieved through design principles:

- **Distinctive and memorable character**: Peka Peka Farm will develop an authentic and memorable place and culture-specific identity based on restoring ecologies and recognising cultural histories. This objective will be achieved through the design principles of working with mana whenua throughout the development process and identifying and celebrating the whakapapa of the place through working with the landform, retaining traces of former agricultural use, restoring and featuring wetlands, and providing open spaces.

- **Regenerative ecologies and landscape**: The existing degraded environment will be repaired and authentic local ecosystems re-established as part of stormwater management and landscape design. These features will enhance biodiversity and provide a stunning and unique setting for a new residential neighbourhood. This objective will be achieved through the design principles of repairing and regenerating wetlands with direction of mana whenua and technical experts, making ecological areas a common amenity feature through replanting and access, and landscaping to demonstrate natural processes through providing access to regenerating ecosystems

and flood management areas within the site.

- **Design for community**: A shared public landscape of open spaces, reserves and paths will provide the setting for community to develop. This objective will be achieved through the design principles of providing a setting for the community to develop through accessible common open spaces, opportunities for children's play through pathways and cycleways and two children's playgrounds, and planning and design for safety through custodial overlook of main paths and spaces, informal surveillance through houses along paths, and designing watercourses and margins to prevent access by small children.

- **Connectivity**: A high degree of network connectivity will be achieved with multiple connections to areas around and within Peka Peka Farm. In order to integrate into the wider area of urban growth, there will be a connection to and extension of the expressway cycleway, and connection-ready streets for when surrounding areas become increasingly urbanised. This objective will be achieved through the design principles of multiple connections via an internal street layout of north-west and north south connections, an interconnected street network structure, and a network of paths and trails connected to the Expressway cycleway.

- **Comprehensive and integrative planning**: The masterplan integrates landscape, ecologies and residential amenity aspirations to optimise the quality of outcome. Infrastructure and natural system requirements will inform planning to allow successful implementation. This objective will be achieved through the design principles of considering open space, landscape and buildings together, integrating landform, natural systems and ecologies through the archipelago of development approach, and providing for flexibility and constraints that may emerge.

- **Variety and choice of housing**: Lastly, Peka Peka Farm will provide a variety of residential settings based on varying landform, underlying landscape types and view orientations. These settings support a range of lot sizes and housing types, with all benefitting from access to views, the natural environment and extensive common public open space. This objective will be achieved through the design principles of providing three types of housing based on the existing landforms, providing a variety of lot types between 250m2-2,000m2, and including the potential for multi-unit housing in high amenity locations.

Overall the Report concludes that Peka Peka Farm is suitable for high amenity residential development of 421-451 lots and potentially more.

The site presents unique settings for a residential neighbourhood with a natural subdivision into three zones, each with a differing landscape and consequently residential neighbourhood character. Variation in these contributes to providing housing diversity and choice.

Sensitive placement of residential lots below the tops of the high dunes retains the natural profile of the dune tops and ensures landscape and visual integration, while ecological repair of the waterways, flood retention areas, and wetlands as publicly accessible open spaces and reserves presents a significant opportunity to restore ecosystems, enhance biodiversity, and respond to mana whenua values.

An extensive network of walking trails of varying character will provide for recreation and public access to and around ecologically significant areas of open space, while a proposed new cycleway which connects through Peka Peka Farm from the existing Expressway cycleway through the site and up to Peka Peka Road will provide an alternative route from the Expressway to Peka Peka Beach, establishing a new circuit and enhancing recreational opportunities for all cyclists.

The location away from existing networks presents an accessibility challenge to be overcome.

However, access to transport and facilities will be addressed by providing multiple convenient connections into the Expressway cycleway, facilitating connections to existing facilities, providing critical mass to support additional public transport initiatives, proximity to a potential future local centre at Peka Peka Road, and making this development connection-ready for integration into a whole-of-area street network as the areas around the site are developed.

5.3 TRANSPORTATION

Stantec has prepared a Traffic Access Appraisal dated 6 September 2021 (refer **Appendix 3**).

The appraisal has been prepared to understand the existing transport and access context and make recommendations as to transport and access requirements for the proposed Peka Peka Farm development.

Current access to the site is comprised of vehicular access at 169/171 Peka Peka Road. At its eastern end, approximately 1.6km from the site, Peka Peka Road connects with the Peka Peka Expressway via north facing on and off-ramps. Travel to and from the south is achieved from the same location via old State Highway 1, linking with the Waikanae and Paraparaumu town centres.

In addition to vehicular access, there is active modes access from the Cycleway Walkway Bridleway ("**CWB**") that directly adjoins the site to the east and has an existing access point at Ngarara Road 1km from the site. The site also has frontage to a paper road formation of Ngarara Road.

Based on an assessment of the existing roading network and anticipated vehicle movements per day associated with the Peka Peka Farm development at full build, the appraisal concludes that:

- A 500-lot residential yield could generate total vehicle volumes in the order of 3500vpd.
- A safe intersection can be established at the existing access point at 169/171 Peka Peka Road.
- Traffic will distribute west and east along Peka Peka Road.
- The Local Community Connector roads to the west and south following the coast have sufficient capacity to accommodate the added traffic.
- There are inefficiencies and lack of community connectivity with all vehicle access via Peka Peka Road. However, there is an opportunity to secure a better transport outcome by also forming a connection to Ngarara Road via the existing paper road alignment.
- The site has frontage to the CWB. Good direct connectivity to the CWB will be important in ensuring good walking and cycling choices.

Overall, Stantec has not identified any fundamental issues from a transportation perspective. The key transportation opportunity going forward will be to maximise vehicle and walking/cycling connections.

5.4 ECOLOGY

RMA Ecology Ltd has prepared a Preliminary Assessment of Ecological Values report dated 21 October 2021 and Wetland Figures addendum dated 28 October 2021 (refer **Appendix 4**). This assessment does not include the two smaller westernmost titles. However, it provides a clear indication of the scale and nature of constraints in the western and central parts of the site, which can in turn be extrapolated to the wider site.

The Assessment has been undertaken to ensure that ecological constraints within the site are

well understood, to ensure that future development of the site will not adversely impact on the local or regional environment, and to enable exploration of protection of wetlands and restoration opportunities.

The Assessment concludes that:

- The key ecological features on the part of the site that was investigated are 22 wetland areas that meet the NPS-FM definition of a natural inland wetland, totalling 7.1 ha. These areas should be included as constraints and are shown in *Figure 12*.

- There are opportunities to undertake ecological restoration of the wetland areas and dunes on the site, including infilling drains, restoration of wetland form and function, removal of weeds, enrichment planting, and habitat protection.

- This restoration would provide a large area of contiguous wetland, improving habitat quality for indigenous fauna.

The project team has incorporated these conclusions and responded to these constraints in the Proposed Growth Area Plan by designing development around the wetlands and low lying areas of the site so that they can be retained, as well as anticipating restoration of areas of wetland and dunes.

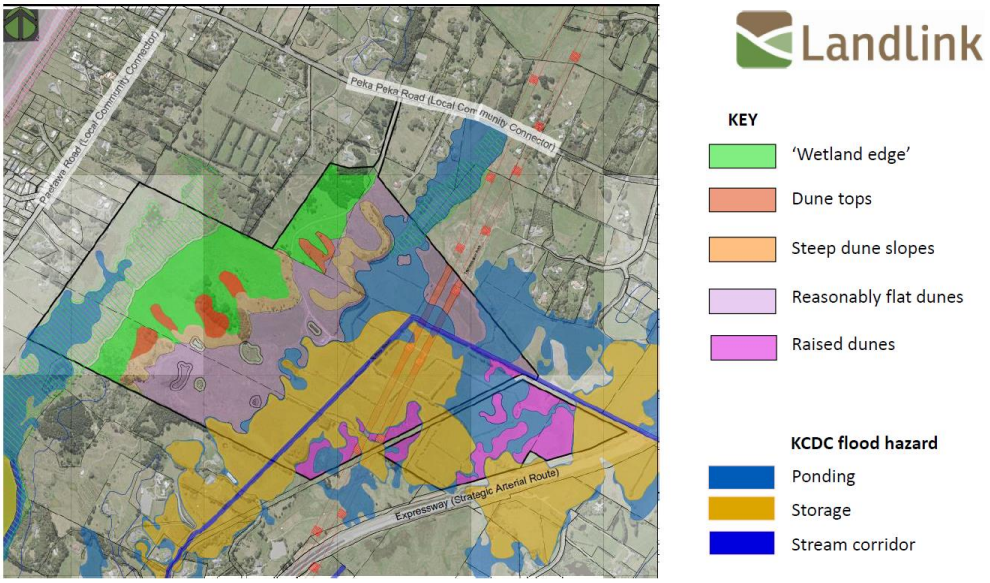
Figure 12 - Wetlands on southern portion of site, with proposed NPS-FM wetland in red, current but not proposed NPS-FM wetland in blue, and 10m wetland buffer in yellow



5.5 GEOTECHNICAL AND LAND STABILITY

Landlink Ltd has prepared a plan showing the land forms at the site, shown in *Figure 13* below.

Figure 13 - Land Form Plan



In addition, CGW Consulting Engineers have prepared a Geotechnical Desktop Study Report dated 1 July 2021 (refer **Appendix 5**).

The report has been prepared to identify potential site geotechnical challenges / constraints and provide details of potential engineering solutions. Ultimately, the assessment contributes to determining whether or not the site can support the nature and scale of development provided for by the rezoning of the site for residential lifestyle development.

The report includes a preliminary ground model for the site as shown in *Figure 14* below, which has been prepared based on Council mapping data, published geology, the NZGD database, historic aerial photography, nearby geotechnical investigations at 5 sites, and a site walkover.

Figure 14 - Preliminary Ground Model



The report identifies the following geotechnical constraints in relation to each area of the Preliminary Ground Model:

- Area one which includes large sand dunes and occasional wetland areas is largely above the water and consequently at a reduced liquefaction risk. However, previous geotechnical studies of similar areas in Kāpiti indicate these dunes are comprised of loose sands which are unlikely to meet NZS3604 'good ground' definition.

- Area two comprises low lying undulating dunes with isolated wetland areas. Nearby investigations indicate dense Pleistocene sands are close to the surface however a high-water table in this area makes the zone at moderate to high risk of liquefaction. Isolated peat deposits may be located in this area.

- Area three is primarily comprised of wetland. Peat or peaty sands would be common in this area and were noted in geotechnical boreholes just south of this zone. Liquefaction risk in this area is moderate to high due to loose, low lying dune sands close to the water table. This ground condition typology is not an uncommon feature of the wider coastal Kāpiti area.

Overall, the report concludes that the site can be made suitable for residential development through consented earthworks and requirement for appropriate dwelling foundations.

5.6 HYDROLOGY AND STORMWATER

O'Callaghan Design Ltd (**ocdl**) has prepared a Stormwater Assessment for the site dated November 2021 (refer **Appendix 6**).

The Assessment has been prepared to identify features of the site from a stormwater perspective, consider Council's stormwater modelling prepared by Awa Environmental Ltd (**Awa**), and set out ocdl's assessment of potential stormwater and flooding issues associated with the development of Peka Peka Farm.

The Assessment identifies that the site has been modified to some extent by farm tracks, the creation of farm drains, and a large catchment drain, with associated culvert crossings. The notable elements of the site in terms of stormwater are low-lying areas, which are at a level of approximately RL5.5 – 6.0m, the presence of wetland areas, and the main stormwater drain which serves a large catchment area to the southeast. This drain is shown in *Figure 15* below. These factors influence the extent of surface water flooding on the site in very heavy rainfall events.

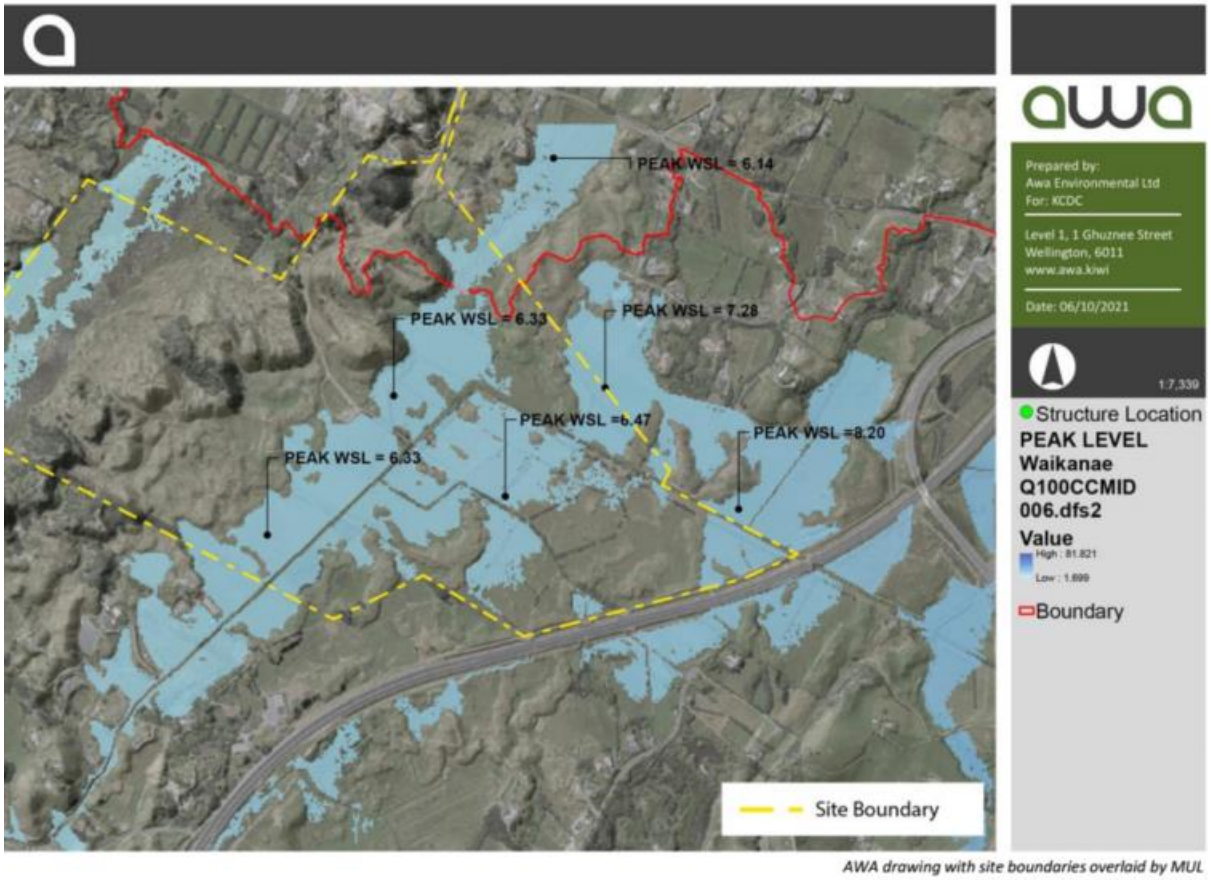
Council has assessed the likely extent of flooding at Peka Peka Farm during extreme rainfall events as part of its hazard planning. This assessment includes detailed stormwater modelling of the catchment prepared by Awa. The purpose of the modelling is to estimate likely floodwater levels and use this information to identify areas that are likely to be inundated during the design event. PPFL understands that Council is currently updating this modelling to incorporate the implications of the Peka Peka Expressway and other changes on stormwater drainage patterns.

Council's existing model prepared by Awa estimates floodwater levels at the site for a 100-year return period rainfall event (**1% AEP**), with an allowance for climate change, at a range of RL6.33m to RL8.20m, as shown in *Figure 16* below. These levels are influenced by the existing groundwater levels along the flooded corridor.

Figure 15 - Stormwater Drain at Peka Peka Farm



Figure 16 - 1% AEP Modelling prepared by Awa Environmental Ltd



AWA drawing with site boundaries overlaid by MUL

The Assessment explains that the higher floodwater level in the eastern area (RL8.20m) is due to a combination of limited flow capacity in sections of the drain and existing natural ground levels, particularly the area at the southern side of No 39 Kensington Drive, where the ground level is at approximately RL8.0m. The floodwater level in the eastern area of the site could therefore be

reduced if the restricted sections of the drain were improved for flood flow or the ground level in the general area of the southern side of No 39 Kensington Drive was lowered. As that area is beyond the PPFL's landholding, it is anticipated that flood improvement in the eastern area of the site will be achieved by improving the capacity of the drain in specific "choke points" of the drain and by a proposed reconstruction of the drain to achieve better hydraulic, ecological and amenity outcomes.

The Assessment notes that the predicted floodwater levels in the model output above do not include any allowance for freeboard. Freeboard is an additional "design depth"/allowance to provide some safety factor when estimating flood water levels. This freeboard allowance is to cater for uncertainties such as model error, ground level error, localized variability and allowance for actual floor levels to be above the outside flood level so that wind waves etc. do not cause the flood water to enter the building/house. On this site, ocdl considers that an allowance of 0.5m would be appropriate for freeboard.

Taking the above into consideration, the Assessment concludes the following in relation to flood management on the site:

- The site is subject to inundation during extreme flood events. This does not preclude the site from being developed. However, it does trigger the necessity to consider flooding matters in detail during planning and design.

- ocdl has confidence in Awa's flood modelling and has worked with Awa on several projects. However, Awa's modelling has not assessed the potential options to manage flooding on the site in a post-development scenario, as this was not the purpose of their modelling.

- Accordingly, ocdl has carried out a high-level assessment of the potential flooding risk for the proposed development of Peka Peka Farm so that flooding matters can be considered in the context of considering this site as a growth area as part of Council's Growth Strategy assessment.

- This assessment has included a preliminary review of existing flooding characteristics, taking into account the influence of the proposed development and making allowance for expected earthworks activity, drain improvements, ecological and amenity outcomes and anticipated Greater Wellington Regional Council requirements.

- The estimated floodwater ponding level in lower areas of the site in a 1% AEP is approximately RL6.3m, or RL6.8m including freeboard. This means that the indicative minimum floor level is approximately RL7.0m for the western part of the site and RL7.5m in the eastern part of the site.

- *Figure 17* and *Figure 18* below show that the Peka Peka Farm Masterplan concept has been designed to largely avoid the extent of a 1% AEP event and to be above RL6.0m, noting that the RL7.0m contour is not significantly greater than the RL6.0m contour due to the nature of the dune systems on the site.

- The smaller remaining areas in the east and north that intersect with the 1% AEP levels based on this modelling can mitigate and avoid these flooding effects by upgrading the main stormwater drain with an engineering solution similar to that used for the reconstruction of 1km of Duck Creek at Whitby, as well as increasing the capacity of an existing small drainage channel at the northern part of the site in combination with some relatively minor raising of ground level in this area.

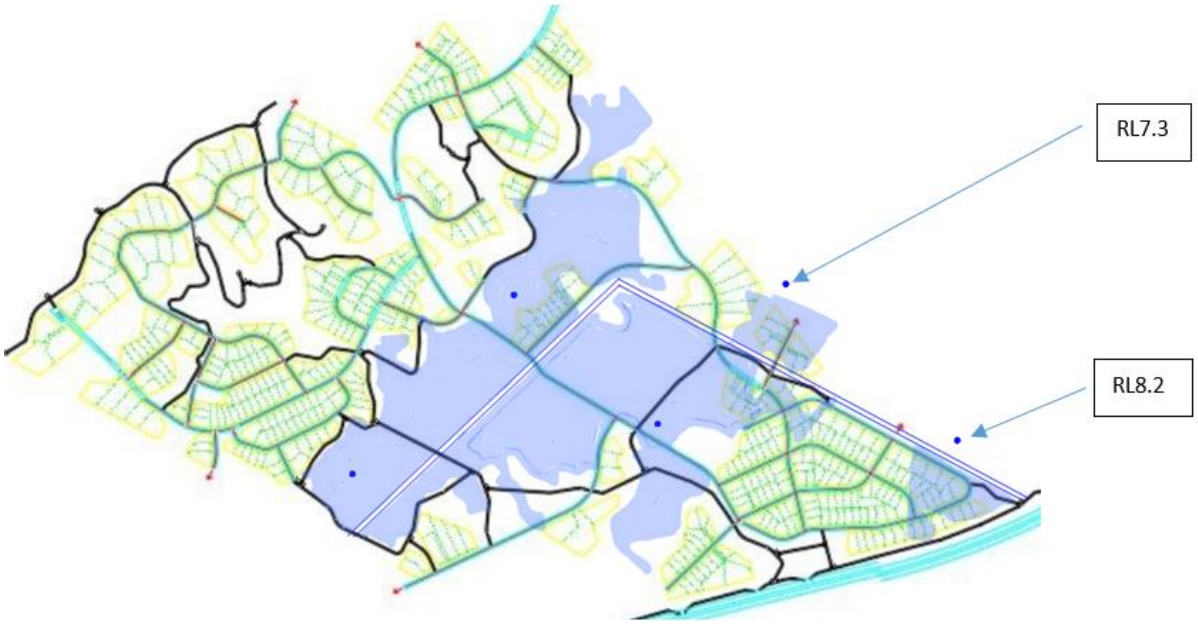
- Compensatory floodwater storage can be provided within the site within proposed open space areas of Peka Peka Farm. Alternatively, there may be an opportunity to provide

compensatory storage through Council's planned new large flood storage zone further downstream.

Figure 17 - Council GIS RL6.0 overlain on Peka Peka Farm design with areas below RL6.0 in red



Figure 18 - 1% AEP Modelling overlain on Peka Peka Farm design with flooded areas in blue



In addition to considering these 'macro' flood management issues, the Assessment recommends a range of low impact stormwater design solutions to manage stormwater generated within the site. These include:

- Utilising swale drains adjacent to the roads in low density areas such as the Western Dunes.

- Utilising kerb and channel design on the edge of roads to collect runoff in higher density areas of the Central Flats and Eastern Dunes. Larger stormwater treatment basins can

be constructed in numerous areas of the site to achieve good stormwater treatment outcomes with reduced future maintenance issues, rather than widespread use of small multiple rain garden-type devices.

- The site otherwise has predominantly sandy soils beneath the topsoil, which will provide high soakage rates for stormwater disposal to the ground. It is therefore expected that all roof areas will be discharged to ground via soakage pits, with stormwater re-use storage tanks connected to downpipes upstream of the soakage pits. Runoff from driveway areas can be collected in on-lot sumps and discharged to private soakage pits when ground gradients allow, and where the scale of such collection is worthwhile in stormwater management terms. A similar approach has been adopted on another development in Ngarara to the south.

Overall, ocdl's Assessment concludes that the majority of the Peka Peka Farm development is above expected extreme floodwater ponding levels, while the remaining areas can have flooding effects mitigated through increasing the capacity of drains and some minor earthworks to elevate small areas of the site in the north and west. These will undergo design refinements as part of preliminary and detailed design to mitigate flooding effects.

ocdl considers that significant residential development can be achieved on the site without notable constraints from flooding, and flooding matters should not be an impediment for the overall assessment of this site as a growth area.

5.7 WATER INFRASTRUCTURE

CGW Consulting Engineers has prepared a Water and Sewer Infrastructure Report for the site dated 17 November 2021 (refer **Appendix 7**).

The purpose of the Report is provide a high-level assessment of the infrastructure requirements to connect the site to Council sewerage and potable water supply.

The Report makes two key conclusions:

- While further work is required to assess the capacity of existing infrastructure to service the site, there do not appear to be any water or sewer infrastructure reasons why the site cannot be developed for residential purposes.

- The existing 20m wide unformed paper road through the site provides a strategic link as a 'ready-made' infrastructure corridor without the need for specific land acquisition. This provides a considerable advantage to advance the infrastructure required to service the PPFL site and benefit the other growth areas identified north of Waikanae.

The Report provides the following discussion in relation to these conclusions:

- Based on 500 dwellings, Peka Peka Farm is likely to have water demand of 313 Q_{AV} m^3/ day (average demand), Q_{OK}, L/S (peak demand) and be 8.5% of the total water supply demand in the context of the urban growth zones north of Waikanae in the Greenfield Assessment.

- Similarly, Peka Peka Farm is likely to generate wasterwater of 313 WDWF m^3/day (average dry weather flow), 719 PDWF m^3/day (peak dry weather flow), 9 PDF L/S (peak daily flow including infiltration) and 13.7 PWWF L/D (peak wet weather flow including ingress).

- Initial indications including from discussions with Council are that there is likely to be sufficient capacity for water supply in the existing water network to service the site.

- Depending on the extent and timing of development north of Waikanae, it may be necessary to create resilience and introduce some degree of operational independence from the existing network.

- A new water storage reservoir could potentially be installed at an elevation of approximately 120m located above Waikanae Scenic Reserve, with access from Hadfield Road.

- The trunk main through the infrastructure corridor including the unformed paper road on the site could then provide the strategic backbone to the future supply of northern urban growth zones, with scope to branch north to Peka Peka zones and south to the north Waikane zones, with the latter potentially able to be looped back to the network via the potential options of Huia Street, Main Road or through zone WA-02a to connect to the principal mains of Waikanae.

- This would mean that the critical infrastructure and main trunk connections that could be provided to service the site could also benefit and provide a catalyst for development of surrounding land parcels to further support growth.

Conceptual outlines of possible linkages of the area north of Waikanae to existing networks are shown in the Appendices to the Report and *Figure 19* and *Figure 20* below.

The Report notes that developing a design for the required infrastructure links to service the site (and other urban growth areas in the north) will require access to operational data to refine and optimise design parameters. Workshops and coordination with network modellers will be a critical part of this process to identify the most efficient and strategic way to advance the proposed development.

PPFL will advance these workshops as the next step in the development process.

Figure 19 - Conceptual Outline of Possible Water Connections

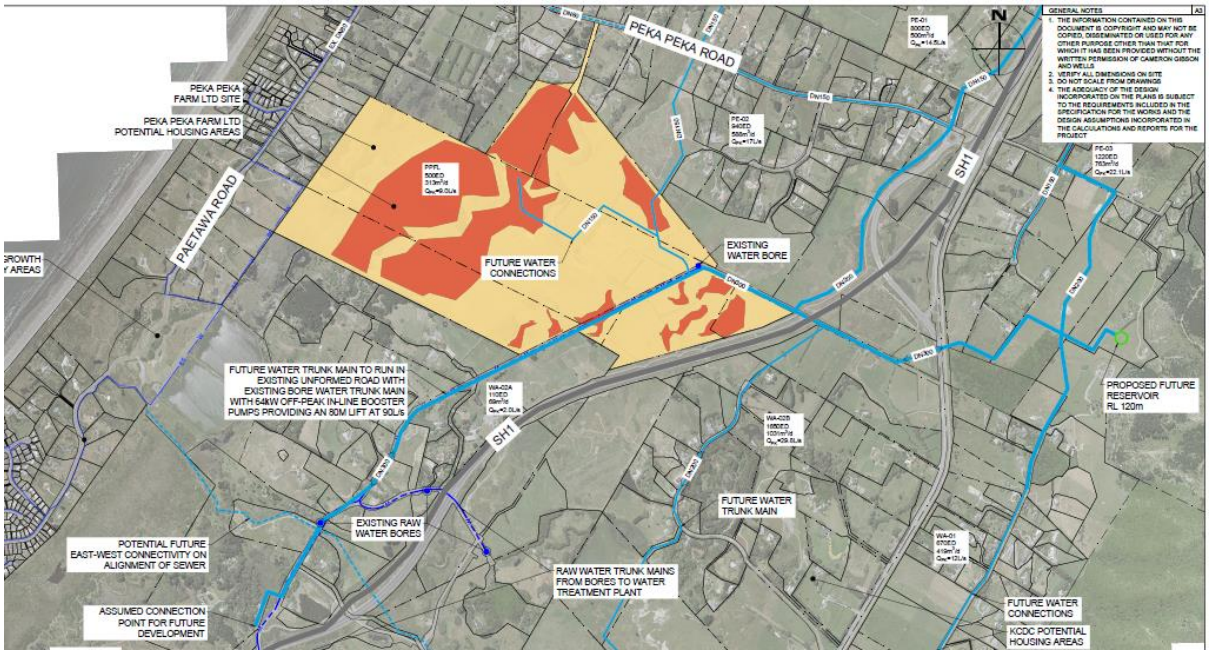
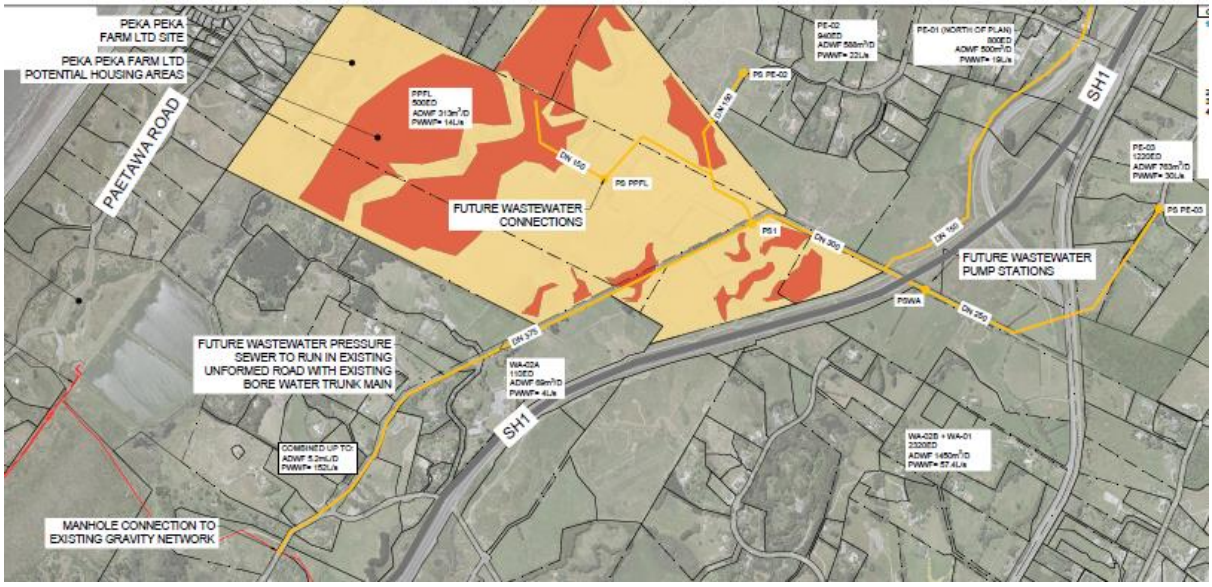


Figure 20 - Conceptual Outline of Possible Wastewater Connections



5.8 ARCHAEOLOGY

Heritage Solutions has prepared an Archaeological Assessment for the site dated October 2021 (refer **Appendix 8**).

The Assessment has been prepared to identify any archaeological sites and make recommendations for their management in the context of the Peka Peka Farm development.

The Assessment notes that a key aspect of the archaeology of the Kāpiti Coast is that sites are not usually visible on the ground surface. Therefore, a predictive model must be utilised to determine potential site location and presence.

Archaeological sites within and near Peka Peka Farm are shown in *Figure 21* below, with previously recorded sites shown in blue and sites recorded during the site visit in red. The archaeological sites are comprised predominantly of middens, with two possible pits, one oven, one platform and one terrace. This is consistent with findings from the Mackays to Peka Peka Expressway investigations.

Topographical mapping shows these sites are located on the edges of dunes.

On the basis of the nature of the recorded sites, documentary data, and the predictive model, the Assessment concludes that there is a very high probability of further sites on the dune ridges, which are likely to be middens. However, middens are a not uncommon site type and no sites are expected to be so significant that their destruction should be avoided. Similarly, although there may be archaeological evidence of the flax industry due to former use which may be of interest, the location of these sites is not known and it is not possible for them to be avoided.

The Assessment therefore recommends that PPFL apply to Heritage New Zealand for a general authority under Section 42 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy potential archaeological sites located within land, subject to conditions on archaeologist monitoring, radiocarbon dating, faunal analysis of samples and lodging of artefacts and material uncovered with an appropriate repository.

Figure 21 - Archaeological Sites within or near Peka Peka Farm



6. RESPONSE TO CONSTRAINTS IDENTIFIED IN BOFFA MISKELL'S GREENFIELD ASSESSMENT

Boffa Miskell's Greenfield Assessment, which has been prepared for Council to inform the Growth Strategy, identifies Peka Peka Farm as Priority Group 3 (PE-02 and WA-02A) land. The Greenfield Assessment was prepared without the benefit of the analysis undertaken on behalf of PPFL to date.

Priority Group 3 land is described as an area that is an unlikely candidate for long term urban development on the basis that there are numerous and significant constraints that are unlikely to be overcome.

The investigations undertaken by PPFL confirm that Peka Peka Farm is better characterised as Priority Group 1 or Priority Group 2A land. This is an area of land that is either a good candidate for short or medium term urban development, or an area that is a good candidate for short or medium term urban development although there are a number of constraints that need to be overcome. Refer to *Figure 22* below.

PPFL understands that Peka Peka Farm was identified as Priority Group 3 land on the basis of being part of a wider areas of land that have scored red or orange in a qualitative assessment undertaken as part of the Greenfield Assessment. The qualitative criteria are shown in *Figure 23* below.

Figure 22 - Priority Groups in Greenfield Assessment

Priority group	Description	Theoretical dwelling estimate
1	The area is a good candidate for short or medium term urban development.	1,800dwellings[2]
2A	The area is a candidate for medium or long term urban development, although there are a number of constraints that need to be overcome.	6,560 dwellings
2B	The area is a potential candidate for medium or long term urban development, however there are several constraints to overcome that may require significant strategic decision-making..	17,680 dwellings
3	The area is an unlikely candidate for long term urban development, on the basis that there are numerous and significant constraints that are unlikely to be overcome.	6,800 dwellings
	Total theoretical dwelling estimate	**32,840[2] dwellings**

Figure 23 - Traffic Light Qualitative Assessment in Greenfield Assessment

Rating	Description
	Development in the area is likely to align with the outcomes sought by the assessment criteria. The area is relatively free of constraints, or there are some constraints but these could be readily managed. Development in the area may also be an opportunity to resolve existing constraints or achieve positive outcomes.
	Development in the area would be somewhat inconsistent with the outcomes sought by the assessment criteria. The area is relatively constrained, and management of the constraints could have impacts on the cost, complexity or timing of development. Development is unlikely to resolve existing constraints in the area, and may aggravate them.
	Development in the area is inconsistent with the outcomes sought by the assessment criteria. The area is heavily constrained, and management of the constraints are likely to have a significant impact on the cost, complexity or timing of development. Development is likely to significantly aggravate existing constraints in the area.

Based on the investigations and assessments undertaken by Peka Peka Farm Limited to date, these conclusions clearly do not accurately reflect the development potential of the PPFL land. Peka Peka Farm Limited makes further specific comments on the following aspects of the Assessment:

- **Urban form**: The Assessment raises concerns regarding a lack of larger scale urban development in Peka Peka. However, the potential for 425-450 residential lots at Peka Peka Farm does not appear to have been identified in PE-02. Peka Peka Farm provides an opportunity to integrate with and connect the existing Peka Peka residential development on the coast to broader future development to the east of the Expressway. There is a further opportunity for this to be supported by a future local centre in Peka Peka (for example at or around the existing Harrisons Country Gardenworld), a potential future rapid transit station at Waikanae North, and strong north south transport connections (including active mode connections). The mixed development design of Peka Peka Farm will also be able to integrate into the lower scale existing development in Ngarara to provide a cohesive urban form.

- **Local neighbourhoods**: The Assessment raises concerns that development may be out of character with the existing Peka Peka and Ngarara form, and disconnected from development to the east of the Expressway. However, the proposed form of Peka Peka Farm incorporates large areas of open space and areas of lower density housing in keeping with the existing coastal nature of the environment, while also taking advantage of the potential for pockets of higher density housing within the development. Through its network of pathways and open space areas, it can also provide a broader connection between intended future development to the east of the Expressway and the beach.

- **Activity centres**: The Assessment states that there is no access to established activity centres and that a new activity centre may need to be developed in Peka Peka. As McIndoe Urban notes in the Landscape and Urban Design Report, there is scope for a future local centre to be developed at Peka Peka Road, potentially at or around Harrisons Country Gardenworld. As the Assessment notes, development of a new activity centre in this location would also support established residential activity at Peka Peka beach. As the site and the area to the east of the expressway develops the impetus for such support activity will only increase

- **Residential development**: The Assessment notes that the area has the potential to contribute to dwelling supply and to ensure a range of dwelling typologies, but prefers development to the east of the Expressway without stating reasons. As the technical reports establish, Peka Peka Farm *does* have the potential to deliver these positive housing outcomes, is well connected to critical transport linkages (including active mode connections) and will provide additional critical mass to support future public transport initiatives, while also avoiding and responding to ecological constraints to restore and enhance their value.

- **Transport networks**: The Assessment raises concerns that there is limited/no active mode access to Waikanae town centre and development would put additional strain on an already constrained Peka Peka Road. However, the Transport assessment prepared demonstrates that the proposal can easily be accommodated by the existing transport network. In addition, the Assessment fails to recognise that Peka Peka Farm is adjacent to the Expressway active mode corridor. It is 12 minutes by high speed cycle to Waikanae town centre and Waikanae Railway Station via the Expressway cycleway, and 15-20 minutes if cycling at a gentle pace. A potential future rapid transit station at Waikanae North, identified in the Growth Strategy, would be located approximately 3km from Peka Peka Farm, with Peka Peka Farm providing a critical mass to support that new transport connection. In addition, the high amenity design of Peka Peka Farm provides an attractive opportunity to people who want to work from home some or all of the time. This, combined with the ready access to the cycleway will assist in reducing the transport related carbon footprint of the overall development.

- **Infrastructure and servicing**: The Assessment notes that new development may need to be supported by new water storage infrastructure, and will require new waste water reticulation that could trigger upgrades to the Otaihanga waste water treatment plant. Initial feedback from Council is that that there is likely to be sufficient capacity for water supply in the existing water network to service the site and that constraints can be overcome through further design. Notwithstanding this, there may be opportunities for the development to support wider upgrades and PPFL will have further workshops with Council to discuss these points.

- **Natural ecosystem values and water bodies**: The Assessment identifies that the area including Peka Peka Farm contains ecologically significant wetlands. However, rather than this being a constraint that cannot be overcome, the proposed Peka Peka Farm technical assessments and master plan show that these wetlands can be protected and restored as a key feature of the development, with significant opportunities for

restoration and co-management with iwi.

- **Landscape and open space values**: The Assessment notes that part of the area that includes Peka Peka Farm is dunelands, which are a special amenity landscape. The Landscape assessment confirms that the landscape and visual prominence of the dune tops merits ecological repair and restoration, however the site can readily accommodate high-amenity residential development on the slopes and below the dune tops. Such development will be nestled into the landform and will ensure that the overall integrity of the dunes is acknowledged and preserved.

- **Heritage values**: The Assessment identifies that there are no listed heritage items in the area but that the likelihood of identifying archaeological sites during development is high. The Archeological Assessment prepared by Heritage Solutions sets out historical patterns of use in this area, identifies a number of archaeological sites and agrees that it is likely that further previously unidentified middens are present on the site, but notes that these are a not uncommon site type and concludes that no sites are expected to be so significant that their destruction should be avoided. Accordingly, this risk can be managed through obtaining a general authority under s 42 of the Heritage New Zealand Pouhere Taonga Act 2014, subject to conditions on archaeologist monitoring, radiocarbon dating, faunal analysis of samples and lodging of artefacts and material uncovered with an appropriate repository.

- **Topography**: The Assessment notes that the topography is relatively undulating. This landform typology is common to many areas on the Kāpiti Coast and can easily be overcome or turned to advantage through careful design, as is demonstrated by the masterplanning undertaken for the site.

- **Natural hazards and risks**: The Assessment notes there is some flood risk associated with parts of the wider area that includes Peka Peka Farm and the entire area is at high risk of liquefaction. The geotechnical assessment indicates that the site landforms are relatively typical and that there is no reason why the site cannot be made suitable for residential activity of the type proposed. Similarly, ocdl's Stormwater Assessment demonstrates that the majority of the proposed Peka Peka Farm residential development will avoid modelled 1% AEP levels and be above minimum floor levels, with some remaining small areas able to avoid adverse flooding effects through upgrading of the main stormwater drain on the site and some earthworks to lift these areas. Overall, the designed layout is readily achievable, while respecting and keeping clear of flood prone parts of the site.

- **Land use compatibility**: The Assessment raised concerns about potential reverse sensitivity affects associated with the Expressway, that the national grid traverses part of the area, and that established rural lifestyle development may be resistant to urban development. The assessment reports confirm that the first two constraints can be readily accommodated by development setbacks, design and landscaping. With regard to surrounding rural lifestyle development, the majority of the land being assessed is the land owned by PPFL – this is bare land rather than existing rural lifestyle development, and so avoids the land area of potential resistance. The site is well removed from neighbours and generally screened by landform and other features – we do not consider this commentary is particularly well informed about the nuance of this site and its relationship to existing neighbours.

- **Highly productive land**: The Assessment identifies two areas of highly productive land located at the eastern and southern extents of the wider PE-02 area around the expressway and running north-south through to the east of Peka Peka beach. No part of this site has values associated with highly productive land. The site has long been used for low level stock grazing.

- **Climate change**: The Assessment raises concerns that growth in this wider area including Peka Peka Farm would likely require reliance on vehicle trips, and extending infrastructure services in the area may be resource intensive. On transport, there is existing ready cycle and active mode access between the site and Waikanae town centre and Railway Station. This access will be enhanced as part of the development. Growth provided by the development would also support the business case for a new rapid transit station in Waikanae North. In addition, the nature of the development supports residents who want a high amenity environment to work from home.

7. CONSULTATION

7.1 KĀPITI COAST DISTRICT COUNCIL

The project team attended a highly productive meeting with Council officers on 3 November 2021. The project team discussed the initial development masterplan concept for this site, as well as the specific constraints and opportunities that have been identified (and are discussed in greater detail in this submission and Appendices). A summary of the findings of each of the key specialists was presented. The presentation was well received. Working groups are being set up to identify infrastructure requirements for the site as well as opportunities to facilitate wider growth in the Waikanae North area.

7.2 MANA WHENUA

The project team has been advised by Council that Te Atiawa are mana whenua and should form the focus of consultation. The project team has reached out to Mahina Baker from Te Atiawa and intends to explore opportunities for iwi involvement in the development including for ecological restoration and management of restored areas.

In addition, PPFL will be looking to engage Te Atiawa to undertake a cultural impact assessment and to identify opportunities that will contribute to the iwi's role as kaitiaki of the environment.

7.3 OTHER STAKEHOLDERS

Meetings and workshops with relevant stakeholders will continue throughout the further phases of the development of the Peka Peka Farm Precinct Plan. These other stakeholders include Waka Kotahi, local community groups, Greater Wellington Regional Council, and Transpower.

8. NEXT STEPS

Further investigations and stakeholder engagement will be progressed to fully explore and assess the potential effects associated with the development of the site and to refine and finalise the proposed Peka Peka Farm development plan.

The following initiatives are proposed ahead of progression to rezoning in mid to late 2022:

(a) **Key stakeholder engagement and consultation with iwi;**

(b) **Further Council workshops;**

(c) **Engagement with Greater Wellington Regional Council;**

(d) **Cultural Impact Assessment;**

(e) **Additional technical assessments, including –**

(i) Detailed services investigations particularly with respect to wastewater and stormwater management;

(ii) Detailed ecological surveys of the freshwater and riparian environments, especially for plants, fish and macro-invertebrates, to more accurately determine protection requirements and priorities;

(iii) Further analysis of ecological enhancement opportunities;

(iv) Hydrological flow investigations to establish where ephemeral flow paths are situated.

With Council Officers and other key stakeholders, Phase Two investigations will also include development of -

- Precinct specific objectives and policies;
- Precinct specific bulk and location standards (if required);
- Precinct specific roading typologies;
- An open space strategy; and,
- A stormwater management strategy.

The above work will culminate in the next iteration of the Peka Peka Farm Proposed Precinct Plan, and associated provisions suitable for inclusion in the Kāpiti District Plan.

9. APPENDICES

9.1 Appendix 1: Residential Land Development Economic Assessment

9.2 Appendix 2: Peka Peka Farm Masterplan Report

9.3 Appendix 3: Traffic Access Appraisal

9.4 Appendix 4: Preliminary Assessment of Ecological Values

9.5 Appendix 5: Geotechnical Desktop Study Report

9.6 Appendix 6: Stormwater Assessment

9.7 Appendix 7: Water and Sewer Infrastructure Report

9.8 Appendix 8: Archaeological Assessment

PROPERTY ECONOMICS



PEKA PEKA FARM RESIDENTIAL

LAND DEVELOPMENT

ECONOMIC ASSESSMENT

Client: Peka Peka Farm Limited

Project No: 52123

Date: November 2021

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SCHEDULE

	Code	Date	Information / Comments	Project Leader
	52123.4	Nov 2021	Report	Phil Osborne

DISCLAIMER

This document has been completed, and services rendered at the request of, and for the purposes of Peka Peka Farm Limited only.

Property Economics has taken every care to ensure the correctness and reliability of all the information, forecasts and opinions contained in this report. All data utilised in this report has been obtained by what Property Economics consider to be credible sources, and Property Economics has no reason to doubt its accuracy.

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TABLE OF CONTENTS

1. INTRODUCTION 4
1.1. INFORMATION & DATA SOURCES 5
2. KĀPITI DISTRICT RESIDENTIAL ENVIRONMENT 6
3. PEKA PEKA FARM RESIDENTIAL DEVELOPMENT 11
4. ECONOMIC COSTS AND BENEFITS 12
4.1. ECONOMIC BENEFITS 12
4.2. ECONOMIC COSTS 14

LIST OF TABLES

TABLE 1: KĀPITI DISTRICT RESIDENTIAL CAPACITY (HBA 2019) 7
TABLE 2: KĀPITI DISTRICT DWELLING PROJECTIONS 2021 8

LIST OF FIGURES

FIGURE 1: PEKA PEKA FARM SITE 6
FIGURE 2: CURRENT DWELLING PROJECTIONS COMPARED WITH STATISTICS NZ 9
FIGURE 3: CONCEPT PLAN OF PEKA PEKA FARM PROPOSED RESIDENTIAL DEVELOPMENT . 11



1. INTRODUCTION

Property Economics has been engaged by Peka Peka Farm Limited to undertake an economic assessment for Peka Peka Farm (PPF) being rezoned from General Rural Zone to provide for a residential land development of varying intensities ranging 250sqm to 2,000sqm sites.

This report provides an assessment of the Council documents and reports pertaining to residential demand and supply. These documents relate to both the draft District Growth Strategy and the requirements for sufficiency of supply under the NPS UD.

In particular, this report will provide a sound base document to assist with economic considerations relating to potential economic costs and benefits resulting from the proposed residential zoning and development.

This economic assessment will:

1. Assess the proposed plan change in relation to the HBA or relevant documents for district and localised area, as well as the increased capacity resulting from the proposed plan change on the District HBA both in the short -medium and long terms.

2. This assessment will include an understanding on whether this capacity is necessary to meet demand, as well as assessing it against any changes required in the HBA to provide sufficient feasible capacity.

3. Even if not shown to be necessary to meet expected demand, Property Economics will identify pertinent economic benefits associated with the plan change to support the application including relative infrastructure reconciliation, impact on existing development potential elsewhere in the district, opportunity costs associated with existing or potential alternative land uses.

4. Outline the potential high-level economic benefits associated with the proposed plan change, including efficient land use, impact on district housing market (overall affordability, choice etc), certainty of development realisation, master planned outcome, development funding.

1.1. INFORMATION & DATA SOURCES

Information has been obtained from a variety of reputable and reliable data sources and publications, including:

- NZ Census of Population and Dwellings 2006, 2013 & 2018 - Statistics NZ
- Household and Population Projections – Statistics NZ
- Google Maps NZ
- Kāpiti Coast Urban Development Greenfield Assessment - Kāpiti Coast District Council
- Kāpiti Coast Urban Development Intensification Assessment- Kāpiti Coast District Council
- Kāpiti Coast Dwelling Projections 2021 – Sense Partners
- Kāpiti Coast Growth Strategy Review – Growth Scenarios Report
- Housing and Business Development Capacity Assessment - Kāpiti Coast District Council
- Kāpiti Coast Feasible Residential Capacity Assessment – Property Economics

2. KĀPITI DISTRICT RESIDENTIAL ENVIRONMENT

This economic assessment relates to 135.1154ha of land situated at Peka Peka, Kāpiti. The land is proposed for residential development resulting in between 420 to 450 sites of varying site sizes. The subject site is shown in Figure 1 below.

FIGURE 1: PEKA PEKA FARM SITE



Source: McIndoe Urban

A key consideration in identifying the potential economic benefits for this proposal is the ability for the additional sites to contribute to the district capacity.

It is important to note that while significant work and assessment has been undertaken by Councils in estimating the potential development capacity, both theoretical and feasible, the capacity is a simple estimate of the market potential without extensive understanding of future development. As such, given the level of commitment indicated by the applicant, the potential capacity provided through this proposal has additional value in terms of its realisation.

Given the direction of the NPS UD for Councils to consider the capacity provided through their planning documents, and to ultimately reconcile this capacity with estimates of future demand (through the short, medium, and long terms). It has become possible to evaluate residential applications in light of their contribution to this objective.

The latest, published Housing and Business Assessment (**HBA**) provided for Kāpiti was part of the Regional assessment of capacity provided in 2019. While much of the data utilised in this assessment originated prior to 2019, this evaluation represents the most comprehensive document to date.

Table 1 below is the summary indicated in this document in relation to residential capacity sufficiency.

TABLE 1: KĀPITI DISTRICT RESIDENTIAL CAPACITY (HBA 2019)

	2017-2020	2020-2027	2027-2047	TOTAL
Demand (inflated with 20% buffer)	642	1,449	4,504	6,595
Development capacity (realisable)		4,935		4,935
Balance	4,293	2,844	-1,660	-1,660
Sufficiency	YES	YES	NO	

This table identifies that the realisable capacity (the level of feasible capacity likely to be 'taken up' by the market) is insufficient to meet the longterm needs of the community, falling short by over 1,650 dwellings.

The longterm consequences of this shortfall are all too evident in the housing market today. One clear objective of the NPS UD is to signal to the market that there is sufficient planned capacity. This signal in turn reduces the likelihood for land banking as well as giving some certainty to the market and thereby moderating pricing and planning for efficient infrastructure.

While the shortfall exhibited in the 2019 HBA is not fatal in this regard it does however require consideration in terms of its remedy.

Following on from this document there have been several assessments that have contributed to an updated understanding of the Kāpiti residential housing market.

The average Kāpiti home increased in value by nearly 35% (the year to June 2021) compared to a national increase of 27%. This has resulted in an average house price of $910,000. At the same time annual residential building consents increased 3.8% compared to a national climb of over 17% for the year ended June 2021. This would suggest a potential shortage in development potential to date.

Since the 2019 HBA there have been several factors that have significantly altered the results of this earlier assessment. As indicated above growth projections of Kāpiti's resident population placed future demand for housing at approximately 6,600 dwellings over a 30-year period. More recent projections however for the District Growth Strategy, from the Greater Wellington Region Population Forecasts indicate a far more significant increase.

TABLE 2: KĀPITI DISTRICT DWELLING PROJECTIONS 2021

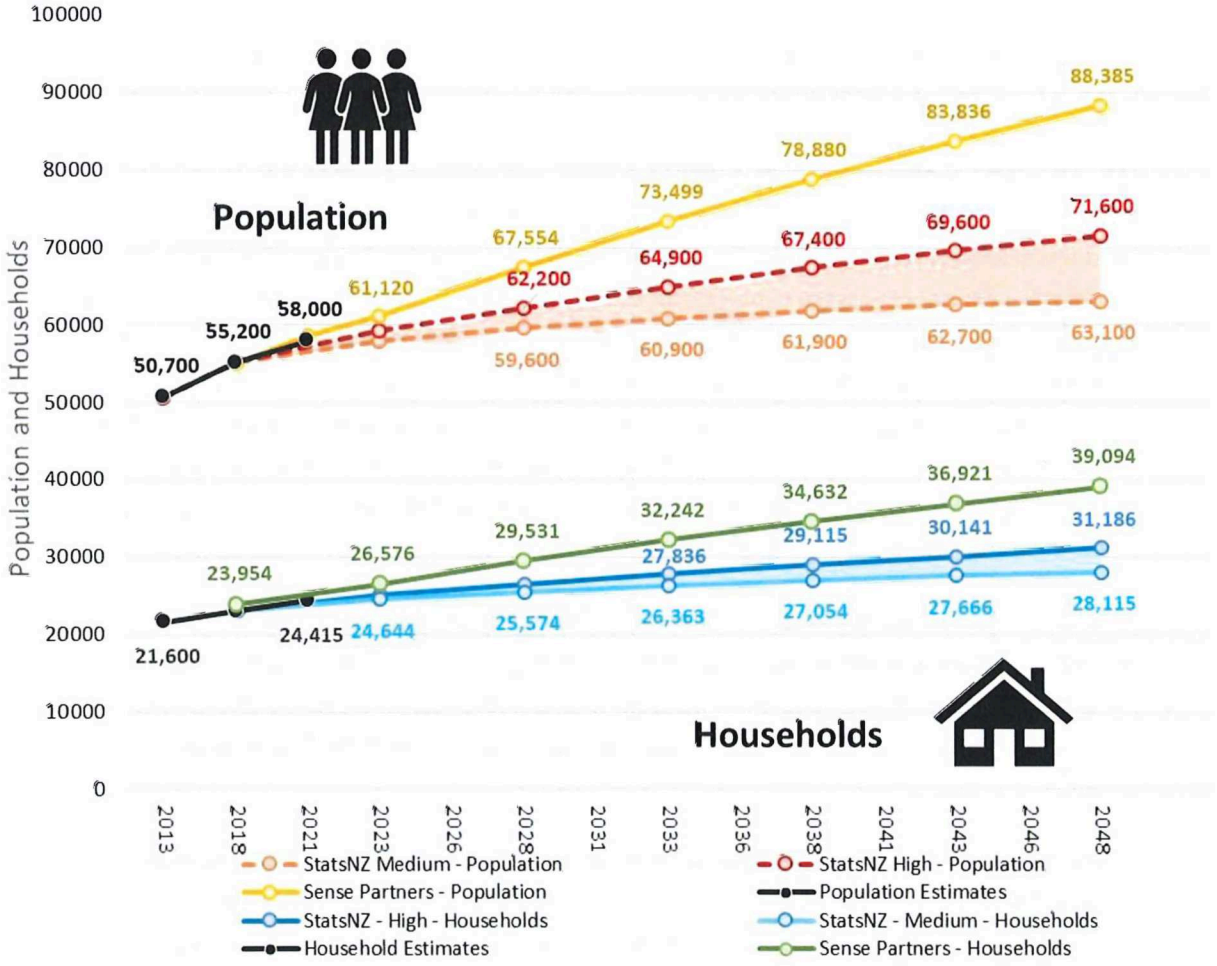
Kapiti Dwellings by SA2 - (GWRPF)	2021	2051	Change 2021–51
Forest Lakes	349	1,136	+ 787
Maungakotukutuku	617	1013	+ 396
Otaihanga	381	665	+ 284
Ōtaki	1858	3376	+ 1,518
Ōtaki Beach	1203	1,547	+ 344
Ōtaki Forks	368	492	+ 124
Paekākāriki	872	926	+ 54
Paraparaumu Beach East	1312	1620	+ 308
Paraparaumu Beach North	1753	1,975	+ 222
Paraparaumu Beach West	1354	1617	+ 263
Paraparaumu Central	2148	3,215	+ 1,067
Paraparaumu East	1083	2295	+ 1,212
Paraparaumu North	1762	2,325	+ 563
Peka Peka	381	1022	+ 641
Raumati Beach East	1158	1,604	+ 446
Raumati Beach West	1461	1791	+ 330
Raumati South	1800	2,515	+ 715
Te Horo	815	1073	+ 258
Waikanae Beach	2269	2,557	+ 288
Waikanae East	1273	2498	+ 1,225
Waikanae Park	1254	2,772	+ 1,518
Waikanae West	2502	3625	+ 1,123
Waitohu	469	646	+ 177
Total	**28,453**	**42,305**	**+ 13,852**

Table 2 shows a dramatic shift in expectations from the original 30-year growth rate of 6,600 dwellings to over 13,850[1].

These projections are not only significantly greater than the previous projections but higher also than the Statistics NZ projections as illustrated through Figure 2 following.

[1] *It is unclear at this stage if these projections include the 15% NPS UD 'buffer', as do the 6,600. This also compares to the dwelling projection of 12,000 units utilised in the Kapiti District Long Term Plan*

FIGURE 2: CURRENT DWELLING PROJECTIONS COMPARED WITH STATISTICS NZ



Overall, Kāpiti District requires twice as many residential dwellings to accommodate these new demand estimates.

While demand expectations have shifted markedly over the past so too have market factors, and planning provisions altered the potential theoretical, feasible and realisable levels of capacity that exist when the housing market. While no formal and finalised updated HBA has been produced for the district, Property Economics is involved in the assessment of updating feasible and realisable residential capacity.

This assessment, to date, has indicated that realisable capacity is estimated to have increased to over 7,100 dwellings. Even with this increase in capacity the shortfall resulting from the increased demand estimates leaves a capacity sufficiency gap of over 6,500 dwellings in the longterm.

Not only does this increased demand result in a greater potential shortfall of capacity but also is likely to push the realisation of this shortfall forward. Based on the 2019 HBA Kāpiti Coast was likely to face a shortfall of capacity in early 2040. Based on the new demand projections (and even considering the 40% increase in capacity), this shortfall is likely to be realised in the early - mid-2030s period.

More recently, the government announced the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. This bipartisan Bill is attempting to open up an additional level of potential capacity within the urban areas f New Zealand. The accompanying economic cost benefit assessment indicated that across the Wellington Region this Bill had the potential to result in 9,800 dwellings. If these were to represent entirely unique and feasible developments, this would add to the regional residential capacity. With these conditions in mind and given the current feasible capacity represented in Kapiti (approximately 13%), this would result in an additionally 1,200 residential dwellings that could be supplied to the market. Importantly, this level of additionally capacity would not meet the significantly greater capacity shortfall in the District.

Finally, an assessment of localised demand identified in Table 2 above would suggest that Peka Peka requires an additional 640 dwellings (rounded) by 2050. While the NPS UD suggests location of corresponding supply and capacity is a necessary consideration, given the dynamic factors at play, comparisons at such a localised level are unlikely to exhibit high degrees of accuracy.

However, having said this currently Peka Peka has a realisable capacity of only approximately 230 dwellings, falling well short of the capacity requirement to accommodate expected demand by over 400 dwellings. This indicates Peka Peka requires additional capacity to meet future residential demand.

3. PEKA PEKA FARM RESIDENTIAL DEVELOPMENT

As outlined the proposed residential development, itself, at Peka Peka Farm is expected to result in an additional 420 – 450 sites. Figure 3 outlines the proposed structure of the development.

Additional to the residential sites, the develop area itself is expected to provide 5.6km of trails, as well as wetlands and dunes areas with highly access connections to transport routes and the Expressway cycle path. These are expected to (along with the natural attributes of the area) contribute to a high amenity, master planned residential development, that will not only provide for additional district and local capacity but also contribute to the competitiveness of Kāpiti as a residential destination.

FIGURE 3: CONCEPT PLAN OF PEKA PEKA FARM PROPOSED RESIDENTIAL DEVELOPMENT



Source: McIndoe Urban

4. ECONOMIC COSTS AND BENEFITS

The section outlines some of the high-level costs and benefits associated with the Peka Peka Farm proposal. They are not listed in any order of importance or benefit / cost value.

4.1. ECONOMIC BENEFITS

There are a number of potential economic benefits from the Peka Peka Farm development including:

- Increased Land / Dwelling Supply
- More Affordable Housing
- Increased Amenity
- Greater Housing and Location Choice
- Decreased Marginal Infrastructure Costs
- High Value Residential Area
- Increased Diversity in Buyer *'Pool"*
- Greater Level of Growth

These are articulated in more detail below.

Increased Land / Dwelling Supply:

The proposed development has the ability to supply the market with up to an additional 450 residential sites, significantly increasing capacity within the local area through a single master-planned area. This provides not only the ability for the area to improve its responsiveness to growth demands but to also facilitate further growth within the area through an increase in overall competitiveness.

Additionally, this provides clear direction to the market regarding both its ability to meet future demand pressures and its provision through an efficient site location and size. It is also important to note that unlike some of the assessed 'realisable' capacity, in the wider district, the propensity for this development to occur is markedly higher.

In an economic environment where the market identifies a diverse range of circumstances, expanding the residential typologies or choices available to consumers enables them to make decisions that better suit their personal needs and preferences. In this regard, the provision of any additional residential product provides more options that, putting aside the costs element, will improve the community wellbeing. However, what is important is the extent of this benefit or demand for the product in comparison to the costs.

More Affordable Housing

The potential provision of additional feasible residential development capacity within the area is likely to have an impact on reducing / tempering counterfactual land values. A significant contributor to residential property values is the underlying land values impacted by growth

expectations and supply. The identification of additional residential land suitable for future development has the potential to temper price pressure in the local and surrounding markets.

Kāpiti's recent house price growth accelerates housing unaffordability and serviceability issues for many potential purchasers in the market. Although there are several contributing factors, an undersupply of new homes in the market relative to the increase in demand from the population growth, is one of the driving forces behind this house price inflation. Consequently, an increase in the supply of housing is generally positive for housing affordability.

Increased Amenity

The provision of quality residential sites within the master planned development along with the significant investment in the natural environment provides increased amenity within the district.

Greater Housing and Location Choice

The development itself has proposed a range of site sizes that are likely to provide for a range of household structures, with smaller sites of 250sqm ranging up to 2,000sqm. This mix also provides for diversity within the localised area.

There is a multitude of other factors that go into a consumer's decision on where to live. One of the advantages of the Peka Peka Farm development is that it provides not only additional capacity and thereby opportunity for consumers to live in the Peka Peka area but in a location that can efficiently connect to the balance of Kāpiti.

Decreased Marginal Infrastructure Costs

The opportunity to develop a very large area has the potential to bring with it economies of scales and lower marginal infrastructure costs. Additionally, the 'future provision and identification' of this area allows for the future proofing of the area, the community and private infrastructure requirements.

The larger number of people in an area means greater returns on the use of the local infrastructure. This can vary depending on the level of unused capacity of existing infrastructure and the cost of replacement / upgrade of said infrastructure.

Any future improvement in infrastructure will benefit a greater number of people – this includes any three waters upgrades, berm / park improvements, waste collection, transport upgrades, etc

The Peka Peka Farm development is a '*plug-in*' extension of urban infrastructure being located adjacent to other residential zones and existing urban extent. This minimises new infrastructure costs (relative to the growth areas in distant greenfield locations) and increases infrastructure efficiency.

High Value Residential Area

Kāpiti is a high value area where residential property is desired, which is reflected in the high (and increasing) property prices, and is therefore prime for additional residential activity. The Peka Peka development would leverage off the existing amenity values for a greater number of people, with limited changes in marginal value.

Increased Diversity in Buyer Pool

Kāpiti, and Peka Peka in particular, is a popular area for a broad range of homebuyers including young professionals, young couples and families and retirees and additional residential development would likely stimulate demand within a diverse group of people, particularly with the increased diversity of residential typologies and range of dwelling price points.

Greater Levels of Growth

Growth from residential developments can often work as a catalyst that spurs further growth in the area. Peka Peka Farm, as a large-scale residential development, could increase interest for additional residential or small-scale commercial activity within the Peka Peka market and provide significant impetus for growing its local economy.

4.2. ECONOMIC COSTS

Some of the economics costs of the Peka Peka Farm development include:

- Reduced Land Production
- Opportunity Cost of Land
- Decreased Residential Density Impetus

This are conveyed in more detail below.

Reduced Land Production

With such a valuable natural land area, a key economic cost relates to the potential loss of agricultural land within Kāpiti. While this is typically an issue with any greenfield locations it is tempered or offset in his case with minimal productive uses, which lessens the economic costs of this factor.

Opportunity Cost of Land:

An essential part of urban development economics is ensuring the efficient allocation of land to maximise the efficiency of the network and provide the greatest value. Although most land, is ultimately more valuable on a per sqm basis when it is used for residential activity, there is a cost associated with the loss of production. With minimal productive uses on the Peka Peka Farm land at present, this reduces the opportunity cost of loss of productive land.

Decreased Residential Intensity Impetus

As with the provision of any residential locational choice that provides for new areas, the development of greenfield land is likely to impact upon the impetus for the intensification of existing urban areas. It is important to note however that the capacity assessments outlined within this report include existing feasible urban capacity and therefore provide for intensification and the economic benefits associated with this residential development option.

On balance, Property Economics consider the potential economic benefits of the Peka Peka Farm development significantly outweigh the potential economist costs.



Peka Peka Farm Masterplan

Peka Peka Farm Ltd

McIndoe Urban
Local Landscape Architecture Collective

Prepared for
Peka Peka Farm Ltd

Prepared by
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With technical inputs from:
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Contents

1 **Introduction** **1**
Scope 1
Project Background 1
Important Considerations 2

2 **The Site** **3**
General Description 3
Access and Movement 5
Constraints and Opportunities 6
Landscape and Open Space 7

3 **The Vision** **9**
Key Moves 10

4 **The Plan** **11**
Summary Overview 11
Characteristics of Each Area 13
Western Dunes 14
Central Flats 15
Eastern Dunes 16
1 - Distinctive and memorable character 17
2 - Regenerative ecologies and landscape 19
3 - Design for community 21
4 - Connectivity 23
5 - Comprehensive and integrative planning 25
6 - Variety and choice of housing 27

5 **Conclusions** **29**

1

Introduction

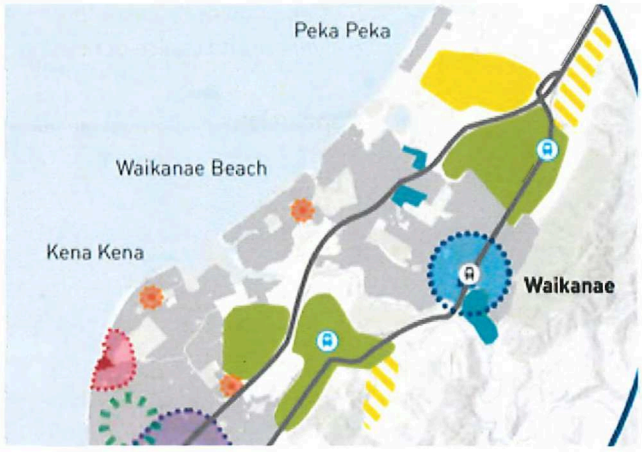
Scope

The Peka Peka Farm masterplan demonstrates the potential for high quality residential development that will contribute to realising Kapiti Coast District Council's growth plans.

This preliminary and principle-led masterplan describes a realistic and potentially achievable configuration. It is informed by and integrates the findings of specialist technical studies including for hydrology, heritage, ecology, geotechnical engineering, three waters and traffic.

Project Background

Kapiti Coast District Council has prepared two draft strategies which establish the context for the Peka Peka Farm project. These, both in draft form and recently released for public consultation are the proposed growth strategy: *Te Tupu pai / Growing Well*; and *Toitū Kāpiti Kāpiti Coast Open Space Strategy*. These documents establish aspirations including design principles for growth that have been referred to in preparing this masterplan



Extract from Te Tupu Pai / Growining Well with location of growth at Peka Peka Farm identified.



Important Considerations

Location

Centred 3.5km north of Waikanae, Peka Peka Farm connects to Peka Peka Road which is to the north. The Kāpiti expressway and the cycleway that is part of that forms its east boundary.

The north-eastern corner of Peka Peka Farm is approximately 1.1 km via the expressway cycleway from the end of Peka Peka Road and the Harrisons Country Gardenworld and café which is located there. From the roundabout at that point it is approximately 4.9km via Peka Peka Link Road and Main Road south to the Waikanae Railway station and town centre.

Land uses

Existing land uses around are primarily rural residential, and much land remains largely open and undeveloped.
The site and surrounding areas contain significant wetlands that provide for flood storage, and are crossed by a pair of high voltage transmission lines.

Land ownership

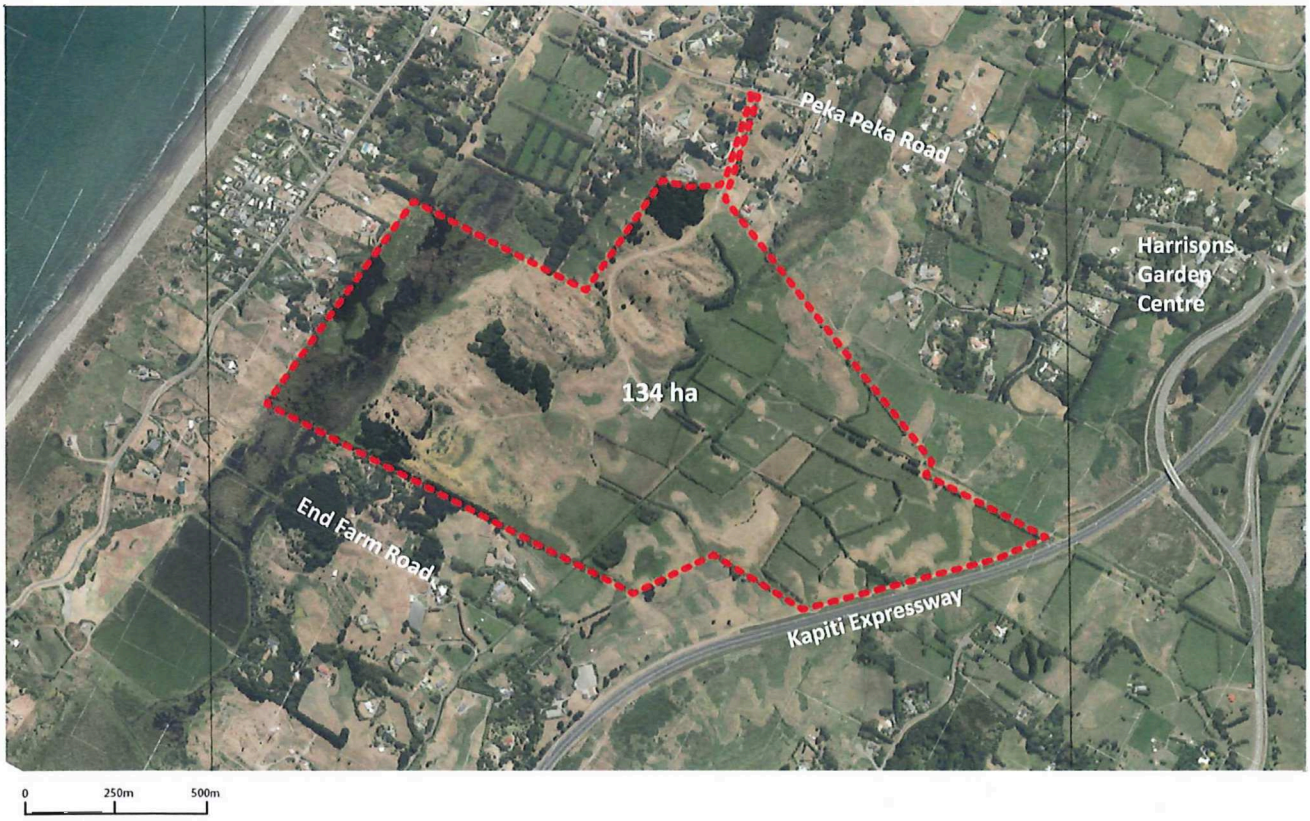
Single ownership allows for coordinated planning and delivery of residential growth in a way that is challenging in areas with more scattered land ownership.

2

The Site

General Description

The site comprises 134 hectares with a complex topography, ecologies and four distinctively different site and landscape zones. These are described below.



Western dunes
This area of high dunes that extends on a north-east to south-west alignment on the western side of the site includes very steep slopes facing east, and relatively gentle slopes and elevated areas most of which slope down to the wetland at the west.

Depending on viewer location, spectacular and expansive views are obtained from these dunes of either the ocean, Kāpiti Island to the west, and the ranges to the east. The northern part of the Kawakahia wetland is a prominent feature along the western edge of the site.

The landscape and visual prominence of the dune tops merits ecological repair and restoration, however that can readily accommodate significant high-amenity residential development on the slopes and below the tops.

Central flats
This is characterised by broad open areas made up of a combination of gently rolling paddocks and dunes which are elevated well above the flood level. This area contains a number of wetlands which must be protected. These can and are used as a planning driver to add amenity to these parts of a residential neighbourhood.

Eastern Dunes
This area currently presents as a series of low dunes interspersed with wetland areas. The low height and generally flat nature of these dunes readily provide for access and development, and for easy and direct connection to the Kāpiti Expressway cycleway.

The Kāpiti Expressway introduces potential noise constraints. These might readily be accommodated by the required no-build setback from the carriageway which ends at more or less the site boundary. A further acoustic control offset would then be required with noise controls placed on any residential building within the strip of land closest to the expressway.


Western Dunes


Central Flats


Eastern Dunes

Central open space and flood retention area
This centrally located area overlaps with the Central Flats and Eastern Dunes. Much of this is in pasture interspersed with wetlands. A variety of waterways, generally in the form of drains, cut through the landscape here. This area is low, and most of it provides for flood retention. Previous farming activities have established several tracks on low causeways across the area, with some established avenue-type planting along parts of these.

High voltage transmission lines extend in more or less a north-south direction over the central part of this area. They are primarily over flood retention areas on which building development is not possible. This constraint can be addressed by a combination of development setbacks and landscaping.



View over part of the central open space and flood retention area

Access and Movement

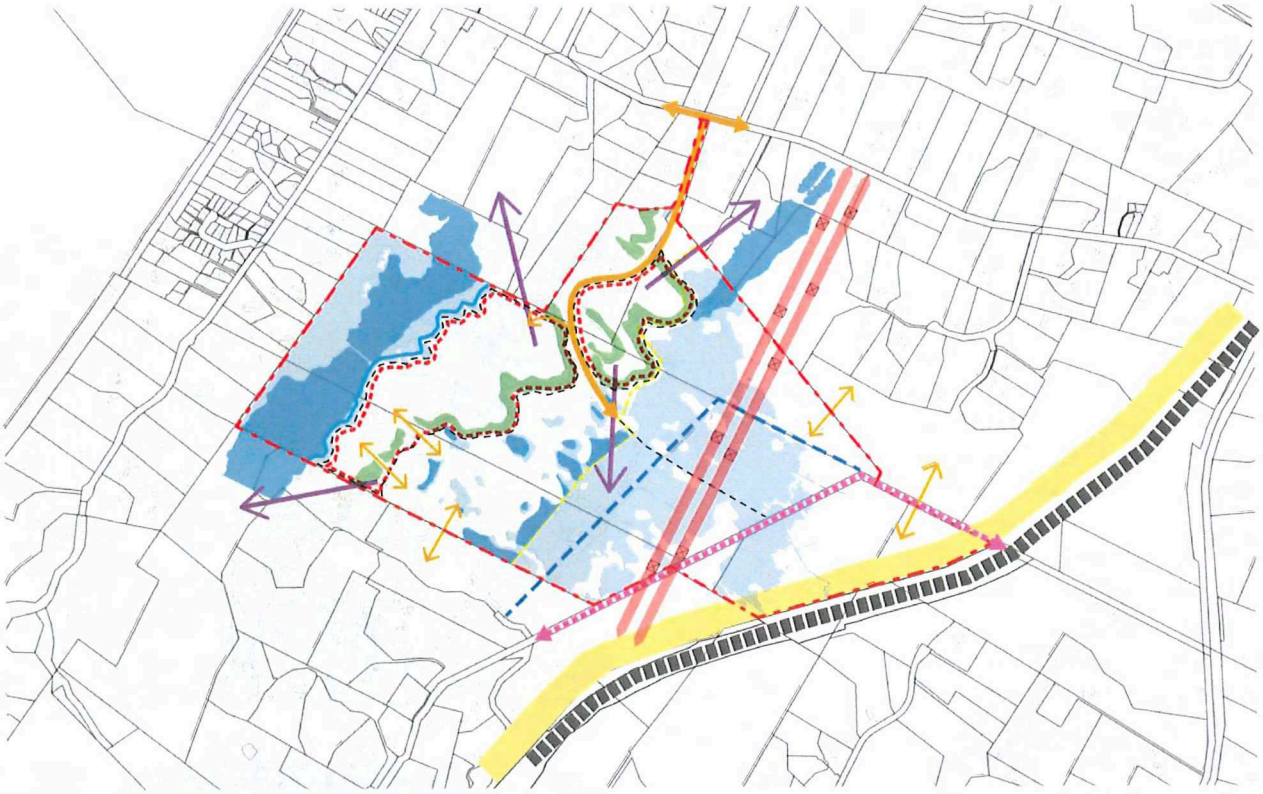
The most significant roading infrastructure is the Kāpiti Expressway (SH1) with associated cycleway which defines the eastern edge of the site, and Peka Peak Peka Road to the north.

The Kāpiti Expressway provides for modes of access that support this site being developed for residential, including ready strategic access to the wider region both north and south, easy road access to Waikanae town centre and the railway station via the previous SH1 carriageway, and the shared cycle and pedestrian path. The site is approximately 5 minutes from the Waikanae Railway Station by car, 12 minutes by high speed cycle, and 15-20 minutes if cycling at a gentle pace.

Existing site access is via an existing generously wide corridor and well graded, currently metalled access from Peka Peka Road. This existing route extends southwards and down through the centre of the site. Traffic planning has identified that this route and Peka Peka Road can fully provide for at least 500 lots on the site.

There are existing roads in the rural/residential areas both to the north and south, being Kensington Drive to the north, and End Farm, Smithfield and Ngarara Roads to the south.
The site includes an unformed paper road which provides for servicing infrastructure, which extends southward and connects to Ngarara Road. None of the other identified roads currently connect directly to the site. Nevertheless, the generally open and undeveloped nature of the land here suggests that future connections to these existing roads might realistically be anticipated and provided for. The site is well-positioned to and benefit from any future public transport initiative north of Waikanae.

Constraints and Opportunities

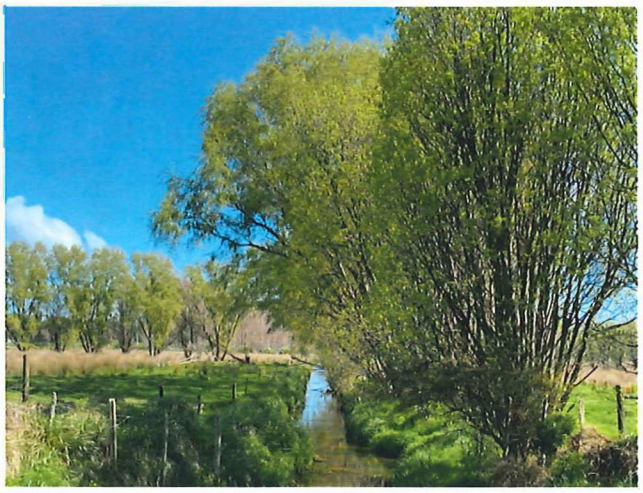


Landscape and Open Space

Streams, drains, wetlands, flood retention areas and overland flow paths are critical ecological and hydrological features that place limitations on where and how any development may occur. But they also present opportunities for a sophisticated, site-specific design response that will contribute to creating an attractive residential neighbourhood with a strong ecology, landscape, and open-space related identity.

There is an overlay of agricultural landscape, and field boundary landscape elements and drains over the pre-existing natural landscape. Some of the current, exotic planting might contribute to the amenity of development here in a transitory stage, eventually giving way to native vegetation. Several of these features such as the utilitarian field drains compromise ecological and biodiversity outcomes. The development of the site provides an opportunity for the re-naturalisation of the stream corridor.

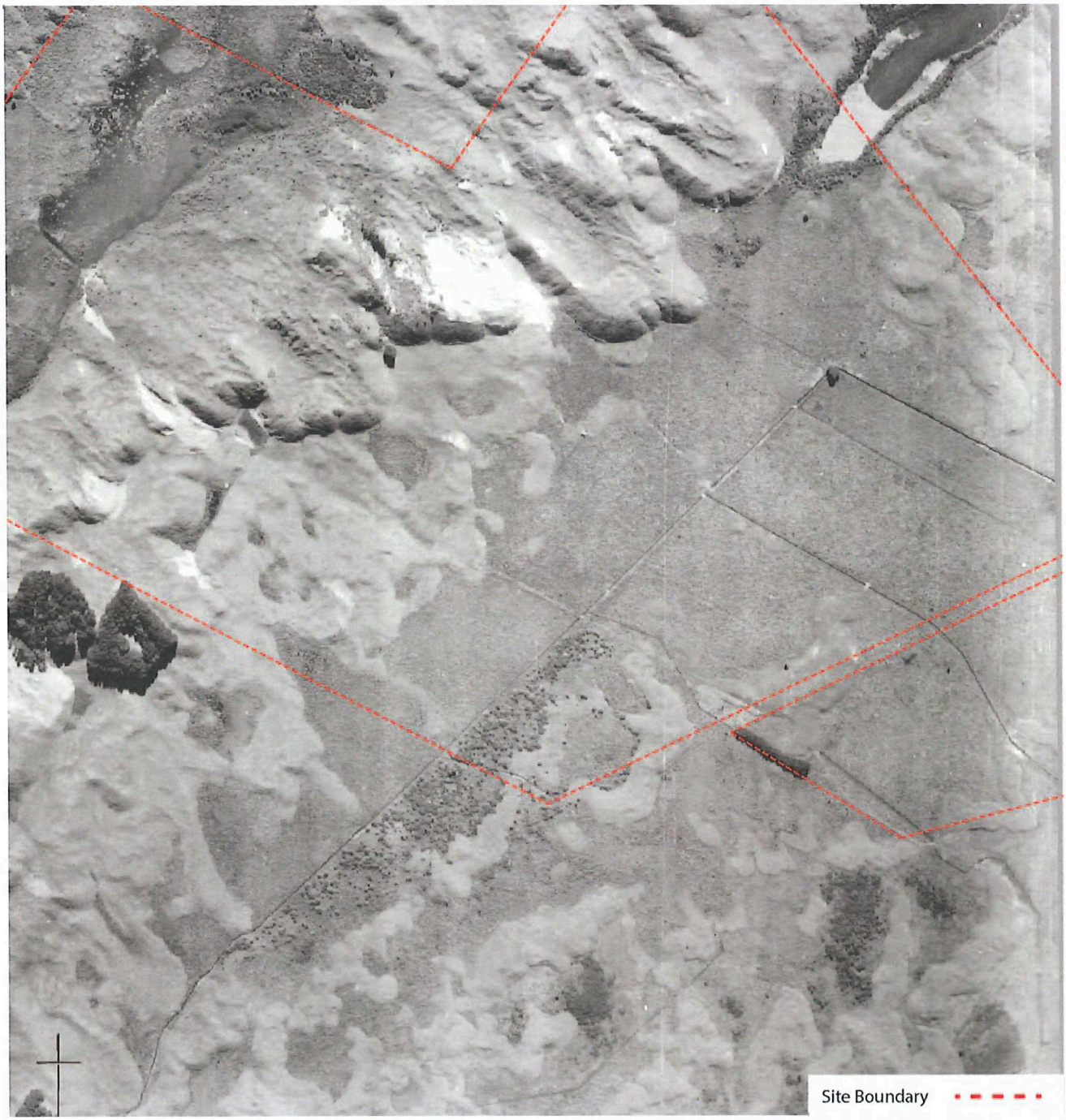
The potential treatment of this landscape and open space as a place for regeneration could significantly enhance ecological and biodiversity outcomes and is likely to provide an important means of responding to mana whenua values.



Existing drains and trees.



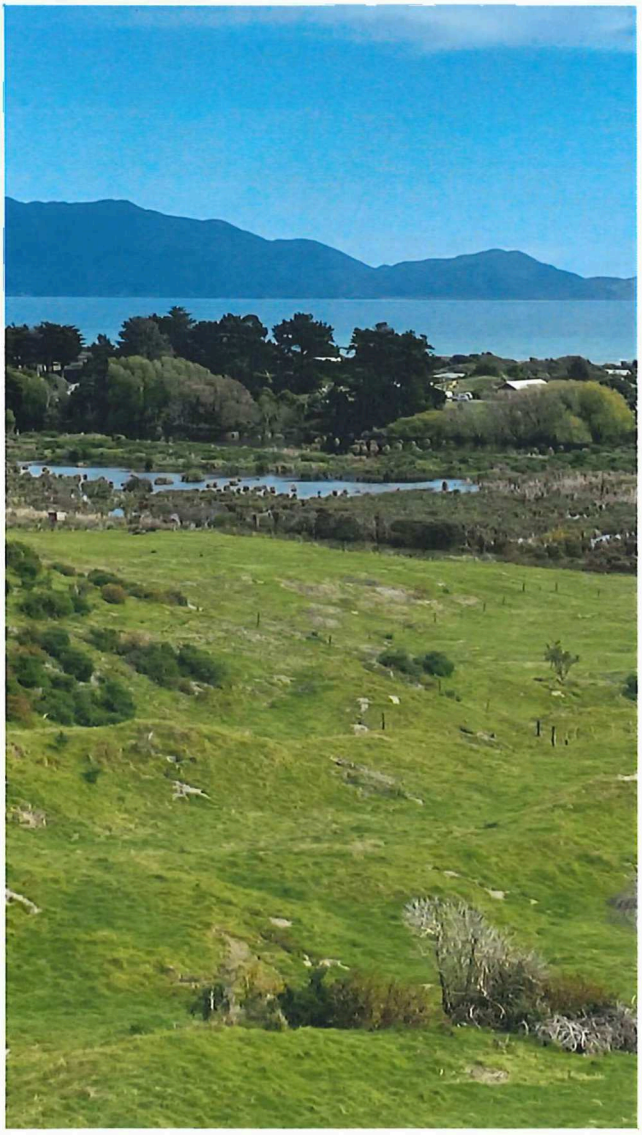
Pasture and emerging wetland.



This 1948 aerial photograph demonstrates the long-term use of the site for agricultural purposes (Sourced from KCDC).

3

The Vision



To create a premium yet accessible coastal residential community, connected to nature, that contributes to quality growth in Kāpiti.

- Diverse housing types and situations
- Working with ecologies, hydrology and landscape
- High quality public realm
- Integrated recreational facilities and access.

Key Moves

1. Distinctive and memorable character
- work with mana whenua and integrate Te Kaupapa Matua
- identify and celebrate the whakapapa of the place

2. Regenerative ecologies and landscape
- repair and regenerate ecologies
- ecological areas as common amenity features
- landscape to demonstrate natural processes

3. Design for community
- a setting for community to develop
- opportunities for children's play
- consideration of safety in design

4. Connectivity
- multiple connections to areas around
- interconnected street network structure
- network of paths and trails connect to expressway cycle lane

5. Comprehensive and integrative planning
- open space, landscape and buildings considered together
- landform, natural systems and ecologies integrated
- provision for flexibility and constraints that may emerge

6. Variety and choice of housing
- three types of housing related to location
- variety of lot size and development type

KCDC Growth Principles

- Supporting Mana Whenua aspirations
- Valuing our environment
- Fostering strong communities
- Encouraging low-carbon living
- Embracing the opportunties of growth
- Enabling choice

4

The Plan

Summary Overview

1. An archipelago of development with housing clustered on dunes and higher areas around a central, open landscape

2. Diversity of residential settings offers choice of high amenity living options

3. Number of lots
- Western dunes 95
- Central flats 183
- Eastern dunes 173

Total as drawn 451 lots
Adjusting for further constraints, likely range 425-451 lots

4. Flexibility inherent in this layout allows for adjustment and refinement of lots, open spaces and connections

5. Landscape and ecological restoration focussing on large areas of wetland, waterways, flood plains, dune faces and tops

6. Network of pathways and internal connections, including public access to 5.6 km of trails in addition to streets and footpaths

7. Street connections north and south to adjoining areas

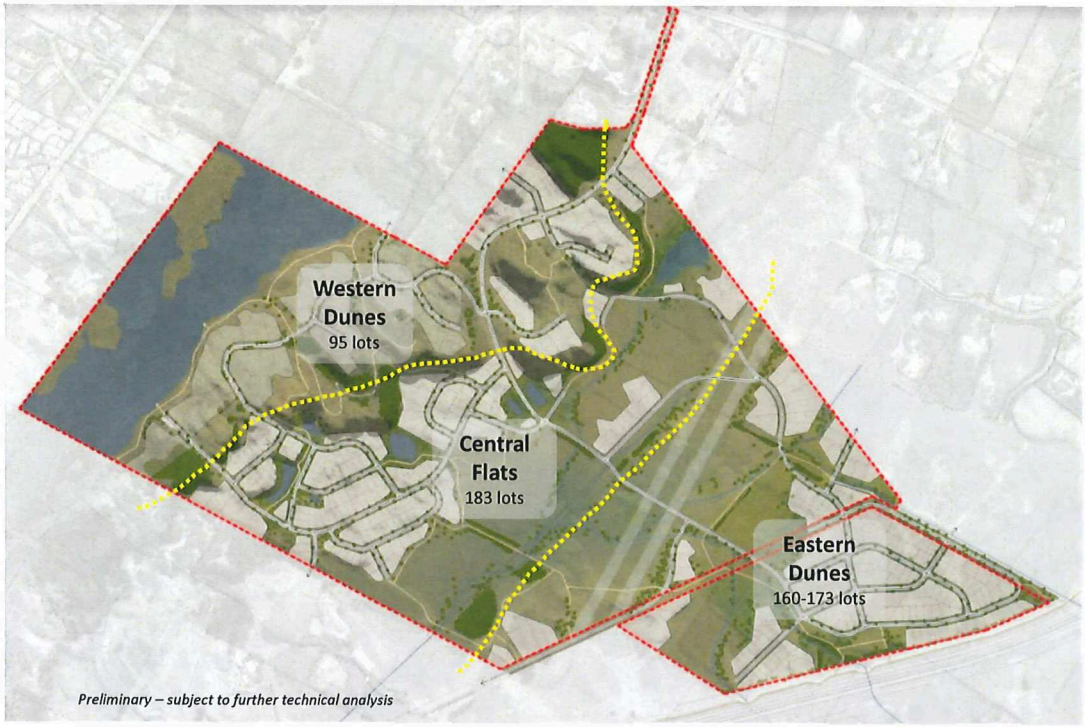
8. Connection to expressway cycle path, and cycle path extended from this through the site to connect to Peka Peka Road





This plan has been informed by and integrates the findings of technical studies. However, it remains preliminary and subject to further technical analysis.

Characteristics of Each Area



TOTAL
425-451 lots



Western Dunes



Central Flats



Eastern Dunes

Western Dunes

- Working with the landform:
  - Development integrated below the dune tops
  - Steep slopes avoided
  - Streets sit gently on the contours
  - Large lots in a restored landscape
- Spectacular views from elevated sites – to the west and to the east
- Public access to wetland edges
- 95 lots as drawn



Central Flats

- Wetlands and open areas retained and developed as a feature of this part of the development
- Aspect towards the east and south
- Green corridors / landscape linkages
- Network of flat public connections
- Potential connection to the south towards End Farm Road
- 183 lots as drawn



Eastern Dunes

- Connections:
  - To Ngarara Road and the south via the paper road
  - To potential future growth areas at the north
  - Using alignments of existing farm tracks
  - Restored waterways designed to meet hydrological requirements
- Open space to the west and woven through the development as an amenity focus
- 173 lots as drawn, but multiple layout options are possible
- Housing set back from the transmission lines
- Acoustic setbacks from the expressway are readily accommodated



1. Distinctive and memorable character



Peka Peka Farm will develop an authentic and memorable place and culture-specific identity based on restoring ecologies and recognising cultural histories. A distinctive sense of place will be reinforced by the spectacular views of the moana and Kāpiti Island to the west and over wetlands and to the ranges to the east.





Peka Peka Farm will develop an authentic and memorable place and culture-specific identity based on restoring ecologies and recognising cultural histories. A distinctive sense of place will be reinforced by the spectacular views of the moana and Kāpiti Island to the west and over wetlands and to the ranges to the east.

Design principle
Work with mana whenua and integrate Te Kaupapa Matua

To achieve this the process of masterplan development will:

- Integrate engagement with mana whenua.

Design principle:
Identify and celebrate the whakapapa of the place

To achieve this, the masterplan:
Works with the landform, retaining the dune tops as publicly accessible open areas.

- Treats wetlands as central visual amenity features of development.
- Retains traces of agricultural use, subdivision and access as secondary elements that signal the layers of history on this site.
- Provides access to and along the tops of the dunes to allow all residents as well as the wider public to access and enjoy the magnificent wider landscape setting.
- In further development will include design responses to findings from mana whenua engagement as a fundamental driver of open space, ecologies and biodiversity.

KCDC Growth Strategy

KCDC Proposed Growth Strategy Principle: 'supporting mana whenua aspirations'

Ūkaipōtānga / Identity

2. Regenerative ecologies and landscape

The existing degraded environment will be repaired, and authentic local ecosystems re-established as part of stormwater management and landscape design. These features will enhance biodiversity and provide a stunningly unique setting for a new residential neighbourhood.

Design principle
Repair and regenerate ecologies

To achieve this the masterplan will:

- With direction from mana whenua, ecologists and hydrologists, regenerate ecologies, watercourses and wetlands within the existing heavily modified agricultural landscape.
- Ensure sophisticated local ecosystems are developed that will support local biodiversity and eliminate and/or manage pest species.
- Eco source new planting wherever possible.

Design principle
Ecological areas as common amenity features

To achieve this the masterplan includes:

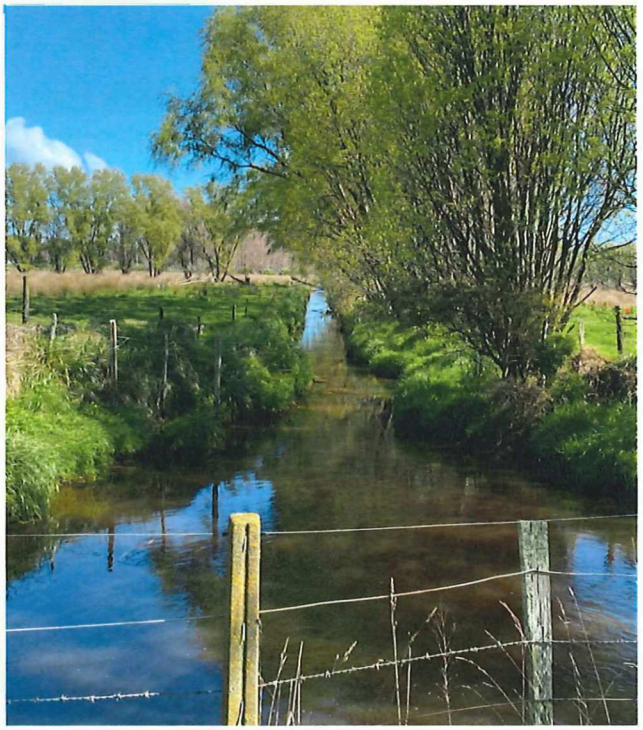
- Shared common landscape to which, except where fragile ecologies must be protected, the public will have access.
- Planting and treatments to establish wetlands, dune tops and steep dune slopes as distinctive visual amenity features.

Design principle
Landscape to demonstrate natural processes

To achieve this the masterplan includes:

- Public access to areas of regenerating natural ecosystems and flood management areas to enable natural processes and ecologies to be observed.
- Light-touch landscape solutions, including boardwalks and platforms, that provide for minimal impact on regenerating ecologies.





KCDC Growth Strategy

'valuing our environment' .....'living sensitively with our beautiful whenua, wai, natural habitats and green spaces'

Kaitiakitanga / Sustaining the environment and people

Pūkengatanga / creating, preserving and teaching knowledge.

3. Design for community

A shared public landscape of open spaces, reserves and paths will provide the setting for community to develop.

Design principle
A setting for community to develop

To achieve this, the masterplan includes:

- Common landscape accessible and open to all with a high degree of interconnection to maximise potential for casual contact.
- Provision for recreation

Design principle
Opportunities for children's play

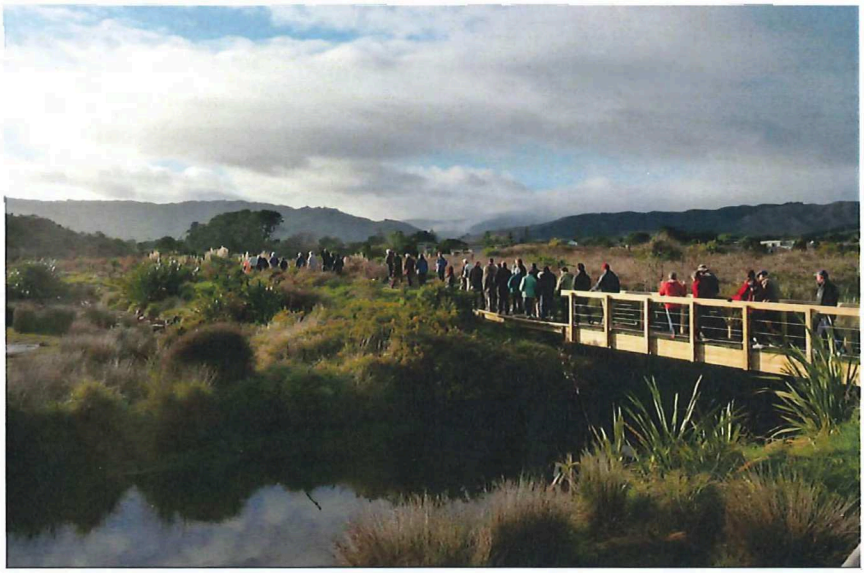
To achieve this the masterplan

- Provides paths and cycleways as recreational facilities
- In addition to the more diverse and informal opportunities for children's play in the common landscape, anticipates children's playgrounds in both the Central Flats and Eastern Dunes areas.

Design principle
Opportunities for children's play

To achieve this the masterplan provides for:

- Custodial overlook of main paths and spaces.
- Informal surveillance assisted by groups of houses located along streets and trails through the central open space and flood retention areas.
- Watercourses and their margins to be designed in a naturalistic way that prevents small children from accessing or falling into the waterways.
- Gentle illumination for streets and pathways that increases safety but has a low impact on the night sky.





KCDC Growth Strategy

KCDC Proposed Growth Strategy Principle: 'fostering strong communities'

Kaitiakitanga / Sustaining the environment and people

Manaakitanga / Supporting each other

4. Connectivity

A high degree of network connectivity is achieved with multiple connections to areas around and within Peka Peka Farm. In order to integrate into the wider area of urban growth, there is connection to and extension of the expressway cycleway, and connection-ready streets for when areas around become increasingly urbanised.

Design principle
Multiple connections to areas around

To achieve this the masterplan includes:

- An internal street layout that includes six additional potential future street connections to areas around including two to the north-west, the north and the south.
- Flexibility in where these connections may occur, to allow for adjustment if and ass required when these are further investigated.

Design principle
Interconnected street network structure

To achieve this the masterplan will:

- Easy access to other residents, and for recreational circuits.

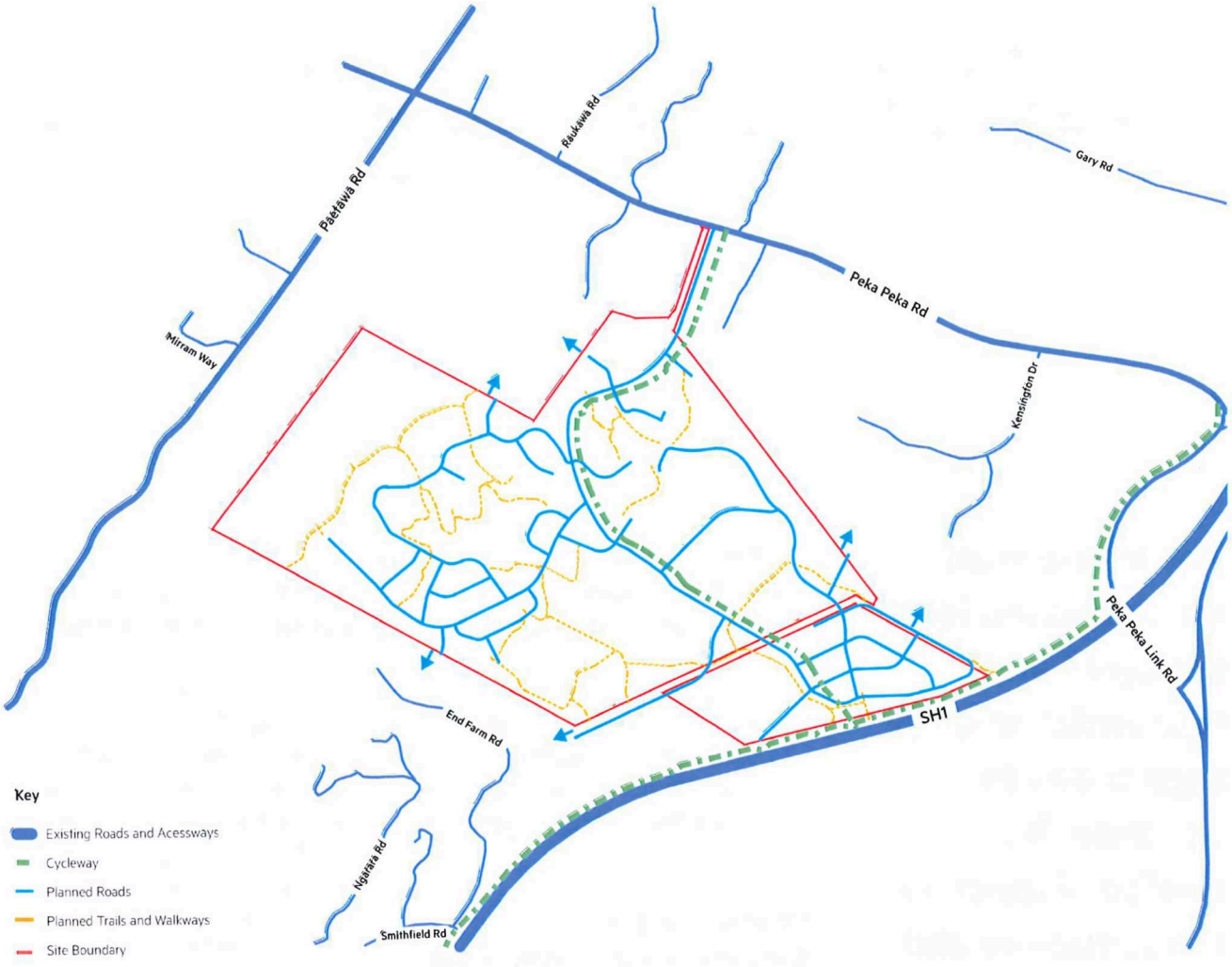
Design principle
Network of paths and trails connect to expressway cycle lane

To achieve this the masterplan includes:

- Multiple connections from the Eastern Dunes area to the cycleway.
- Extension of the cycleway to the west and through the site up to Peka Peka Road to allow new circuits and opportunities for safe and convenient off-road public cycle access.

Location away from existing networks presents a challenge to be overcome as optimal growth locations are usually served by public transport and a local neighbourhood centre. However, this like most emerging urban growth areas, has yet to see these services in place or local facilities developed. Neither is it of a scale that it alone is likely to justify such facilities. Therefore the strategy employed to address this is to:

- Ensure multiple, easy and convenient connections into the expressway cycleway for easy cycle connection to Waikanae town centre and railway station;
- Connect to and therefore support development of a future local centre at Peka Peka Road (potentially at or around the existing Harrisons Country Gardenworld) via the expressway cycleway; and
- Make the development connection-ready for integration with the wider area which will support it to develop over time including with infrastructure and public transport.





KCDC Growth Strategy

- KCDC Proposed Growth Strategy principles: 'encouraging low carbon living' and 'enabling choice'
- .....improving access and transport options, making our communities more connected and accessible, and reducing our carbon footprint..... vibrant, safe and accessible facilities for everyone to enjoy....

  Whanaungatanga / Connectedness to community and environment

5. Comprehensive and integrative planning

The masterplan integrates landscape, ecologies and residential amenity aspirations to optimise the quality of outcome. Infrastructure and natural system requirements inform the planning to allow successful implementation.

Design principle
Open space, landscape and buildings considered together

To achieve this the masterplan:

- Has been prepared by a multi-disciplinary team integrating landscape architecture, urban design and architectural expertise.

Design principle
Landform, natural systems and ecologies integrated

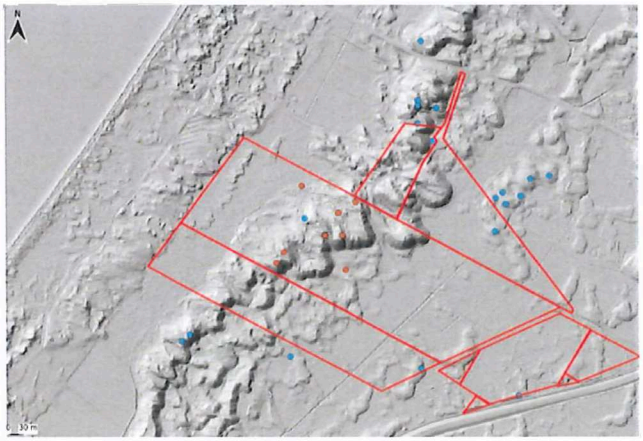
To achieve this the masterplan:

- Includes inputs from hydrologists, ecologists, engineers to re-conceive potential constraints as opportunities and ensure that the outcome is feasible.

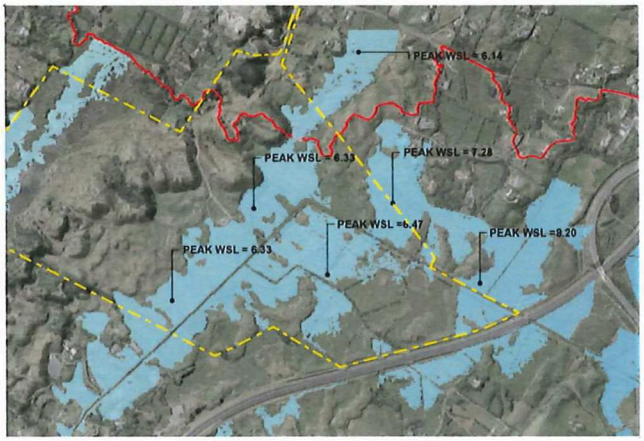
Design principle
Provision for flexibility and constraints that may emerge

To achieve this the masterplan:

- Is suitably robust to accommodate refinement and adjustment of detailed lot planning, street and path networks, and hydrological solutions.
- Provides for multiple potential future connections beyond the site and flexibility in where these can be located.



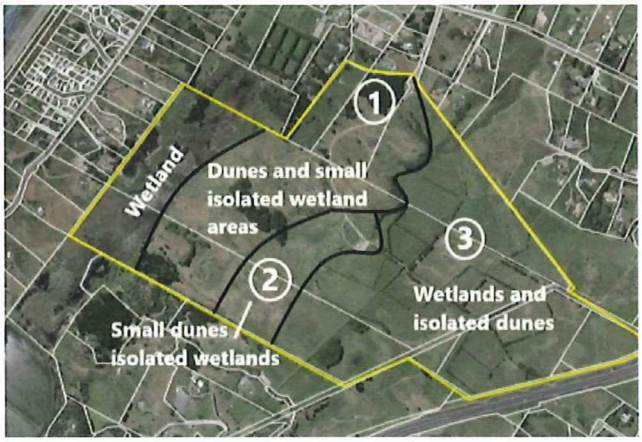
Heritage



Hydrology



Ecology



Geotech

KCDC Growth Strategy

- KCDC Proposed Growth Strategy Principle: embracing the opportunities for growth
- KCDC intention is to deliver our growth strategy through a comprehensive implementation plan. This will be developed with our iwi partners, our communities, developers, and central and regional governments' ....'joined up planning'

6. Variety and choice of housing

Peka Peka Farm will provide a variety of residential settings based on varying landform, underlying landscape types and view orientations. These settings support a range of lot sizes and housing types, with all benefitting from access to views, the natural environment and extensive common public open space.

Design principle

Three types of housing related to location

To achieve this the masterplan will provide for:

- Low density, light on the land high value sites on the Western Dunes
- Intensive development built around wetland areas and benefitting from views over this on the Central Flats
- A mix of large and small lots on the eastern Dunes.

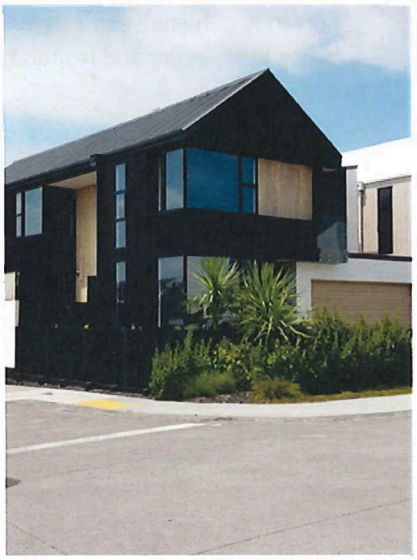
Design principle

Variety of lot size and development type

To achieve this the masterplan:

- Will provide lots generally in a range of 2,000sqm-250sqm, with smaller lots contributing to affordability.
- May include some larger lots on areas of the site where building development is neither intended nor possible, such as flood retention areas and steep or complex dune slopes.
- Will include potential for multi-unit housing in high amenity locations and flexibility in where these can be located.









KCDC Growth Strategy

- KCDC growth planning principle: enabling choice .....allowing for different types of housing to meet the changing needs of our population ....allowing for increased density in our centres suburbs and new land developments....

5

Conclusions

1. The Peka Peka Farm site is suitable for a high amenity residential area of 425-451 lots, and potentially more.

2. The site presents unique settings for a residential neighbourhood with a natural subdivision into three zones, each with a differing landscape and consequently residential neighbourhood character. Variation in these contributes to providing housing diversity and choice.

3. The character of the western dunes is defined by capture of long-range views to moana and ranges, and the central flats and eastern dunes by clustering around a central reserve with ecological, flood management, recreation and visual amenity functions.

4. Views over and public access to and through the central common open space will contribute a unique and valued quality to the experience of living here.

5. Sensitive placement of residential below the tops of the high dunes retains the natural profile of the dune tops and ensures landscape and visual integration.

6. Ecological repair of the waterways, flood retention areas, and wetlands as publicly accessible open spaces and reserves presents a significant opportunity to restore ecosystems, enhance biodiversity, and respond to mana whenua values.

7. A network of walking trails of varying character provides for recreation and public access to and around ecologically significant areas of open space.

8. Trails and streets will provide public access to and between spaces identified in the draft Toitū Kāpiti - Kāpiti Coast Open Space Strategy.

9. A proposed new cycleway which connects through Peka Peka Farm from the existing expressway cycleway through the site and up to Peka Peka Road provides an alternative route from the expressway to Peka Peka Beach, establishes a new circuit and enhances recreational opportunities for all cyclists.

10. The concept driving the masterplan is suitably robust to accommodate refinement and adjustment of detailed lot planning, street and path networks, and hydrological solutions.

11. Location away from existing networks presents an accessibility challenge to be overcome. Access to transport and facilities is addressed by providing multiple convenient connections into the expressway cycleway; facilitating connection to the existing facilities and a future local centre at Peka Peka Road; and making this development connection-ready for integration into a whole-of-area street and public transport network as the areas around are developed.

Stantec

Stantec Ref: 310204864

6 September 2021

Peka Peka Farm Limited
c/- Mr Andrew Beatson
andrew.beatson@bellgully.com
Bell Gully
171 Featherston Street
WELLINGTON

Dear Andy

Peka Peka Farm Limited
Traffic Access Appraisal

You have sought our initial transport advice in relation to your proposal to rezone land at Peka Peka for residential purposes. Our traffic summary that follows has a focus on the matter of access and has at this stage been progressed without any discussions with the Council or Waka Kotahi.

1. The Proposal

The overall site covers 135 hectares and is currently zoned General Rural.

Legal access is achieved via 169/171 Peka Peka Road and the site also has frontage to the unformed extension of Ngarara Road.

Initial development plans indicate that the site could yield up to 500 residential lots within a mix of development forms that respect the dune and wetland environment.

2. Existing Road Environment

Peka Peka Road is classified by the District Plan as having the function of a Local Community Connector in its length between Paetawa Road and the Kapiti Expressway. Local Community Connector routes are defined in the District Plan has having the function of main access roads through suburbs, connecting local centres and having traffic movements that are mainly locally generated.

Peka Peka Road variously has posted speed limits (from west to east) of 50km/h, 80km/h and 60km/h. A speed limit of 80km/h applies in the position of the existing access at 169/171 Peka Peka Road. This is relevant to assessing the appropriateness of this existing access location.

At its eastern end, Peka Peka Road connects with the Kapiti Expressway via north facing on and off-ramps where works are currently being completed as part of the Peka Peka to Otaki section of the Expressway. Travel to and from the south is achieved from the same location via old State Highway 1, linking with the Waikanae and Paraparaumu town centres.

At its western end, Peka Peka Road connects with Paetawa Road which forms part of a Local Community Connector route following the coast. From Paetawa Road, the route also includes (north to south) Rutherfrod Drive, William Street, Field Way, Huiawa Street and Rauparaha Street, to then connect with Te Moana Road, functioning as a Major Community Connector. Such routes are defined by the District Plan as roads that join significant centres and suburbs and provide major entry points to and from the highway. To that end, Te Moana Road provides access to the Kapiti Expressway via a full interchange providing north and south facing

on and off-ramps. This is the closest interchange to the site permitting travel to and from the south via the Expressway.

The site also has frontage to a paper road formation of Ngarara Road, which is unformed for a length of about 500m to the south-eastern corner of the site. Further north, the paper road alignment extends to the Kapiti Expressway and to old State Highway 1. The Council does not have any current plans to form the paper road, and intersections to either the Expressway or to the old State Highway 1 are unlikely to be able to be accepted by the road controlling authorities.

An off-road shared path following alongside the Expressway adjoins the site to the immediate east. Near the site, the path is accessible from Ngarara Road via the end of Smithfield Road approximately 1km to the south of the site, as shown in the photograph below. The path is part of the district's Cycleway Walkway Bridleway (CWB) and provides a valuable non-car travel choice that can be maximised by the residential development.



3. Traffic Volumes

For this initial appraisal, available traffic count records for the Local Community Connector route of Peka Peka Road and the coastal route have been obtained from the Council. The latest available data summarised below relates to periods between 2018 and 2021 and excludes the 2020 Covid-19 periods of restricted travel.

- 1200vpd on Peka Peka Road (January 2021);
- 900vpd on Paetawa Road (January 2018);
- 1700vpd on Rutherford Drive (February 2021);
- 1700vpd on William Street (August 2019);
- 3000vpd on Field Way (November 2020);
- 3000vpd on Huiawa Street (November 2020); and
- 4300vpd on Rauparaha Street (November 2020).

The data shows the generally lower volumes currently using the Local Community Connector route. The volumes are well within the traffic carrying capacity of these roads.

In a location east of the Expressway interchange, Te Moana Road carries 6,300vpd, which again remains well within the traffic carrying capacity of the road. Similarly, there are no capacity deficiencies at the Expressway interchange.

4. Access

Physical access to the site is currently available via the existing residential access at 169/171 Peka Peka Road. It is understood the legal width of this access is sufficient to establish a fully compliant access road to serve the site, or part thereof.

Importantly for the purpose of this appraisal, it needs to be established if a safe road intersection can be designed in this location. Fundamentally, driver sightlines need to meet the standard for the existing 80km/h speed limit.

The District Plan refers to the relevant industry-recognised Austroads Guide to Road Design Part 4A relating to unsignaislised and signalised intersections. Table 3.2 of that Guide sets out the requirements for achieving safe intersection sight distances (SISD), as repeated below.

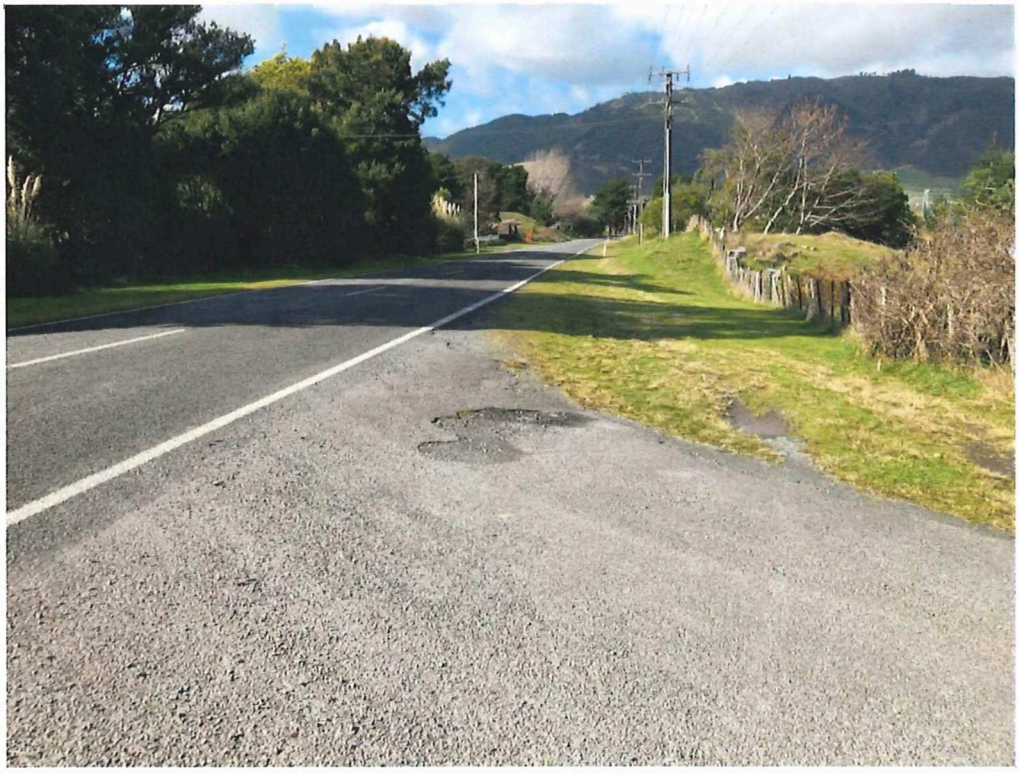
Table 3.2: Safe intersection sight distance (SISD) and corresponding minimum crest vertical curve size for sealed roads (S < L)

Design speed (km/h)	Based on safe intersection sight distance for cars[1] h_1 = 1.1; h_2 = 1.25, d = 0.36[2]; Observation time = 3 sec					
	R_T = 1.5 sec[3]		R_T = 2.0 sec		R_T = 2.5 sec	
	SISD (m)	K	SISD (m)	K	SISD (m)	K
40	67	4.9	73	6	–	–
50	90	8.6	97	10	–	–
60	114	14	123	16	–	–
70	141	22	151	25	–	–
80	170	31	181	35	–	–
90	201	43	214	49	226	55
100	234	59	248	66	262	74
110	–	–	285	87	300	97
120	–	–	324	112	341	124
130	–	–	365	143	383	157

As highlighted by the red circles, the relevant SISD is 181m, which is the minimum sight line required on the western and eastern approaches of Peka Peka Road to the intersection.

This minimum distance is achieved in both directions, with the western and eastern driver views from the existing access as shown in the two following photographs.





It is confirmed then that a safe intersection can be established in the location of the existing access at 169/171 Peka Peka Road. In terms of its physical form, the intersection will likely need to be constructed to include a right turn bay and left turn tapers.

5. Traffic Generation and Distribution

Recent research is demonstrating that residential households and catchments are generating less trips per home than they have historically, with a downwards revision from the historic rule of thumb of 10 vehicle movements per day per dwelling. Average rates between 6 and 8 vehicle movements per day per dwelling are more common. The rates vary depending on location, proximity of services and ability to access them on foot, and the level of access to other travel choices, such as cycle facilities, bus services and rail.

Based on a yield of 500 homes, total generation could be in the order of:

- 3000vpd based on an average of 6vpd per household;
- 3500vpd based on an average of 7vpd per household; and
- 4000vpd based on an average of 8vpd per household.

These volumes for the fully developed site are significant when viewed in the context of the existing traffic use of Peka Peka Road and the other Local Community Connector Roads as summarised in Section 3 above.

At this stage, it is assumed that volumes at the mid-point of this range could be anticipated. The manner in which this traffic will distribute to the local road network is important in understanding the absolute traffic additions on various roads. Site traffic will have both local and wider destinations. Local destinations will include Waikanae Beach, Waikanae town centre and Paraparaumu town centre, and wider destinations will be accessed via the Expressway, principally to the south.
While it is difficult to be precise in estimating distributions without fuller modelling, it is assessed that:

- 10% of traffic will travel to and from the north, via the Expressway connection at Peka Peka Road;
- 20% of traffic will travel via old State Highway 1 to Waikanae and Paraparaumu;
- 20% of traffic will remain local, including to/from Waikanae Beach; and
- 50% of traffic will travel to and from the south via the Expressway and connect via the interchange at Te Moana Road.

On this basis, 30% of traffic would travel to and from the east along Peka Peka Road, while the remaining 70% would travel to and from the west following the series of roads that combine to form the coastal Local Community Connector route. That would materialise in an addition of about 2500vpd using these roads to the west of the site, added progressively over the period of residential construction and occupation.

These additions may be regarded as being out of context within the largely existing rural environment of Peka Peka but are not limited by the road carrying capacity of the network that would attract this site traffic. That said, it is not good practice for a development of this scale to rely on just one point of access.

The CWB will be a key facility to encouraging walking and cycling as a convenient transport choice, to minimise travel by car. Path networks through the site and linking with the CWB need to maximise connectivity.

Also in terms of connectivity, with current vehicle access to the north at Peka Peka Road and most activity destinations to the south, access via Peka Peka Road will be circuitous and inefficient and lack convenient links to communities to the south. Establishing a road connection to Ngarara Road will provide a better overall transport outcome, with dual points of access, and will also offer resilience in the event the Peka Peka Road access is not available.

6. Summary

These initial high-level traffic investigations for residential development at 169/171 Peka Peka Road find that:

- a safe intersection can be established at the existing access point at 169/171 Peka Peka Road;
- traffic will distribute west and east along Peka Peka Road;
- the 500-lot residential yield could generate total volumes in the order of 3500vpd;
- the Local Community Connector roads to the west and south following the coast have sufficient capacity to accommodate the added traffic;

- there are inefficiencies and lack of community connectivity with all vehicle access via Peka Peka Road. A better transport outcome would be achieved by also forming a connection to Ngarara Road via the existing paper road alignment; and
- the site has frontage to the CWB. Good direct connectivity to the CWB will be important to ensuring good walking and cycling choices.

In concluding, we have not identified any fundamental issues from a transportation perspective. The key transportation matters going forward will be to maximise vehicle and walking/cycling connections, including to the acceptance of the Council and Waka Kotahi.

Happy to discuss.

Yours sincerely



Mark Georgeson
Transportation Operations Leader – New Zealand
Stantec New Zealand

RMA ECOLOGY LTD

Memo

To:	**Andrew Beatson; Bell Gully Ltd**	**Job No:**	**2144**
From:	**Tony Payne; RMA Ecology Ltd**	**Date:**	**21 October 2021**
cc:	**Graham Ussher; RMA Ecology Ltd**		
Subject:	**Peka Peka, Stage 1: Preliminary assessment of ecological values**		

Dear Andrew,

This report details the results of an assessment of the ecological values at the property at 175 Peka Peka Road ('the site') (Lot 1 DP 21514, Lot 4 DP 360851, Lot 5 DP 360851, Part Kukutauaki 1B1 Block). We understand that Kukutauaki No1 Ltd is seeking to develop the site, and requires a preliminary indication of the location, type and state of ecological values, including watercourses (wetlands/ streams) and indigenous terrestrial values for the site.

This memorandum has been prepared with regard to the ecological provisions of the Kapiti Coast District Council Operative District Plan (KCDC ODP), Greater Wellington Proposed Natural Resources Plan (PNRP), Wellington Regional Policy Statement (RPS), the National Policy Statement for Freshwater Management 2020 (NPS-FM), and the National Environmental Standard for Freshwater 2020 (NES F).

We understand that the project team for this development intends to use this memorandum for internal project planning purposes, in order to direct or refine a masterplan or scheme layout[1].

1 Assessment method

A site survey was undertaken by Tony Payne on 6 October 2021.

Streams were classified according to the PNRP (relevant excerpts are attached below). Wetlands were classified according to the PNRP, and the NPS-FM ('natural inland wetland'), as follows:

- ***Rivers and streams**: for the purpose of determining stream width or intermittently flowing rivers and streams in Category 2 surface water bodies, the active bed is the area that is subject to at least frequent flows and is predominantly un-vegetated and made up of silt, sand, gravel, boulders or similar; and*
- ***Natural Wetland**: Is a permanently or intermittently wet areas, shallow water, and land water margin that supports a natural ecosystem of plants and animals that are adapted to wet conditions, including in the beds of lakes and rivers, the coastal marine area (e.g. saltmarsh), and groundwater-fed wetlands (e.g. springs). **Natural wetlands** do not include:*
  - *a. Damp gully heads, or wetted pasture, or pasture with patches of rushes, or*
  - *b. Areas of wetland habitat that have established in or around bodies of water specifically designed, installed and maintained for any of the following purposes:*
    - *i. Water storage ponds for*
      - *a. Public water supply, or*

[1] This report has been prepared in accordance with our contract dated 21 September 2021 with Kukutauaki No1 Ltd.

b. *Hydroelectric power generation, or*

c. *Firefighting or*

d. *Irrigation, or*

e. *Stock watering or*

ii. *Water treatment ponds for*

a. *Wastewater, or*

b. *Stormwater, or*

c. *Nutrient attenuation, or*

d. *Sediment control, or*

e. *Animal effluent, or*

iii. *Beautification, landscaping, amenity, or*

iv. *Drainage*

'Wetland' has the same meaning as in the RMA

Wetlands on site have also been interpreted based on the definitions within the NPS-FM:

- ***Natural inland wetland:*** *means a wetland (as defined in the Act) that is not:*

  (a) a wetland constructed by artificial means (unless it was constructed to offset impacts on, or restore, an existing or former natural wetland); or

  (b) a geothermal wetland; or

  (c) any area of improved pasture that, at the commencement date, is dominated by (that is more than 50% of) exotic pasture species and is subject to temporary rain-derived water pooling

We understand that the NES-F and NPS-FM require Councils to ensure that the loss of extent of 'natural inland wetlands' is **avoided**, with few exceptions (see the NPS-FM for the exceptions relating to nationally or regionally important infrastructure).

Loss of NPS-FM-level wetland is prohibited by the NPS-FM, except in specific circumstances (which from our understanding, would not apply to this project). The NPS-FM/ NES-F requires that any effects on natural inland wetlands are avoided, including a restriction on activities within a 10 m buffer around those wetlands, and controls on the level of potential adverse effects (from, for example, discharge of water or diversion of water) within a 100 m buffer around the wetland.

The NES-F 2020 states:

54. Non-complying activities

The following activities are non-complying activities if they do not have another status under this subpart:

a) *vegetation clearance within, or within a 10 m setback from, a natural wetland:*
b) *earthworks within, or within a 10 m setback from, a natural wetland:*
c) *the taking, use, damming, diversion, or discharge of water within, or within a 100 m setback from, a natural wetland.*

As such, a 10 m setback surrounding NPS-FM qualifying wetlands should be included as part of the masterplan layout. Within 100 m of NPS-FM qualifying wetlands there are likely to be other development constraints, where existing hydrological conditions will need to be considered.

The inclusion of setbacks surrounding 'natural inland wetlands' therefore requires the consideration of areas that meet the NPS-FM definition **on adjoining properties**. In some cases, a 10 m setback to a wetland on an adjoining property may extend onto the site (and there may be a need to also consider a 100 m setback in part or in total on the subject property).

Together, these requirements may place considerable restrictions on the activities within a broad area around mapped wetlands, including how earthworks are undertaken, the level to which re-contouring may occur, the creation of impervious surfaces, diversion of stormwater from the buffer area, and discharge of stormwater or treatment of stormwater within the buffer areas.

Many of these matters have yet to be resolved and case law does not yet exist for many of these. An RMA planner should be consulted to advise on the importance of having PNRP-level and NPS-FM-level wetlands on the site and what that they mean for developable land.

We also note that the Ministry for the Environment has recently (1 September 2021) released a call for submissions on revisions to the NPS-FM 2020, including to areas that can be excluded as wetland, and a change to the activity status of qualifying wetlands in (amongst others) land development, specifically for urban development that is 'plan-enabled' for housing or for business use. This may have a significant bearing on areas that may qualify as wetland, and the approach that is available to a landowner for managing these through a consenting process. Until MfE has decided on changes to the NPS-FM 2020, we have proceeded on the basis of the current, confirmed NPS-FM 2020 technical guidance and current interpretations therein.

The methodology applied for the assessment of wetlands at this site included reviewing recent and historical aerial photographs for delineating wetland margins in conjunction with the Clarkson (2013)[2] 'Rapid Test' method, involving a visual assessment of the vegetation communities to determine whether areas were likely to meet the definition of improved pasture and were >50 % exotic pasture species dominant and therefore excluded from being NPS-FM-level wetlands; an assessment of the dominance of native vs exotic species, and an assessment whether an RMA-level wetland was present or not. As requested by you, the full suite of wetland tests (Dominance Test, Prevalence Test, wetland soil) was not undertaken in accordance with Clarkson 2013 method.

We note that the accuracy of our GPS is +/- 5 m, and that boundaries shown in this report should be considered to be indicative. The exact extent of wetland transition points/ boundaries at this site was not accurately mapped – the polygons shown in this report are approximations. Accurate delineation would require targeted fieldwork and (most probably) several dozen wetland assessment plots or transects throughout the site to resolve the boundaries between RMA-level, NPS-FM-level wetlands, and non-wetland areas. Therefore, the boundaries of the polygons provided in this report include an element of expert judgement.

We have also mapped areas of terrestrial vegetation that likely meet the ecological significance criteria listed in the RPS - Policy 23 (attached below), as Significant Natural Areas (SNA), as follows:

1. Representativeness
2. Rarity
3. Diversity
4. Ecological Context

All wetlands considered to be of ecological relevance and/or significance are provided in the attached shapefiles.

Relevant excerpts from the PNRP are attached in **Appendix A** and **Appendix B**.

[2] Clarkson BR, Champion PD, Johnson PN, Bodmin KA, Forester I, Gerbeaux P, Reeves PN 2013. Wetland indicator status ratings for New Zealand species. Landcare Research, Hamilton.

2 Results summary

Figures depicting the relevant ecological features are provided below (**Figures 1 to 3**), and ecological features are summarised in **Table 1.**

Table 1: Summary of ecological features on the Peka Peka site.

Feature	Feature Type	Area
W1	Current and Proposed NPS-FM wetland	5,182 m^2
W2	Current NPS-FM wetland, not Proposed NPS-FM wetland. This portion of the wetland is dominated by exotic species associated with pasture.	1,079 m^2
W2	Current and Proposed NPS-FM wetland	434 m^2
W3	Current NPS-FM wetland, not Proposed NPS-FM wetland	56 m^2
W4	Current and Proposed NPS-FM wetland	810 m^2
W5	Current and Proposed NPS-FM wetland	3,183 m^2
W6	Current and Proposed NPS-FM wetland	643 m^2
W7	Current and Proposed NPS-FM wetland	6,518 m^2
W8	Current NPS-FM wetland, not Proposed NPS-FM wetland	106 m^2
W9	Current NPS-FM wetland, not Proposed NPS-FM wetland	419 m^2
W10	Current and Proposed NPS-FM wetland	5,380 m^2
W11	Current NPS-FM wetland, not Proposed NPS-FM wetland	53 m^2
W12	Current and Proposed NPS-FM wetland	261 m^2
W13	Current NPS-FM wetland, not Proposed NPS-FM wetland	34 m^2
W14	Current NPS-FM wetland, not Proposed NPS-FM wetland	44 m^2
W15	Current NPS-FM wetland, not Proposed NPS-FM wetland	319 m^2
W16	Current and Proposed NPS-FM wetland	1,624 m^2
W17	Current NPS-FM wetland, not Proposed NPS-FM wetland	39 m^2
W18	Current and Proposed NPS-FM wetland	698 m^2
W19	Current NPS-FM wetland, not Proposed NPS-FM wetland	26 m^2
W20	Current and Proposed NPS-FM wetland	2,265 m^2
W21	Current NPS-FM wetland, not Proposed NPS-FM wetland. This portion of the wetland is dominated by exotic species associated with pasture.	1,757 m^2
W21	Current and Proposed NPS-FM wetland	987 m^2
Te Harakeke Swamp	Current and Proposed NPS-FM wetland	39,809 m^2
	Total:	**71,726 (7.1 ha)**



Figure 1. Ecological features on site, proposed NPS-FM wetland (red area), current NPS-FM wetland, but not proposed NPS-FM wetland (blue area), 10 m wetland buffer of proposed NPS-FM wetland (yellow line) site boundary (white line).



Figure 2. Ecological features on the southern portion of the site, proposed NPS-FM wetland (red area), current NPS-FM wetland, but not proposed NPS-FM wetland (blue area), 10 m wetland buffer of proposed NPS-FM wetland (yellow line) site boundary (white line).

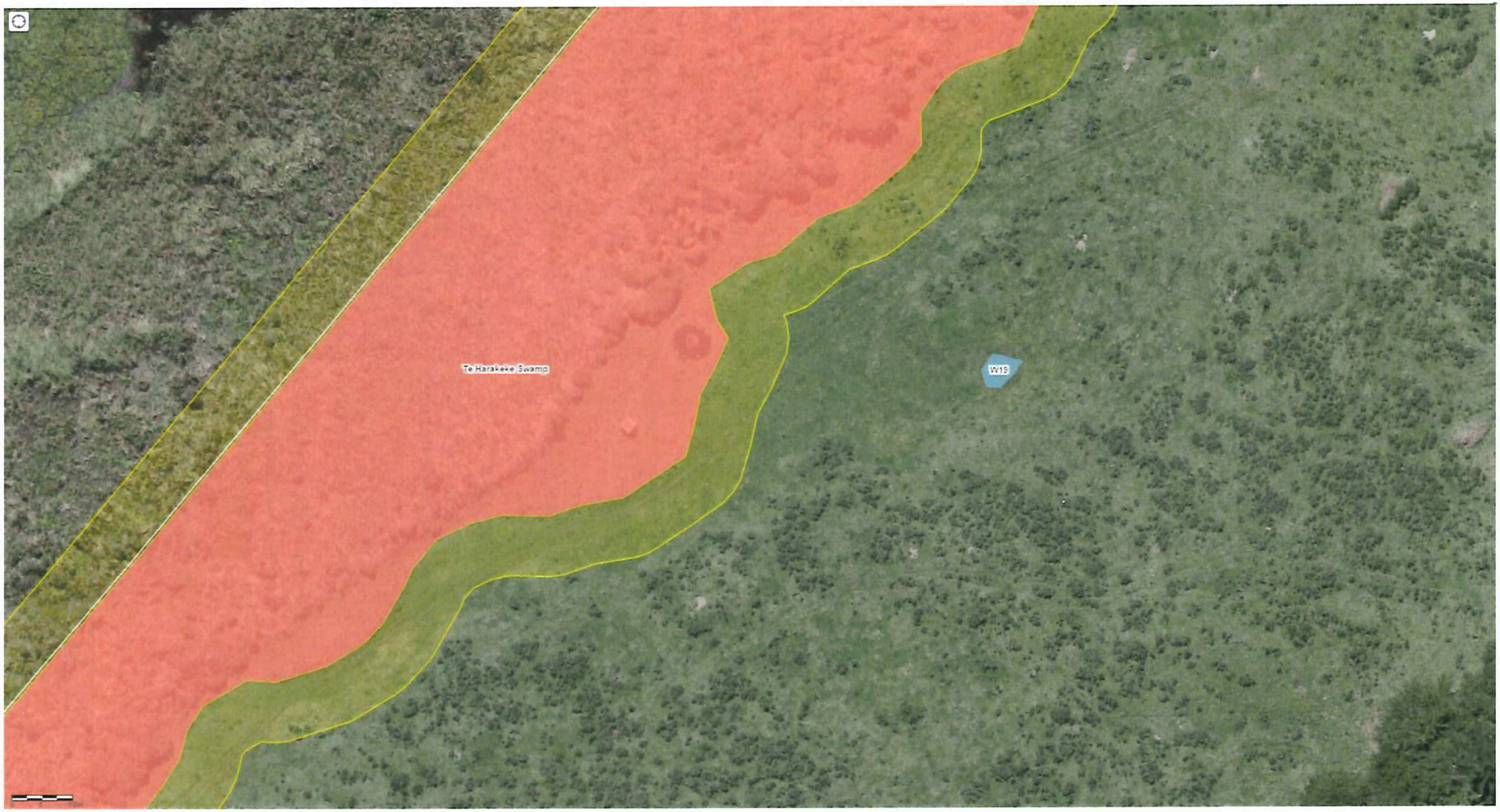


Figure 3. Ecological features on the north-western portion of the site including wetland W19, proposed NPS-FM wetland (red area), current NPS-FM wetland, but not proposed NPS-FM wetland (blue area), 10 m wetland buffer of proposed NPS-FM wetland (yellow line) site boundary (white line).

3 Wetlands

There are 22 areas on the site that meet the NPS-FM definition of a 'natural inland wetland' (W1 to W21 and the Te Harakeke Swamp); these total ca. 71,426 m^2 (7.1 ha). These areas have underlying characteristics, including permanently or intermittently wet soils, that support a natural ecosystem of plants that are adapted to wet conditions (i.e. they are wetlands) and are not dominated (> 50%) by improved pasture grass. These areas also meet the PNRP definition of a 'natural wetland', and are likely to be considered by GWRC as significant natural wetland habitats with significant indigenous biodiversity values that meet the 'rarity' criteria within Policy 23, recognising the overall scarcity of wetland habitats in the Wellington Region.

Excluding the Te Hararakeke Swamp, all wetlands on site have been highly degraded through historic agricultural activities, resulting in significant modification to the soils and plant communities. They are now a mixed community of native rushes (e.g. *Juncus sarophorus*), exotic rushes (e.g. *Juncus effusus*), and exotic herbs and grasses, including Yorkshire fog (*Holcus lanatus*), creeping buttercup (*Ranunculus repens*) and lotus (*Lotus pedunculatus*).

Despite the degraded state of these wetlands, and the predominance of exotic species, each area still clearly meets the definition of an 'inland natural wetland' as defined in the NPS-FM and 'natural wetland' in the PNRP.

Te Harakeke Swamp (K066) is a dune wetland covering 112.7 ha. This wetland habitat is nationally under-represented. This is a large area of harakeke flaxland and raupo reedland and is the second largest of its type in the Kapiti District. It is an important representation of habitat formally common in the area. This wetland provides significant habitat for indigenous fauna.

The Ministry for the Environment (MfE) has recently released a discussion document on proposed changes to wetland regulations[3]. MfE has received feedback that there are additional activities that require consenting pathways, including the need to provide a discretionary consenting pathway for urban development. In addition, MfE recognise that the current definition of 'natural wetland' in the NPS-FM is problematic to apply and captures some heavily modified, exotic pasture dominated wetlands even though part (c) of the definition seeks to exclude these areas. This is having unintended consequences, such as restricting changes in land use and development in these areas. To better achieve the original intent of the regulations MfE is proposing to amend part (c) of the definition of 'natural wetland' as follows:

(c) any area of pasture that has more than 50 percent ground cover comprising exotic pasture species or exotic species associated with pasture.

We have therefore applied the proposed change to the definition of a 'natural wetland' to this site to provide further clarification. Parts of wetlands W2 and W21, and W3, W8, W9, W11, W13, W14, and W15 (coloured blue in **Figures 1-3**) would not meet the proposed change to the definition of a 'natural wetland'. Please note that we have made an assumption regarding *'exotic species associated with pasture'* based on our experience and understanding of common exotic species that commonly occur with a pasture environment (e.g. creeping buttercup).

As noted in Section 1, we understand that the NES-F and NPS-FM currently require that Councils ensure that the loss of extent of 'natural inland wetlands' is **avoided**. In addition, a 10 m setback surrounding each wetland should be included as part of the masterplan layout, and within 100 m of the wetlands there are likely to be other development constraints, where existing hydrological conditions will need to be considered. Potential indirect adverse effects to wetlands that should be considered include:

[3] Managing our wetlands. A discussion document on proposed changes to the wetland regulations. Published by the Ministry for the Environment. September 2021.

- The discharge of sediment or other contaminants into these areas during earthworks and as part of the post-development design (e.g. stormwater runoff from roads);
- Earthworks intercepting and diverting groundwater flows; and
- Re-contouring and increasing impervious surfaces within the upper overland catchment resulting in the diversion or concentration (through discharging at a single point source) of overland flows.

A design philosophy to maintain natural flow paths and catchments, and best practice erosion sediment controls and filtering stormwater discharges (e.g. through the use of vegetated swales/ rain gardens etc.) should therefore be adopted, where practicable.

4 Watercourses

There are no watercourses within the Stage 1 area on site that meet the criteria as a 'Category 1 or 2 surface water body' in the PNRP.

5 Terrestrial Vegetation

The terrestrial vegetation within the site is not legally protected by the Department of Conservation (DOC), QEII National Trust, Nature Heritage Fund Covenants, Regional Councils or Nga Whenua Rahu as illustrated on the Manaaki Whenua Land Care Research 'Our Environment'.

Terrestrial vegetation on site largely consists of grazed pasture, exotic shelter belts, wildings pine, macrocarpa, and weedy scrub dominated by tree lupin, blackberry, inkweed, boxthorn and gorse. Indigenous vegetation is limited to discrete patches of pohuehue (*Muehlenbeckia complexa*), bracken fern (*Pteridium esculentum*), wiwi (*Ficinia nodosa*) and scattered mahoe (*Melicytus ramiflorus*).

There are no plant species listed as 'At Risk' or 'Threatened' in the latest threat classification within the terrestrial environment.

6 Wildlife

6.1 Lizards

During the site survey, no lizards or lizard signs (e.g. scat, slough) were observed. The survey involved general visual observations of potential lizard habitats, and inspecting beneath debris (e.g. logs) within the site, however did not constitute a comprehensive survey using a range of methods (e.g. the use of artificial cover objects, pitfall traps etc.).

The national lizard, frog and tuatara database managed by the Department of Conservation (Herpetofauna) confirms records of native lizards within 1 km of the site. No lizards are recorded from the site itself, however the presence of ornate skink (*Oligosoma ornatum*) and copper skinks (*Oligosoma aeneum*) from nearby sites in similar habitats to those present within the site indicates that encounters with these species are possible.

The areas of rank grass, and thick weedy vegetation surrounding scrub areas on site provides suitable habitat for native skinks.

All native lizards are absolutely protected under the Wildlife Act 1953 and consequently a Wildlife Act Authority from Department of Conservation is required to undertake activities within habitat that may support native lizards and where activities may result in a significant impact on a species or habitat. There is often a requirement to relocate lizards to alternative, protected habitat if avoidance of effects is not practicably feasible.

Lizards that have been recorded within the area and which are listed in the DOC bioweb database that may occupy the site are provided in **Table 3** below. Applicable habitat has been sourced from van Winkel *et al.*, 2018.

Table 2. Lizard species recorded in the national Herpetofauna database from nearby the site.

Scientific name	Common name	Threat Status (Hitchmough *et al.*, 2015)	Likelihood of occupying the site	Applicable habitat
Naultinus punctatus	Barking gecko	At risk - declining	Nil	Nil
Mokopirirakau "southern North Island"	Ngahere gecko	At risk - declining	Nil	Nil
Oligosoma ornatum	Ornate skink	At risk - declining	Very low	Edges of scrub, pohuehue patches, wood stacks and rank grass
Oligosoma zelandicum	Glossy brown skink	At risk	Very low	Edges of scrub, pohuehue patches, wood stacks and rank grass
Oligosoma aeneum	Copper skink	Not threatened	Moderate	Edges of scrub, pohuehue patches, wood stacks and rank grass
Oligosoma polychroma	Northern grass skink	Not threatened	Moderate	Edges of scrub, pohuehue patches, wood stacks and rank grass

Where future development could impact the areas with rough pasture and scrub on site, a survey for native lizards in general should be conducted as part of any future assessment of ecological effects.

6.2 Avifauna

Sixteen (16) species of avifauna were recorded during the site visit, including ten (11) native species, one of which is listed as 'At Risk', the New Zealand dabchick (*Poliocephalus rufopectus*) which was recorded utilising Te Harakeke Swamp.

The mature native trees on site provide suitable roosting and nesting habitat for a range of small native passerines such as grey warbler (*Gerygone igata*), and fantail (*Rhipidura fuliginosa*). It is expected that a wider range of local native birds that occur in the surrounding rural area, which were not recorded during the site visit, would also frequent the site (e.g. morepork - *Ninox novaeseelandiae* as well as birds that utilise the Te Harakeke Swamp on site).

The Te Harakeke Swamp (Ecosite K066) provides suitable roosting and nesting habitat for a range of wetland avifauna, including species listed as 'At Risk' and 'Threatened' (e.g. Australasian bittern *Botaurus poiciloptilus*).

A list of bird species observed during the site survey is provided in **Table 4** below.

Table 3. Birds recorded at the site during the site survey.

Scientific name	Common name	Threat Status (Robertson *et al.*, 2016)
Circus approximans	Swamp harrier	Native – Not threatened
Gerygone igata	Grey warbler	Native – Not threatened
Hirundo neoxena	Welcome swallow	Native – Not threatened
Poliocephalus rufopectus	New Zealand dabchick	At Risk - Recovering
Porphyrio melanotus	Pukeko	Native – Not threatened
Prosthemadera novaeseelandiae	Tui	Native – Not threatened
Rhipidura fuliginosa	Fantail	Native – Not threatened
Tadorna variegata	Paradise shelduck	Native – Not threatened
Todiramphus sanctus	Sacred kingfisher	Native – Not threatened
Vanellus miles	Spur-winged plover	Native – Not threatened
Zosterops lateralis	Silvereye	Native – Not threatened
Anas platyrhynchos	Mallard	Exotic – Introduced and naturalised
Carduelis carduelis	European goldfinch	Exotic – Introduced and naturalised
Passer domesticus	House sparrow	Exotic – Introduced and naturalised
Platycercus eximius	Eastern Rosella	Exotic – Introduced and naturalised
Turdus merula	Blackbird	Exotic - Introduced and naturalised
Turdus philomelos	Song thrush	Exotic - Introduced and naturalised

6.3 Long-tailed bats

Long-tailed bats/ pekapeka (*Chalinolobus tuberculatus*, currently classified 'nationally vulnerable' - O'Donnell *et al.*, 2011), require large trees (including standing dead trees) with cavities (e.g. deep knot holes), epiphytes or loose bark for roosting; and typically use linear landscape features such as bush edges, gullies, water courses and roadways to transit between roosting and feeding sites (Borkin and Parsons 2009).

The site does not support characteristics preferred by bats, and it is very unlikely that a resident long-tailed bat population would utilise parts of the site.

7 Priorities for Protection

The key ecological features on site are the wetland areas. These areas should be included as constraints on development of the site – where the values of the areas are such for indigenous vegetation, fauna or ecosystems that avoidance should be the priority approach to site management.

The wetland areas identified as constraints are likely to be required by Council to be completely avoided, following the current definition of the NPS-FM /NES-F 2020. As noted above, parts of wetlands W2 and W21, and W3, W8, W9, W11, W13, W14, and W15 are unlikely to meet the proposed change to the definition of a 'natural wetland', should it be adopted by MfE.

The wetland areas and dunes on site provide opportunities for ecological restoration – such as through the prevention of ongoing wetland drainage, restoration of wetland form and function, revegetation planting, and protection of habitat.

The identification of specific opportunities and the likely quantum of restoration work needed will be dependent on the scale and nature of the wetlands removed or modified from within the project area. Effects on wetlands are encouraged to be avoided in the PNRP and RPS, although if effects are unavoidable, consideration of enhancement of wetlands elsewhere to balance unavoidable effects is usually required and may be acceptable to Council if there is a change in legislation.

The process for assessing loss of wetland values and the means for determining an appropriate quantum of offset enhancement elsewhere to balance that loss typically follows a standard process that we would assume Council is familiar with. The costs of providing offsets to balance loss of wetland values should be taken into account when considering cost:benefits of impacts on ecological features.

Of least importance to preserve are the extensive exotic areas, comprising pasture and exotic trees. These are not considered to have ecological importance for indigenous species or environments and, in our opinion, removal of these would constitute a nil or a negligible ecological effect.

8 Restoration opportunities

The key opportunities for restoration on site include the restoration of the wetland complex along the eastern boundary of the site (W1, W4, W5, W6, W7 and W10), and the degraded dunes.

Restoration of the wetland complex would include the infilling of drains, and enrichment planting with a diverse assemblage of wetland shrubs and trees (e.g. manuka, kahikatea). This would provide a large contiguous area of wetland, thereby improving habitat quality for indigenous fauna.

The terrestrial vegetation on the dunes on site have been highly modified with original vegetation communities cleared as part of historic pastoral land conversion. The site currently consists of dry pasture hill country with large patches of exotic weeds, and discrete patches of pohuehue.

Restoration of these areas would involve removal of weeds, and planting duneland species including:

- Akeake (*Dodonea viscosa*)
- Akiraho (*Olearia paniculata*)
- Cabbage tree (*Cordyline australis*)
- Kanuka (*Kunzea robusta*)
- Kohekohe (*Dysoxylum spectabile*)
- Lancewood (*Pseudopanax crassifolius*)
- Mahoe (*Melicytus ramiflorus*)
- Manuka (*Leptospermum scoparium*)
- Mapou (*Myrsine australis*)
- Whau (*Entelea arborescens*)
- Coastal tree daisy (*Olearia solandri*)
- *Coprosma rhamniodes*
- Koromiko (*Veronica stricta* var *atkinsonii*)
- Poroporo (*Solanum aviculare* and *Solanum laciniatum*)
- Wharangi (*Melicope ternata*)

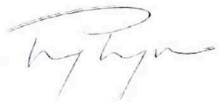
9 Next steps

As part of the ongoing design for the site we can provide further inputs and a more comprehensive description of the values where needed, in addition to the identification of an appropriate enhancement site(s), upon your request.

We trust that this information provides the initial basis for further strategic planning to ensure the proposed development appropriately avoids or minimises any significant ecological effects.

If you have any further questions, please contact Tony Payne at tony.payne@rmaecology.co.nz.

Yours sincerely,



Tony Payne

Senior Ecologist[4]

RMA Ecology Ltd

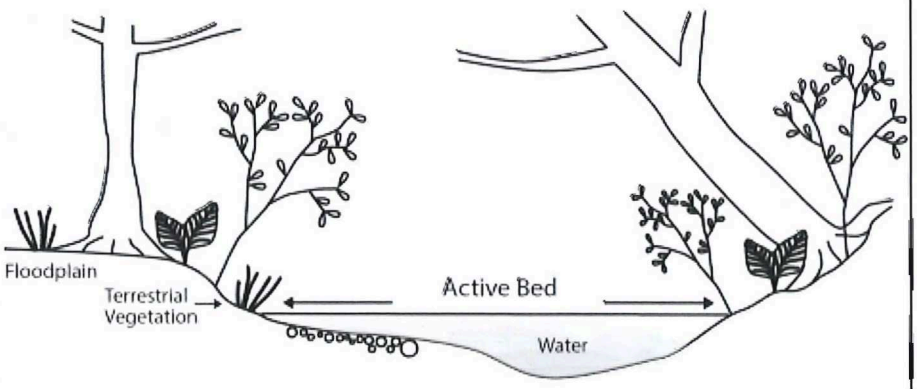
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[4] This report has been prepared for the benefit of our Client with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose without our prior review and agreement. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by RMA Ecology Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

Appendix A: Relevant Proposed Natural Resource Plan Definition Excerpts

Active bed (rivers and streams)

For the purpose of determining stream width of permanently or intermittently flowing rivers and streams in **Category 2 surface water bodies**, the **active bed** is the area that is subject to at least frequent flows and is predominately un-vegetated and made up of silt, sand, gravel, boulders or similar material.



Category 1 surface water body

Category 1 surface water body includes, and is limited to:

(a) outstanding water bodies identified in Schedule A (outstanding water bodies), and

(b) sites with significant **mana whenua** values identified in Schedule C (mana whenua), and

~~(b)~~ (c) inanga spawning habitat identified in Schedule F1b (inanga spawning habitats), and

~~(c)~~ (d) habitats for indigenous birds in rivers identified in Schedule F2a (birds-rivers)

~~(d) estuaries identified in Schedule F4 (coastal sites), and~~

(e) **significant natural wetlands** ~~greater than 0.1ha~~ identified in Schedule F3 (identified significant natural wetlands), and

(f) estuaries identified in Schedule F4 (coastal sites), and

~~(f) outstanding water bodies identified in Schedule A (outstanding water bodies),~~ and

(g) within 1,000m upstream of a surface water abstraction site for a **community drinking water supply** shown on Map 26.

Category 2 surface water body

Category 2 surface water body includes, and is limited to:

(a) estuaries other than those identified in Schedule F4 (coastal sites), and

(b) within the mapped lowland areas shown on Map 29, rivers that have an **active bed** width of 1m or wider, and drains greater than 1m wide, and **water races**, and

(c) rivers and streams important to trout spawning habitat identified in Schedule I (trout habitat), and

(d) **natural lakes**,

but excludes any **surface water body** that meets the definition of a **Category 1 surface water body**.

Ephemeral flow path

A river that:

~~(a) does not have an **active bed**, or~~

~~(b)~~(a) has a bed that is predominantly vegetated, and

(b) only conveys or temporarily retains water during or immediately following heavy rainfall events, and

(c) does not convey or retain water at other times.

Note: An **ephemeral flow path** is not a surface waterbody.

Drain	An~~y artificial watercourse,~~ open ~~or piped~~ watercourse, designed and constructed for the purpose of land drainage of surface or subsurface water. ~~Channels designed and constructed to convey water only during rainfall events and which do not convey or retain water at other times are excluded from this definition.~~ ~~Only for the purpose of Rule R121 (drain clearance) a **drain** also includes a highly modified watercourse or river and is channelled to such an extent that it has the characteristics of a farm drainage canal.~~ *Note:* For the avoidance of doubt, channels or swales that only convey water during or immediately following rainfall events are not drains. Many watercourses that are considered to be drains are natural watercourses that have been highly modified, often over many decades, and include channels dug to drain natural wetlands.
Natural wetland	Is a permanently or intermittently wet area, shallow water and land water margin that supports a natural ecosystem of plants and animals that are adapted to wet conditions, including in the beds of lakes and rivers, the coastal marine area (e.g. saltmarsh), and groundwater-fed wetlands (e.g. springs). **Natural wetlands** do not include: (a) damp gully heads, or wetted pasture, or pasture with patches of rushes, or (b) areas of wetland habitat that have established in or around bodies of water specifically designed, installed and maintained for any of the following purposes: (i) water storage ponds for a) public water supply, or b) hydroelectric power generation, or c) firefighting or d) irrigation, or e) stock watering or (ii) water treatment ponds for a) **wastewater**, or b) **stormwater**, or c) nutrient attenuation, or d) sediment control, or e) **animal effluent**, or (iii) beautification, landscaping, amenity, or (iv) drainage. See also **significant natural wetland** and **outstanding natural wetland** 'Wetland' has the same meaning as in the RMA. Note that, because of the rarity of wetlands in the Wellington Region, all **natural wetlands** will meet the representativeness and rarity criteria listed in Policy 23 of the Regional Policy Statement 2013 and therefore meet the definition of **significant natural wetland**.
Outstanding natural wetland	**Outstanding natural wetlands** are identified in Schedule A3 (outstanding wetlands).

Wetlands listed in Schedule A3 as having outstanding indigenous ecosystem values meet the following criteria:

- are highly representative **and** either
- have high rarity values or
- are highly diverse.

Sensitive area	A **sensitive area** includes the following: (a) dwelling house~~,~~ or marae and (b) educational facilities, and (c) ~~amenity areas and~~ public places, and (d) ~~**group drinking water supplies** and **community drinking water supply protection areas**, and~~ (e) **surface water bodies** and associated riparian vegetation, and (f) non-target plants, crops, and bee hives, which are sensitive to **agrichemicals**, and (g) organically certified properties, e.g. Bio-Gro, and (h) **natural wetlands**, outstanding water bodies listed in Schedule A and ecosystems and habitats with significant indigenous biodiversity values listed in Schedule F.
Significant natural wetland	A **natural wetland** that meets one or more of criteria (a) to (d) listed in Policy 23 of the Regional Policy Statement 2013 being: representativeness; rarity; diversity; ecological context. ~~Identified **significant natural wetlands** greater than 0.1ha from which **livestock** should be excluded under Rule R98 are listed in Schedule F3 (significant wetlands).~~ (Note - Schedule F3 lists identified **significant natural wetlands** ~~that are greater than 0.1 ha~~ for the purpose of managing **livestock** exclusion under Rule R97).
Surface water body	Any river, lake, wetland, estuary~~,~~ outside of the coastal marine area, open **drain** or **water race**, and ~~its~~ their bed. For the purpose of the Plan, **surface water body** does not include **ephemeral flow paths** and bodies of water designed, installed and maintained for any of the following purposes: (a) water storage ponds for (i) fire fighting or (ii) irrigation, or (iii) stock watering, or (b) water treatment ponds for (i) **wastewater**, or (ii) **stormwater**, or (iii) nutrient attenuation, or (iv) sediment control, or (v) **animal effluent**, or (vi) operating sumps, quarries and gravel pits. Also see definitions for Category 1, and **Category 2 surface water bodies**, and the definition for **River class**.

Appendix B: RPS Policy 23

Policy 23: Identifying indigenous ecosystems and habitats with significant indigenous biodiversity values – district and regional plans

District and regional plans shall identify and evaluate indigenous ecosystems and habitats with significant indigenous biodiversity values; these ecosystems and habitats will be considered significant if they meet one or more of the following criteria:

(a) Representativeness: the ecosystems or habitats that are typical and characteristic examples of the full range of the original or current natural diversity of ecosystem and habitat types in a district or in the region, and:

  (i) are no longer commonplace (less than about 30% remaining); or

  (ii) are poorly represented in existing protected areas (less than about 20% legally protected).

(b) Rarity: the ecosystem or habitat has biological or physical features that are scarce or threatened in a local, regional or national context. This can include individual species, rare and distinctive biological communities and physical features that are unusual or rare.

(c) Diversity: the ecosystem or habitat has a natural diversity of ecological units, ecosystems, species and physical features within an area.

(d) Ecological context of an area: the ecosystem or habitat:

  (i) enhances connectivity or otherwise buffers representative, rare or diverse indigenous ecosystems and habitats; or

  (ii) provides seasonal or core habitat for protected or threatened indigenous species.

(e) Tangata whenua values: the ecosystem or habitat contains characteristics of special spiritual, historical or cultural significance to tangata whenua, identified in accordance with tikanga Māori.

RMA ECOLOGY LTD

Memo

To:	**Andrew Beatson; Bell Gully Ltd**	**Job No:**	**2144**
From:	**Tony Payne; RMA Ecology Ltd**	**Date:**	**28 October 2021**
cc:			
Subject:	**Peka Peka, Stage 1: Wetland figures**		

Dear Andrew,

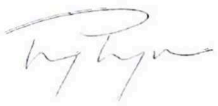
This report details the results of an assessment of the ecological values at the property at 175 Peka Peka Road ('the site') (Lot 1 DP 21514, Lot 4 DP 360851, Lot 5 DP 360851, Part Kukutauaki 1B1 Block). We understand that Kukutauaki No1 Ltd is seeking to develop the site, and requires a preliminary indication of the location, type and state of ecological values, including watercourses (wetlands/ streams) and indigenous terrestrial values for the site.

As requested, this memorandum provides additional wetland figures to the memorandum prepared by RMA Ecology Ltd for the site, dated 21 October 2021. Further information regarding these wetlands is provided in the memorandum dated 21 October 2021.

We understand that the project team for this development intends to use this memorandum for internal project planning purposes, in order to direct or refine a masterplan or scheme layout[1]

If you have any further questions, please contact Tony Payne at tony.payne@rmaecology.co.nz.

Yours sincerely,



Tony Payne

Senior Ecologist[2]

RMA Ecology Ltd28-Oct-21

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[1] This report has been prepared in accordance with our contract dated 21 September 2021 with Kukutauaki No1 Ltd.

[2] This report has been prepared for the benefit of our Client with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose without our prior review and agreement. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by RMA Ecology Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

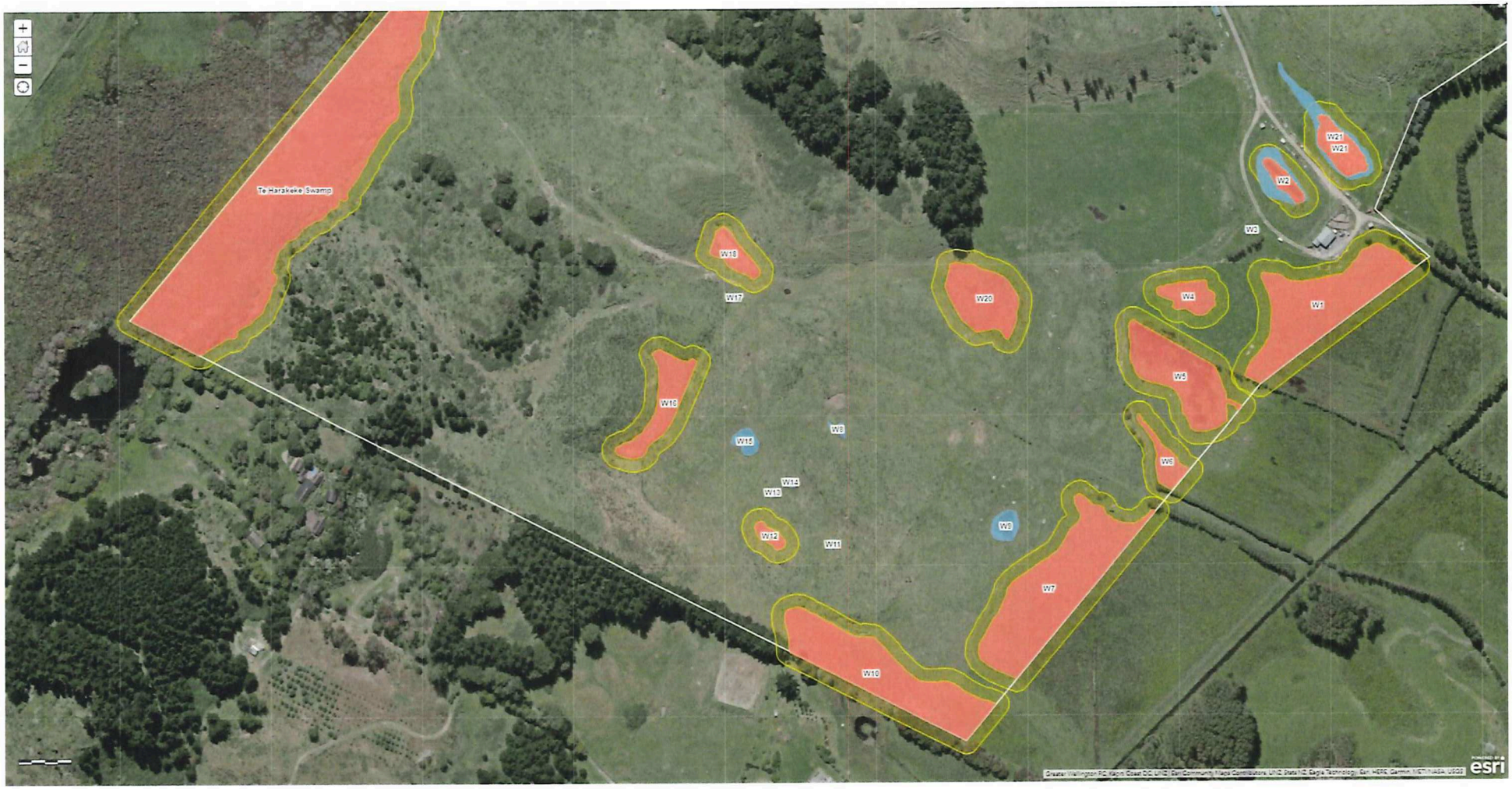


Figure 1. Ecological features on the southern portion of the site, proposed NPS-FM wetland (red area), current NPS-FM wetland, but not proposed NPS-FM wetland (blue area), 10 m wetland buffer of proposed NPS-FM wetland (yellow line) site boundary (white line).



Figure 2. Ecological features on the western portion of the site, proposed NPS-FM wetland (red area), current NPS-FM wetland, but not proposed NPS-FM wetland (blue area), 10 m wetland buffer of proposed NPS-FM wetland (yellow line) site boundary (white line).

CGW
CONSULTING ENGINEERS

Geotechnical Desktop Study Report

Brown's Farm, Te Horo, Kapiti Coast

Landlink Limited

Document Number: 21512-RPTGEO-001-A

Date: 1 July 2021

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BSc, MEngNZ	BSc, MSc, MEngNZ	MSc, CMEngNZ, CPEng

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Contents

1. Introduction 3
2. Proposed Development 3
3. Scope of Works 3
4. Site Information 4
5. CGW Site Walkover 11
6. Preliminary Ground Model 12
7. Geotechnical Constraints 14
8. Conclusions & Recommendations 14

Appendix A: Limitations 16
Appendix B: Surrounding Site Investigation Logs 17
Appendix C: CGW Site Walkover Photographs 18
Appendix D: Landlink Initial Plan 22

1. Introduction

CGW Consulting Engineers (CGW) were engaged by Landlink Limited (client) to undertake a geotechnical desktop study for the area referred to as Brown's Farm at 267 State Highway 1 and 169 and 171 Peka Peka Road, Waikanae (site). This report provides a desktop review of publicly available data and data supplied by the client to identify potential geotechnical constraints for proposed development of the area.

Our limitations are presented in Appendix A of this report.

2. Proposed Development

It is understood the client is proposing to develop the area outlined in Figure 1 below. The area is currently zoned as a general rural zone and a rural lifestyle zone (adjacent to Peka Peka Road). The site has been identified as a potential growth and residential development area.



Figure 1: Proposed Development Area Plan

3. Scope of Works

Our scope of works as per the signed short form agreement dated 23 June 2021 are as follows:

Phase 1: Undertake a site walkover and mapping. Site work includes site visit prep (including H+S), travel to and from site from our Kapiti office, time on site, site notes and documentation.

Phase 2: Review available information and information supplied by the client. A desktop study report to be prepared, reviewed, and issued to provide a plan for

existing ground testing, preliminary ground modelling and any geotechnical constraints regarding residential development.

4. Site Information

4.1 Site Description

The site, 267 State Highway 1, 169 and 171 Peka Peka Road, Waikanae is located approximately 3.6 km north of Waikanae Town centre and is legally described as Lot 5 DP 360851, Lot 1 DP 21514, Lot 2 DP 25435 PT Kukutauaki 1B1 BLK Ngarara West A46A BLK SECS 12 13 15 SO 505444.

Topographically the site is located within a coastal dune area, crudely parallel to the Kapiti Coast beach front. Contour mapping sourced from the Kapiti Coast District Council (KCDC) GIS mapping indicates sand dunes up to an elevation of RL 35 m are located through the centre of the site trending south west to north east. The north western extent of the site is mapped with an elevation approximately RL 5 m and includes wetlands. Relatively smaller dune areas are located on the south eastern and north eastern boundaries reaching elevations of approximately RL 12 m.



Figure 2: KCDC GIS Mapping Contour Map

The site is currently used as farmland with farm buildings located in a central eastern location. Access to the site is via a farm road from the northern boundary on Peka Peka Road. A 'paper road', accessed via Ngarara Road to the south west, runs through the centre of the site, terminating in the east adjacent to the Kapiti Expressway. Densely vegetated areas are located to the west of this access road, in the centre of the site and adjacent to the wetland on the south western boundary, which can be seen on Figure 1.

A main water supply line is located on the south eastern extent with an open stormwater channel in the eastern extent of the site.

NZ Topographical maps indicate there are various water ways aligning with farmland fence lines in the southern extent of the site as per Figure 3. The map also indicates two power transmission lines are located through the centre of the site trending south west to north east.

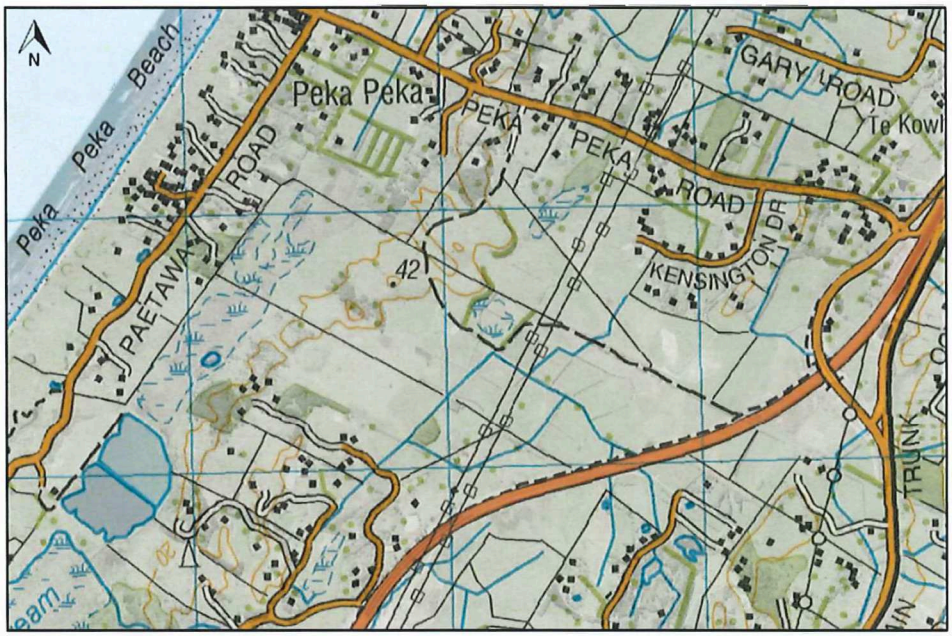


Figure 3: NZ Topographic Extract.

4.2 Published Geology

According to published geological mapping of the Wellington Area (2000) the site is underlain by Holocene aged Aeolian Sand Dunes (Q1d). Mapping indicates the Ohariu Fault is located approximately 2.0 km east of the site and trends south west to north east. A splay comes off the Ohariu Fault and extends parallel to SH1 and terminates approximately 500 m from the eastern extent of the site (Fig 4).

Liquefaction mapping of the area by Greater Wellington Regional Council (GWRC) shows the site to be at high risk of liquefaction. Generally speaking, liquefaction occurs in saturated (i.e. below the groundwater table) cohesionless fine grained sediments, typically silts and sands.



Figure 4: Location of the Ohariu Fault and associated splay relative to the site.

4.3 NZGD Database

A review of the New Zealand Geotechnical Database (NZGD) found several relevant studies have been completed within close proximity to the site. A summary of these investigations is presented below in Table 1 and locations on Figure 5. Logs for these site investigations are presented in Appendix B of this report.

Table 1: Nearby Ground Investigation Data – Sourced from NZGD

Hole ID	Distance from Site (m)	Depth of Hole (m bgl)	Comments
GWRC BP32_0034 (2013)	Within site boundaries, north of farm sheds in centre of site	32.45	Water bore. Water bearing sand to 23.6 m bgl, overlying interbedded sand, silt, and gravel.
CPT-159595 (2021)	153 Peka Peka Road. 50 m north east of site.	6.26	Groundwater observed at 5.0 m bgl. Located on edge of wetland. Fine sand in adjacent hand augers to 1.5 m bgl.
GWRC R26/7080 (1999)	151 Peka Peka Road. 250 m north east of site	7.00	Water bore. Fine sand encountered with a peat layer at 4.50 – 5.00 m bgl.
M2PP 2011/BH308 (2011)	On eastern most part of the site boundary.	10.63	2.50 m of silty PEAT overlying fine sand. Very dense sand encountered from7.50 m bgl. Piezometer installed

Table 1: Nearby Ground Investigation Data – Sourced from NZGD			
Hole ID	**Distance from Site (m)**	**Depth of Hole (m bgl)**	**Comments**
M2PP 2013/BH347 (2013)	On eastern most part of the site boundary. On M2PP alignment	19.95	Fine to medium sand to a depth of 12.30 m bgl, becoming very dense at 10.50 m bgl. Gravel encountered between 12.30 m and 16.50 m bgl.
M2PP 2010/BH217 (2010)	South Eastern boundary of site, along alignment of M2PP	10.75	PEAT to 2.0 m bgl overlying fine sand. Becoming dense below 4.50 m bgl.
M2PP 2010/BH13 (2010)	South Eastern boundary of site, along alignment of M2PP	15.45	PEAT to 2.0 m bgl overlying fine sand. Becoming dense below 4.50 m bgl. Piezometer installed.
GWRC R26/6207 (2003)	362 Ngarara Road on south western extent of site. 350 m south west of site boundary.	32.20	Water bore. Interbedded PEAT and SAND to 20.50 m bgl. SAND and GRAVEL to 25.50.Sity CLAY to end of hole.

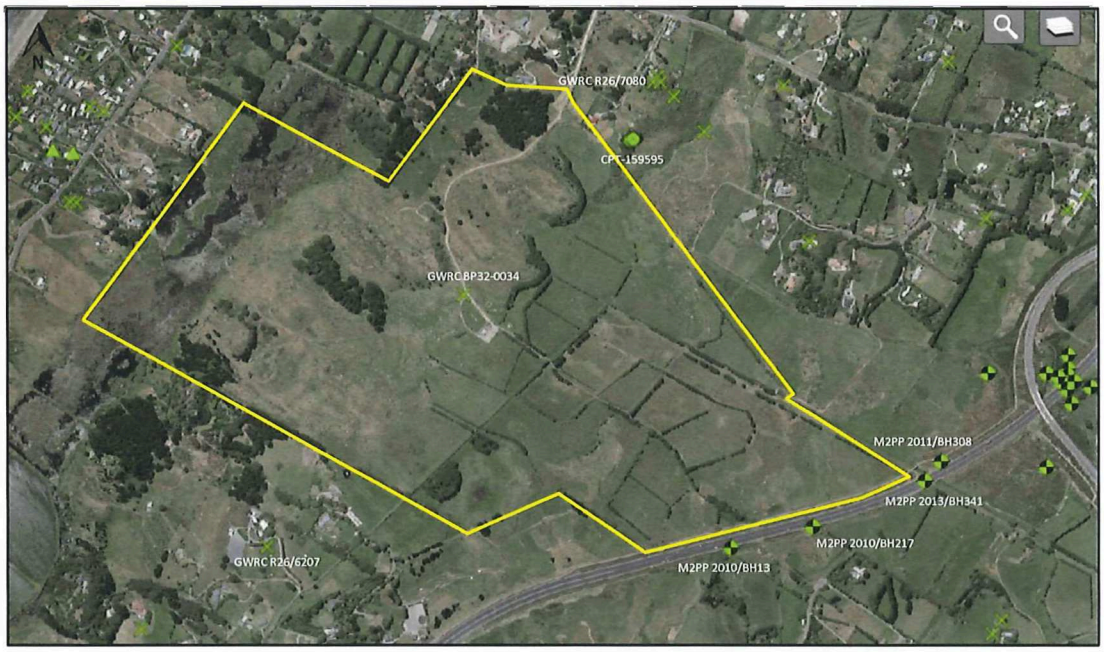


Figure 5: New Zealand Geotechnical Database Investigation Data Locations

4.4 Historic Aerial Photography Review

Historic aerial photography was sourced from RetroLens and Google Earth dating back to 1948. A review of the photography indicates the following

- In 1948 the area was undeveloped. The former State Highway 1 (SH1) ran along the western extent with small farmhouses adjacent to the highway. A lake was located on the north western extent as part of a wetland. Wetlands extended into the site from the northern boundary.
- By 1966 Peka Peka Road was developed on the north eastern extent of the site. The wetland to the north west remains whilst the northern wetland has reduced in size.
- By 1977 the wetland on the north western extent had been altered with the addition of water storage ponds to the south west of the site. Farm tracks were now appearing throughout the site.
- Aerials from 1987 show a pine forest on the northern boundary trending south to north by the driveway. Smaller pine forests were located on the western extent of the site on the sand dunes.
- By early 2000's the pine forest at the north had been removed. Residential subdivision of the surrounding land had commenced to the east of the site.
- By 2011 the pine forest on the west had been removed.
- 2015 the construction of SH1 was underway on the south eastern extent of the site.

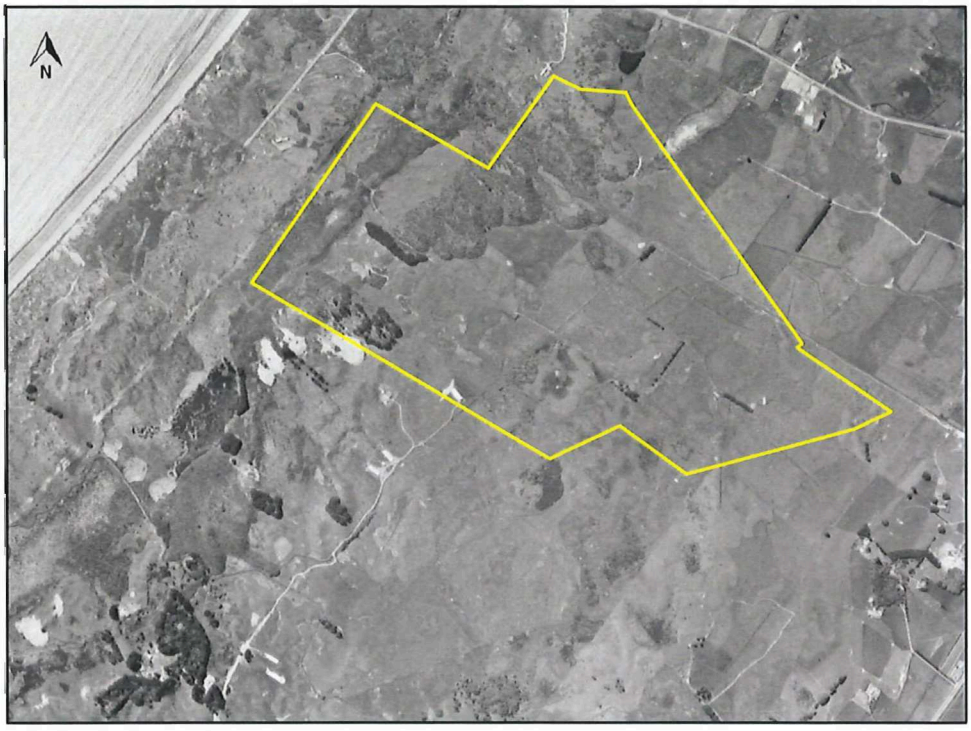


Figure 6: 1973 aerial photography of the site (with approximate location outline), sourced RetroLens

4.5 Local Council Hazard Map Review

A review of both the KCDC and GWRC hazard mapping provided the following information:

- Flood hazards as shown on Figure 7 below indicate ponding (shown in blue) is likely in areas along the north western boundary and in the lower elevations of the eastern extent.
- Figure 7 indicates the location of stream channels through the site shown in pink.
- GWRC flood hazard mapping indicates the site is located in a medium likelihood area with an average 1 in 100-year flood return period. A flood of this level is indicated to have a 1% chance of occurring each year.
- GWRC mapping indicates the majority of the site is at a low risk of slope failure during an earthquake event. Two areas in the centre of the site where the site is at the highest elevation are indicated as a moderate risk.
- GWRC mapping indicates the site is at a moderate risk for ground shaking during an earthquake.
- GWRC indicate the entire site at a high risk of liquefaction.

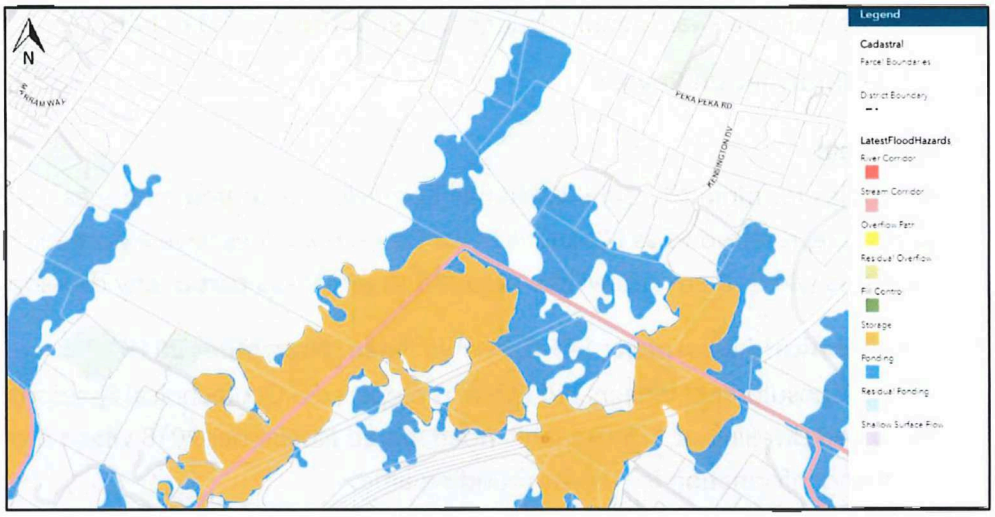


Figure 7: KCDC Flood Hazard Mapping

4.6 Nearby CGW Geotechnical Investigations

4.6.1 Geotechnical Assessment 177 Peka Peka Road, April 2021

CGW prepared a Liquefaction Assessment Report for a proposed dwelling at 177 Peka Peka Road, Peka Peka, dated April 2021 which provided the following information for the surrounding area:

- 177 Peka Peka Road is located adjacent to the access driveway to the site.
- 1 CPT was undertaken at the site to a depth of 14.2 m bgl.

- Testing indicated the presence of dry sands to a depth of 10.0 m bgl, clay and silts to 11.5 m bgl and dense sands from 11.5 m bgl.
- The site did not meet the definition of 'good ground' as defined by NZS3604.
- An ultimate bearing capacity of 300 kPa was identified at 4.0 m bgl.
- Groundwater was not identified during testing. As a result, the site was classed as TC1 with less than 25 mm of settlement in a ULS seismic event.

4.6.2 Geotechnical Assessment 153 Peka Peka Road, May 2021

CGW prepared a Liquefaction Assessment Report for a proposed dwelling at 153 Peka Peka Road, Peka Peka, dated May 2021 which provided the following information for the surrounding area:

- 153 Peka Peka Road is approximately 50 m north of the site.
- 2 scala penetrometers were undertaken adjacent to 2 machine augered holes to depths of 1.8 m bgl.
- 1 CPT was undertaken to a final depth of 6.3 m bgl.
- Testing indicated topsoil overlying dense to very dense marine sands
- Soils were analysed to be prone to minor liquefaction and the site was classed as a TC1 type site.
- Groundwater was identified within augered holes at 1.0 m bgl.

4.7 Other Information Review

4.7.1 Borefield

Boreholes for monitoring the Waikanae Borefield are located on the eastern extent of the site, referred to as N2 and N2 Obs Deep. The bores have automatic recording monitors within them and will be required to remain as part of any development.

4.7.2 Geotechnical Assessment 125 Greenhill Road, November 2018

Abuild Consulting Engineers Ltd (Abuild) prepared a Geotechnical Assessment for a proposed dwelling at 125 Greenhill Road, dated November 2018 which provided the following information for the surrounding area:

- Greenhill Road is located to the south of the new state highway.
- 2 test pits and 4 scala penetrometers were undertake to final depths of between 1.70 m and 3.2 m bgl.
- Testing indicated a soft compressible layer in the upper 1.0 m to 2.0 m where high levels or organics were identified.
- Uniformly graded sands were identified below the organics to the full exploration depths. These generally increased in soil density with depth, typically medium dense below 2.0 m bgl.
- Perched groundwater was identified at 0.70 m and 1.1 m bgl. No free groundwater was identified; however,sands were recorded as wet.

- It is considered the site may incur up to 30 mm of ULS seismic induced settlement.

4.7.3 Geotechnical Assessment 29 Smithfield Road, November 2019

Miyamoto International New Zealand Ltd (Miyamoto) prepared a Geotechnical Assessment Report for 29 Smithfield Road dated November 2019, which provided the following information for the surrounding area:

- 29 Smithfield Road is located near the southern extent of the site.
- 3 CPT tests were completed to final depths of between 12.50 m and 13.80 m bgl. Test terminated due to practical refusal.
- CPT's indicated sandy silt for the upper 2.0 m becoming a silty sand to final depths, becoming very dense near termination.
- Inferred ground water level was 4.0 m bgl corresponding to 4.5 m RL.
- Site classified as Class D in accordance with NZS1170.5:2004.
- Liquefiable soils were identified between 9.0 m and 12.0 m bgl in a ULS seismic event with a magnitude of 6.9 and no liquefaction layers were identified within a SLS type event.

4.7.4 Geotechnical Assessment 106 Paetawa Road, October 2020

Miyamoto prepared a Geotechnical Assessment Report for 106 Paetawa Road dated, October 2020, which provided the following information for the surrounding area:

- Paetawa Road is located on the sea side of the wetland on the sites north western wetland.
- 3 CPT and 3 Hand auger and scala penetrometers tests were undertaken to final depths of between 1.20 m and 11.80 m bgl. Both tests terminated due to loose sands cause either hole collapse or failure of anchors on the CPT rig.
- Fine to medium sand encountered for the soil profile.
- Groundwater was identified between 0.50 m and 1.40 m bgl, corresponding with a 2.5 m RL.
- Site classified as Class D in accordance with NZS1170.5:2004.
- Liquefaction analysis with a 6.2 to 6.9 magnitude earthquake reported no liquefaction induced settlement under a SLS type seismic event, however ULS type events are likely to cause settlement.

5. CGW Site Walkover

A site walkover was completed by CGW alongside the client on 30 June 2021. The following were identified during the walkover. Photographs are located in Appendix C of this report.

- The site is undulating with sand dunes and areas of ponding / wetlands.

- Large sand dunes up to 35 m asl are located in the western extent of the site, trending north east to south west. These dip steeply to the east (30-65°) and dip moderately to the west (10-20°).
- The westernmost extent of the site is wetland and represented as a shallow lake at the time of the site walkover following heavy rain.
- The eastern extent of the site is relatively flat with topography varying by approximately 5.0 m.
- The centre of the proposed development area is low lying and heavily vegetated by wetland plants. Surface water could be seen over much of this area.
- Topographic maps overlaid with noted areas of ponding indicate a groundwater level of 9.0 m asl in this eastern extent attached within Appendix D of this report.
- The site is partially vegetated with areas of poplar, macrocarpa, and pine plantings along fence lines. The majority of the western extent is grassed and actively grazed by cattle. Several small areas of macrocarpa and immature pine plantings are located on the large north western sand dunes.
- The central and eastern extents comprise higher elevation grassed areas which are grazed and low-lying wetland areas which are filled by native grasses and flax.
- With the exception of fences, the site is relatively undeveloped. A driveway services the main building located in the centre of the site – a two story barn structure. Compacted dirt pathways service the farm paddocks.
- Powerlines run through the centre of the site trending north with a 20.0 m building exclusion zone either side.
- A midden was noted in the centre of the site approximately 150 m west of the farm building.

6. Preliminary Ground Model

A preliminary ground model for the site has been compiled using all information reviewed above in this report. Figure 8 below provides a layout of the different areas considered on the site.

Table 2: Preliminary Ground Model Area 1

Soil Type	Depth to Base (m bgl)	Soil Density	Geotechnical Constraints
TOPSOIL: Fine sand, some organics	0.30 – 0.50	--	--

Table 2: Preliminary Ground Model Area 1			
Soil Type	**Depth to Base (m bgl)**	**Soil Density**	**Geotechnical Constraints**
Holocene Dune Sand: Fine, brown	0.30 – 35.0 (for taller dunes)	Loose to medium dense	Loose sands in top 3-4 m. Liquefaction prone if below water table.
Pleistocene Marine Sand: fine, grey	>5.00	Dense to very dense	None

Table 3: Preliminary Ground Model Area 2			
Soil Type	**Depth to Base (m bgl)**	**Soil Density**	**Geotechnical Constraints**
TOPSOIL: Fine sand, some organics	0.30 – 0.50	--	--
Holocene Dune Sand: Fine, brown	3.0 0	Loose to medium dense	Loose sands in top 1-2 m. Liquefaction prone if below water table.
Peat / Peaty sand	3.00	--	Peats and settlement
Pleistocene Marine Sand: fine, grey	>3.00	Dense to very dense	None

Table 4: Preliminary Ground Model Area 3			
Soil Type	**Depth to Base (m bgl)**	**Soil Density**	**Geotechnical Constraints**
TOPSOIL: Fine sand, some organics	0.30 – 0.50	--	--
Peats / Peaty Sands	3.00	--	Peat, high water table, settlement
Holocene Dune Sand (occasional)	4.00	Medium dense	Loose sands in top 3-4 m. Liquefaction prone if below water table.
Pleistocene Marine Sand: fine, grey	>3.00	Dense to very dense	None



Figure 8: Preliminary Ground Model Areas Plan

7. Geotechnical Constraints

The following geotechnical constraints are considered relevant to the site:

- Area one which includes large sand dunes and occasional wetland areas is largely above the water and consequently at a reduced liquefaction risk. However, previous geotechnical studies of similar areas in Kapiti indicate these dunes are comprised of loose sands which are unlikely to meet NZS3604 'good ground'.
- Area two comprises low lying undulating dunes with isolated wetland areas. Nearby investigations indicate dense Pleistocene sands are close to the surface however a high-water table in this area makes the zone at moderate to high risk of liquefaction. Isolated peat deposits may be located in this area.
- Area three is primarily comprised of wetland. Many parts of this zone were submerged during the site walkover. Peat or peaty sands would be common in this area and were noted in geotechnical boreholes just south of this zone. Liquefaction risk in this area is moderate to high due to loose, low lying dune sands close to the water table.

8. Conclusions & Recommendations

CGW considers the site can be made suitable for the development of residential dwellings and infrastructure.

In summary, based on previous investigations, geological plans and the CGW walkover, the site ground conditions are likely to comprise:

- Dunes (Elevated areas of site > 10.0 m asl) – Aeolian sands, loose near to surface, relatively deep groundwater
- Low lying areas – Organic and peaty deposits overlying marine sands. Relatively shallow groundwater.

Based on our experience, the near surface strata is likely to be of low bearing, consequently it is likely that the site will generally not meet the definition of NZS3604 'good ground'.

Based on the above, the relative risk of liquefaction is considered to be as follows:

- Dunes – Low to moderate risk. MBIE TC1 to TC2
- Low lying areas – Moderate to high risk. MBIE TC2 to TC3

It is anticipated that earthworks, in accordance with NZS4431, will be required to remodel the site, raise development areas above flood levels and form road corridors.

In order to accurately determine ground and groundwater conditions, site specific intrusive ground investigations will be required.

It is recommended that an outline 'Master Plan' and a concept earthworks plan is developed prior to any site investigations, to allow investigations to be targeted at proposed infrastructure and development zones.

Based on our initial assessment, CGW would anticipate the following foundations, subject to earthworks and detailed investigation

- NZS3604 type foundations, probably localised and/or following re-compaction of sands
- TC2 and TC3 slab solutions, requiring Specific Engineering Design (SED) and probably supported on driven timber piles or 'ground improvement', including geogrid reinforced gravel rafts, closely spaced timber piles or stone columns (subject to availability of vibro rig and scale of area requiring ground improvement).

Appendix A: Limitations

This report has been prepared solely for the benefit of our client, Landlink Limited, as per our brief and an agreed consultancy agreement. The reliance by any other parties on the information or opinions contained in this report shall, without our prior agreement in writing, be at such parties' sole risk.

The conclusions and recommendations contained within this report are based on the investigations as described in detail above. The nature and continuity of subsoil conditions are inferred, and it must be appreciated that actual conditions could vary considerably. Defects and unforeseen ground conditions may remain undetected which might adversely affect the stability of the site and the recommendation made herein.

This report has been prepared solely to address the issues raised in our brief and shall not be relied on for any other purpose.

Where we have provided comments on aesthetic issues these need to be confirmed by an architect or other expert in the field.

In the event the third-party investigation data has been provided to us, the client acknowledges that we have placed reliance on this information to produce our report and CGW will accept no liability resulting from any errors or defect in the third-party data provided to us.

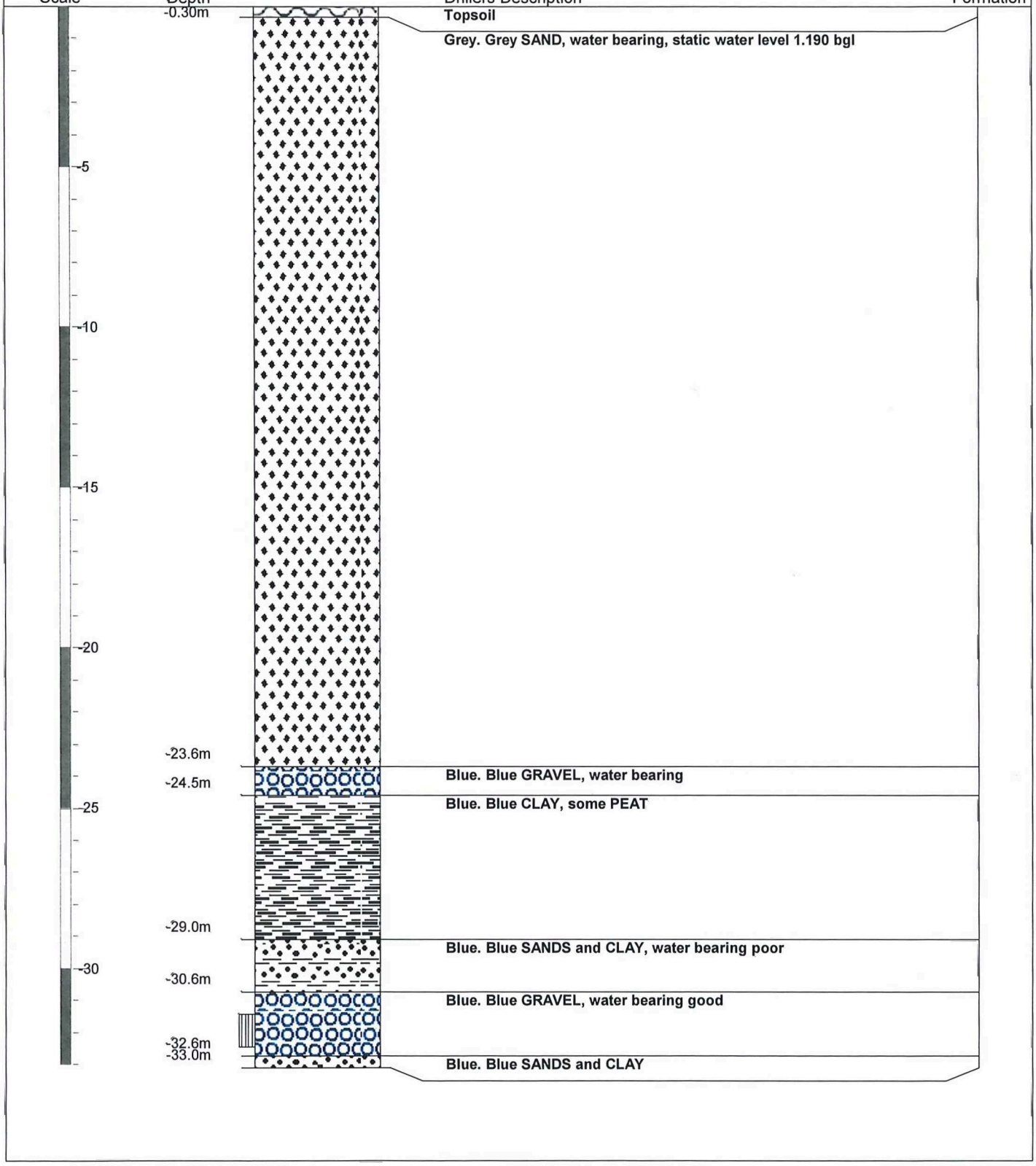
Appendix B: Surrounding Site Investigation Logs

NZGD ID: Other_82995

Borelog for well BP32/0034

Gridref: 1773979.5476631
Ground Level Altitude -0.60 +MSD
Driller : RICHARD WEBB WELLDRILLING
Drill Method : Unknown
Drill Depth : 32.45m Drill Date : 5/11/2013 12:00:00 a.m.

greater WELLINGTON
REGIONAL COUNCIL



NZGD ID: Other_82995

NZGD ID: BH_82865

NZ TRANSPORT AGENCY WAKA KOTAHI — MacKays to Peka Peka

BOREHOLE No: 2010/BH13

MACHINE BOREHOLE LOG

SHEET 1 of 2

PROJECT:	Mackays to Peka Peka Expressway	JOB NUMBER:	3320901
SITE LOCATION:	Kapiti Coast	CLIENT:	NZTA
CIRCUIT:	NZTM	BOREHOLE LOCATION:	West of Greenhill Road
COORDINATES:	N 5,475,972.4 m	R L:	7.2 m
	E 1,774,677.2 m	DATUM:	Mean sea level

DRILLING: FLUID LOSS	WATER LEVEL	CORE RECOVERY	METHOD	ROD	CASING	IN-SITU TESTS: SV	T (kPa)	SPT 'N'	SAMPLES	DEPTH (m)	GRAPHIC LOG	USCS	MOISTURE	SOIL / ROCK DESCRIPTION	GEOLOGICAL UNIT	INSTRUMENTATION	R L (m)
	21/10/2010	30 %	TT							1		OL	S	Very soft, ORGANIC SILT, minor organics, trace fine sand, trace clay; dark brown; saturated, low plasticity. Organics: Fibrous. [Peat H6]. (Poor recovery).	Interdune Deposits (organic silt)	Screen	7
		89 %	UT														
		100 %	SPT					4 4 5 5 5 5 N=20		2		SP	W	Medium dense, fine to medium SAND, trace silt; grey; wet, non plastic. Sand: Dilatant.		Bentonite	6
		100 %	TT											Silt absent; non-dilatant.			
		100 %	SPT					1 2 4 4 5 7 N=20		3						Gravel	5
		90 %	TT							4							
		100 %	SPT					2 5 9 14 15 19 N=50+		5				Very dense.	Pleistocene Sand		4
		81 %	TT														
		100 %	SPT					2 3 10 12 13 19 N=50+		6							3
		95 %	TT							7						Screen + Gravel	2
		100 %	SPT					2 3 5 7 9 11 N=32		8				Dense.			1
		86 %	TT														0
		100 %	SPT					2 2 3 4 5 7 N=19		9				8.7m depth, moderately thin (100mm) bed with trace medium gravel: well rounded, SW, greywacke. Medium dense; trace shells.			-1
		100 %	TT										S	9.55m depth, thin (40mm) bed of medium dense fine to coarse sandy fine to medium GRAVEL; grey; saturated, non-plastic. Gravel: Subrounded, SW, greywacke.			-2

DATE STARTED:	1/9/10	DRILLED BY:	Perry Drilling Ltd
DATE FINISHED:	2/9/10	EQUIPMENT:	Edson
LOGGED BY:	MRA	DRILL METHOD:	Rotary wireline
SHEAR VANE No:	N/A	DRILL FLUID:	Water
		DIAMETER/INCLINATION:	90 mm / 90°

COMMENTS:
Shallow piezometer installed in adjacent bore (~1m offset)

FOR EXPLANATION OF SYMBOLS AND ABBREVIATIONS SEE KEY SHEET

Revision A

A4 Scale 1:50

MACHINE_BOREHOLE P:\332\3320901\DESIGN\GEOTECH\GINT\MACKAYS TO PEKA PEKA EXPRESSWAY.GPJ BECA.GDT 23/9/11

NZGD ID: BH_82865

NZGD ID: BH_82865

NZ TRANSPORT AGENCY WAKA KOTAHI — MacKays to Peka Peka

BOREHOLE No: 2010/BH13

MACHINE BOREHOLE LOG

SHEET 2 of 2

PROJECT: Mackays to Peka Peka Expressway — JOB NUMBER: 3320901
SITE LOCATION: Kapiti Coast — CLIENT: NZTA

CIRCUIT: NZTM — BOREHOLE LOCATION: West of Greenhill Road
COORDINATES: N 5,475,972.4 m — R L: 7.2 m
E 1,774,677.2 m — DATUM: Mean sea level

DRILLING: FLUID LOSS	WATER LEVEL	CORE RECOVERY	METHOD	RQD	CASING	IN-SITU TESTS: SV	τ (kPa)	SPT 'N'	SAMPLES	DEPTH (m)	GRAPHIC LOG	USCS	MOISTURE	SOIL / ROCK DESCRIPTION	GEOLOGICAL UNIT	INSTRUMENTATION	R L (m)
		100 %	TT					2				SP	W	Medium dense, fine to medium SAND, trace silt, trace shells; grey; wet, non plastic.	Pleistocene Sand (Contd.)	Screen + Gravel	-3
		100 %	SPT					3 3 5						Dense.			
		45 %	TT					11 12 N=31		11				11m depth, thick (900mm) saturated, dilatant zone.			-4
		100 %	SPT					1 3 5 8 15 19 N=47		12							-5
		86 %	TT							13							-6
		100 %	SPT					7 6 5 5 6 7 N=23		14				13.4m depth, moderately thin (100mm) saturated, dilatant zone. Medium dense.			-7
		76 %	TT							15				Brownish grey. Dense; grey.		Backfill	-8
		100 %	SPT					3 4 6 8 9 11 N=34									
										16				END OF LOG @ 15.45 m			-9
										17							-10
										18							-11
										19							-12

DATE STARTED: 1/9/10 — DRILLED BY: Perry Drilling Ltd
DATE FINISHED: 2/9/10 — EQUIPMENT: Edson
LOGGED BY: MRA — DRILL METHOD: Rotary wireline
SHEAR VANE No: N/A — DRILL FLUID: Water
DIAMETER/INCLINATION: 90 mm / 90°

COMMENTS:
Shallow piezometer installed in adjacent bore (~1m offset)

FOR EXPLANATION OF SYMBOLS AND ABBREVIATIONS SEE KEY SHEET — Revision A

A4 Scale 1:50

MACHINE_BOREHOLE P:\332\3320901\DESIGN\GEOTECH\GINT\MACKAYS TO PEKA PEKA EXPRESSWAY.GPJ BECA.GDT 23/9/11

NZGD ID: BH_82865

NZGD ID: BH_82868

NZ TRANSPORT AGENCY WAKA KOTAHI — MacKays to Peka Peka

BOREHOLE No: 2010/BH17

MACHINE BOREHOLE LOG

SHEET 1 of 2

PROJECT: Mackays to Peka Peka Expressway — JOB NUMBER: 3320901

SITE LOCATION: Kapiti Coast — CLIENT: NZTA

CIRCUIT: NZTM — BOREHOLE LOCATION: North of Greenhill Road

COORDINATES: N 5,476,028 m — R L: 7.5 m

E 1,774,888.9 m — DATUM: Mean sea level

DRILLING: FLUID LOSS	WATER LEVEL	CORE RECOVERY	METHOD	RQD	CASING	IN-SITU TESTS: SV	τ (kPa)	SPT 'N'	SAMPLES	DEPTH (m)	GRAPHIC LOG	USCS	MOISTURE	SOIL / ROCK DESCRIPTION	GEOLOGICAL UNIT	R L (m)
		16 %	TT							0		PT	W	'Very loose', PEAT; dark brown; moist, wet, non plastic. Organics: Fibrous. [Peat, H6]. (Poor recovery).		
		100 %	UT							1		OL	W	Soft, ORGANIC SILT, minor organics; dark brown; wet, non plastic. Organics: Fibrous. [Peat, H6]. (Poor recovery).	Interdune Deposits (organic silt)	7
		100 %	SPT					2 2 2		2		SP	W	Medium dense, fine to medium SAND, trace silt, trace organics; brownish grey; wet, non plastic. Organics: Fibrous. [HOLOCENE SAND].		6
		100 %	TT					3 4 3 N=12								5
		100 %	SPT					3 5 8		3		SP	W	Dense, fine to medium SAND, trace silt; grey; wet, non plastic.		
		100 %	TT					8 8 12 N=36		4						4
		100 %	SPT					5 8 12						Very dense.		3
		67 %	TT					14 16 8 for 25 mm N=50+		5						2
		100 %	SPT					5 6 9		6				Fine to coarse SAND.	Pleistocene Sand	
		100 %	TT					11 14 17 N=50+								1
		100 %	SPT					5 6 7		7				Dense.		0
		67 %	TT					10 11 14 N=42		8						-1
		100 %	SPT					5 6 7 8 9		9				Trace shell and echinoderm fragments.		
		100 %	TT					10 N=34								-2

DATE STARTED: 2/9/10 — DRILLED BY: Perry Drilling Ltd

DATE FINISHED: 3/9/10 — EQUIPMENT: Edson

LOGGED BY: MRA — DRILL METHOD: Rotary wireline

SHEAR VANE No: N/A — DRILL FLUID: Water

DIAMETER/INCLINATION: 90 mm / 90°

COMMENTS: Drilled at proposed CPT 61 location

FOR EXPLANATION OF SYMBOLS AND ABBREVIATIONS SEE KEY SHEET — Revision A

A4 Scale 1:50

MACHINE_BOREHOLE P:\3321332090\1DESIGN\GEOTECH\GINT\MACKAYS TO PEKA PEKA EXPRESSWAY.GPJ BECA.GDT 23/9/11

NZGD ID: BH_82868

NZGD ID: BH_82868

NZ TRANSPORT AGENCY WAKA KOTAHI — MacKays to Peka Peka

BOREHOLE No: 2010/BH17

MACHINE BOREHOLE LOG

SHEET 2 of 2

PROJECT: Mackays to Peka Peka Expressway — JOB NUMBER: 3320901
SITE LOCATION: Kapiti Coast — CLIENT: NZTA

CIRCUIT: NZTM
COORDINATES: N 5,476,028 m, E 1,774,888.9 m
BOREHOLE LOCATION: North of Greenhill Road
R L: 7.5 m
DATUM: Mean sea level

DRILLING: FLUID LOSS	WATER LEVEL	CORE RECOVERY	METHOD	ROD	CASING	IN-SITU TESTS: SV	τ (kPa)	SPT 'N'	SAMPLES	DEPTH (m)	GRAPHIC LOG	USCS	MOISTURE	SOIL / ROCK DESCRIPTION	GEOLOGICAL UNIT	R L (m)
		100 %	TT					7				SP	W	Dense, fine to coarse SAND, trace silt; grey; wet, non plastic. Trace shell and echinoderm fragments.		3
		100 %	SPT					12								
								23						Very dense.		
								27 for 25mm N=50+		11				END OF LOG @ 10.75 m		4
										12						5
										13						6
										14						7
										15						8
										16						9
										17						10
										18						11
										19						12

DATE STARTED: 2/9/10
DATE FINISHED: 3/9/10
LOGGED BY: MRA
SHEAR VANE No: N/A

DRILLED BY: Perry Drilling Ltd
EQUIPMENT: Edson
DRILL METHOD: Rotary wireline
DRILL FLUID: Water
DIAMETER/INCLINATION: 90 mm / 90°

COMMENTS:
Drilled at proposed CPT 61 location

FOR EXPLANATION OF SYMBOLS AND ABBREVIATIONS SEE KEY SHEET

Revision A

A4 Scale 1:50

MACHINE_BOREHOLE P:\332\3320901\DESIGN\GEOTECH\GINT\MACKAYS TO PEKA PEKA EXPRESSWAY.GPJ BECA.GDT 23/9/11

NZGD ID: BH_82868

NZGD ID: BH_82902

NZ TRANSPORT AGENCY WAKA KOTAHI — MacKays to Peka Peka

BOREHOLE No: 2011/BH308

MACHINE BOREHOLE LOG

SHEET 1 of 2

PROJECT:	Mackays to Peka Peka Expressway	JOB NUMBER:	3320901
SITE LOCATION:	Kapiti Coast	CLIENT:	NZTA
CIRCUIT:	NZTM	BOREHOLE LOCATION:	Kensington Farm, south of Peka Peka Road
COORDINATES:	N 5,476,198.2 m	R L:	8.0 m
	E 1,775,227.7 m	DATUM:	Mean sea level

DRILLING: FLUID LOSS	WATER LEVEL	CORE RECOVERY	METHOD	ROD	CASING	IN-SITU TESTS: SV	T (kPa)	SPT 'N'	SAMPLES	DEPTH (m)	GRAPHIC LOG	USCS	MOISTURE	SOIL / ROCK DESCRIPTION	GEOLOGICAL UNIT	INSTRUMENTATION	R L (m)
		13 %	TT					1		1		OL	W	Very soft, silty PEAT, trace clay; dark brown; wet, low plasticity. Organics: Amorphous and fibrous. Poor recovery. [Peat H5]	Interdune Deposits (peat)	Screen + Gravel	7
		67 %	SPT					0 0 0 0 N=0		2				Brown.			6
		76 %	TT									SM	W	Medium dense, silty fine to medium SAND, trace organics; light brownish grey; wet, non plastic. Organics: Amorphous, fibrous.	Holocene Sand		
		100 %	SPT					0 1 2 3 3 4 N=12		3				Organics absent; grey.			5
		100 %	TT							4							4
		100 %	SPT					3 5 6 7 8 10 N=31		5				Dense.		Bentonite	3
		100 %	TT									SP	W	Dense, fine SAND, trace organics, trace silt; grey; wet, non plastic. Organics: Amorphous and fibrous.	Pleistocene Sand		
		100 %	SPT					4 6 8 13 15 17 N=43		6				Some organics: Coarse decomposing fibrous. Organics absent.			2
		86 %	TT							7							1
		100 %	SPT					4 6 10 10 13 16 N=49		8						Sand / Gravel	0
		95 %	TT											Trace fine gravel: Subrounded, SW greywacke.		Screen + Gravel	
		100 %	SPT					3 6 8 9 12 16 N=45		9				Sand: Fine to medium.			-1
		100 %	TT														

DATE STARTED:	24/8/11	DRILLED BY:	Perry Drilling Ltd
DATE FINISHED:	25/8/11	EQUIPMENT:	Edson
LOGGED BY:	JMB	DRILL METHOD:	Rotary wireline
SHEAR VANE No:	N/A	DRILL FLUID:	Water & mud
		DIAMETER/INCLINATION:	90 mm / 90°

COMMENTS:
Shallow piezometer installed in adjacent bore (~1m offset)

FOR EXPLANATION OF SYMBOLS AND ABBREVIATIONS SEE KEY SHEET

Revision A

A4 Scale 1:50

MACHINE_BOREHOLE P:\332\3320901\DESIGN\GEOTECH\GINT\MACKAYS TO PEKA PEKA EXPRESSWAY.GPJ BECA.GDT 23/9/11

NZGD ID: BH_82902

NZGD ID: BH_82902

NZ TRANSPORT AGENCY WAKA KOTAHI — MacKays to Peka Peka

BOREHOLE No: 2011/BH308

MACHINE BOREHOLE LOG

SHEET 2 of 2

PROJECT:	Mackays to Peka Peka Expressway	JOB NUMBER:	3320901
SITE LOCATION:	Kapiti Coast	CLIENT:	NZTA

CIRCUIT: NZTM
COORDINATES: N 5,476,198.2 m
E 1,775,227.7 m

BOREHOLE LOCATION: Kensington Farm, south of Peka Peka Road
R L: 8.0 m
DATUM: Mean sea level

DRILLING: FLUID LOSS	WATER LEVEL	CORE RECOVERY	METHOD	ROD	CASING	IN-SITU TESTS: SV	τ (kPa)	SPT 'N'	SAMPLES	DEPTH (m)	GRAPHIC LOG	USCS	MOISTURE	SOIL / ROCK DESCRIPTION	GEOLOGICAL UNIT	INSTRUMENTATION	R L (m)
		100 %	TT									SP	W	Dense, fine to medium SAND, trace silt; grey; wet, non plastic.			
		10.63 m	SPT					27 23 for 50mm N=50+				SW	W	Very dense, fine to coarse SAND, trace silt, trace fine gravel; grey; wet, non plastic. Gravel: Subrounded, SW greywacke.			
														END OF LOG @ 10.63 m			

11 12 13 14 15 16 17 18 19

-3 -4 -5 -6 -7 -8 -9 -10 -11

DATE STARTED:	24/8/11	DRILLED BY:	Perry Drilling Ltd
DATE FINISHED:	25/8/11	EQUIPMENT:	Edson
LOGGED BY:	JMB	DRILL METHOD:	Rotary wireline
SHEAR VANE No:	N/A	DRILL FLUID:	Water & mud
		DIAMETER/INCLINATION:	90 mm / 90°

COMMENTS:
Shallow piezometer installed in adjacent bore (~1m offset)

FOR EXPLANATION OF SYMBOLS AND ABBREVIATIONS SEE KEY SHEET

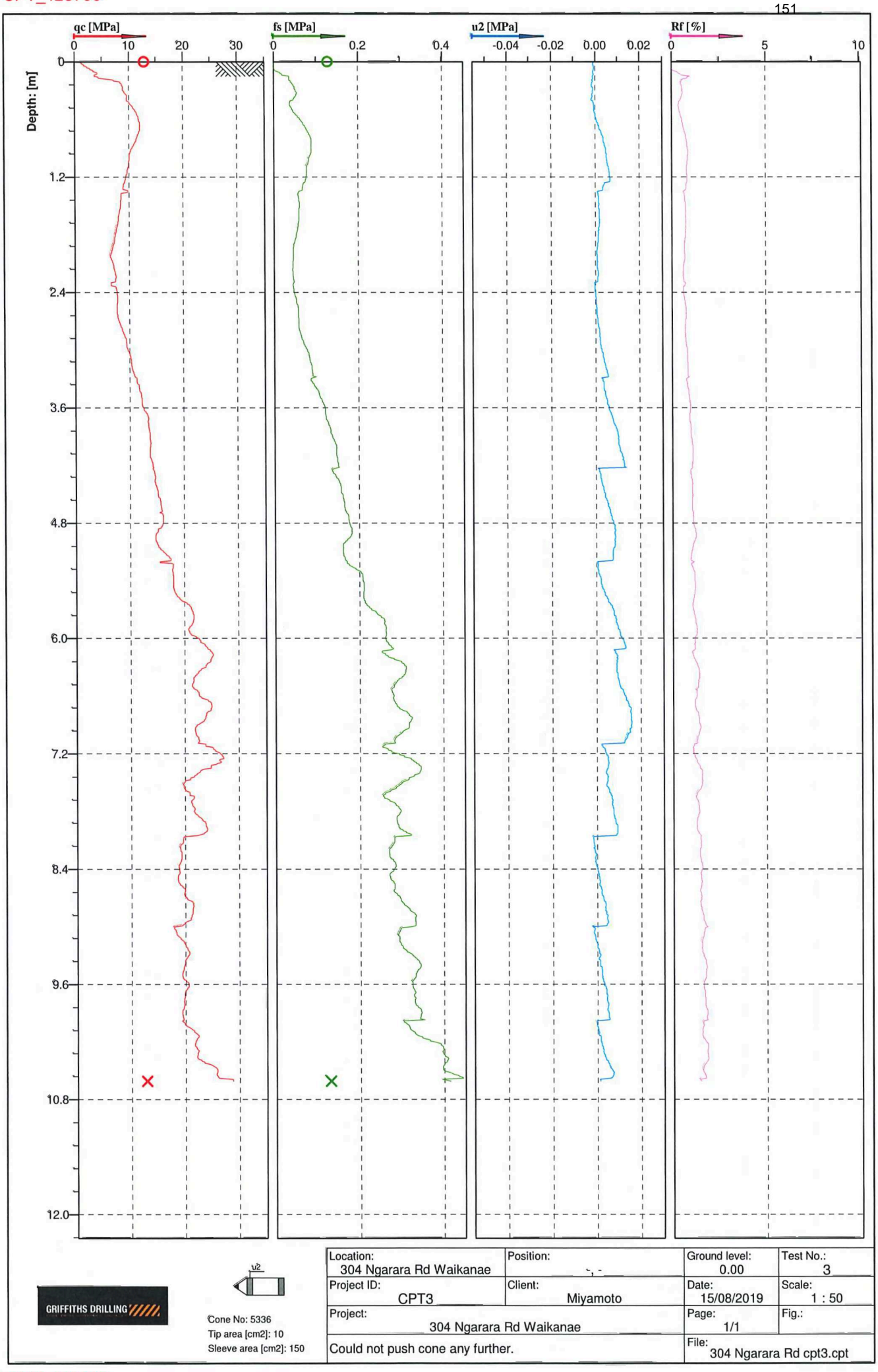
Revision A

A4 Scale 1:50

MACHINE_BOREHOLE P:\332\3320901\DESIGN\GEOTECH\GINT\MACKAYS TO PEKA PEKA EXPRESSWAY.GPJ BECA.GDT 23/9/11

NZGD ID: BH_82902

NZGD ID: CPT_128790



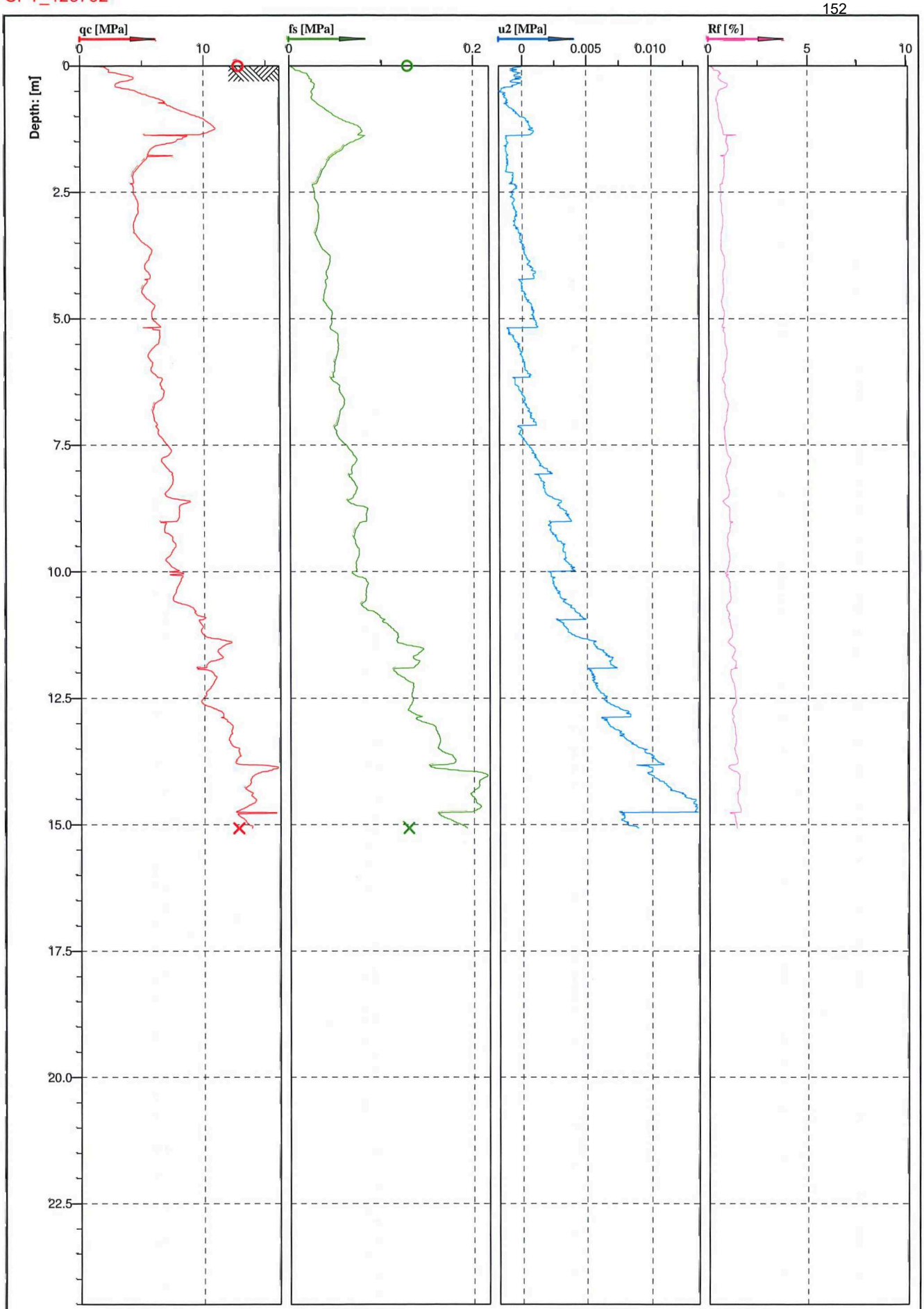
GRIFFITHS DRILLING

u2

Cone No: 5336
Tip area [cm2]: 10
Sleeve area [cm2]: 150

Location: 304 Ngarara Rd Waikanae	Position: -, -	Ground level: 0.00	Test No.: 3
Project ID: CPT3	Client: Miyamoto	Date: 15/08/2019	Scale: 1 : 50
Project: 304 Ngarara Rd Waikanae		Page: 1/1	Fig.:
Could not push cone any further.		File: 304 Ngarara Rd cpt3.cpt	

NZGD ID: CPT_128790



Location: 304 Ngarara Rd Waikanae	Position: -, -	Ground level: 0.00	Test No.: 5
Project ID: CPT5	Client: Miyamoto	Date: 15/08/2019	Scale: 1 : 100
Project: 304 Ngarara Rd Waikanae		Page: 1/1	Fig.:
Target depth reached.		File: 304 Ngarara Rd cpt5.cpt	

GRIFFITHS DRILLING

Cone No: 5336
Tip area [cm2]: 10
Sleeve area [cm2]: 150

NZGD ID: BH_82866

NZ TRANSPORT AGENCY WAKA KOTAHI — MacKays to Peka Peka

BOREHOLE No: 2010/BH15

MACHINE BOREHOLE LOG

SHEET 1 of 2

PROJECT: Mackays to Peka Peka Expressway — JOB NUMBER: 3320901

SITE LOCATION: Kapiti Coast — CLIENT: NZTA

CIRCUIT: NZTM — BOREHOLE LOCATION: SH1 400m SW of Peka Peka Rd

COORDINATES: N 5,476,421 m — R L: 13.9 m

E 1,775,704 m — DATUM: Mean sea level

DRILLING: FLUID LOSS	WATER LEVEL	CORE RECOVERY	METHOD	RQD	CASING	IN-SITU TESTS: SV	τ (kPa)	SPT 'N'	SAMPLES	DEPTH (m)	GRAPHIC LOG	USCS	MOISTURE	SOIL / ROCK DESCRIPTION	GEOLOGICAL UNIT	R L (m)
		84 %	HA									GW	W	'Loose', sandy fine to medium GRAVEL, minor silt; greyish brown; wet. Gravel: Subrounded to subangular, SW, greywacke.	Fill	
		80 %	TT							1						13
		100 %	SPT					2 2 2 2 1 1 N=6				SW	W	Loose, fine to coarse SAND, trace silt; greyish brown; wet.	Holocene Sand	
		100 %	TT							2				2.1m depth, thin (50mm) band with some silt, orange-brown.		12
												SM	M	Loose, silty SAND, trace clay; light yellow brown; moist, low plasticity.		
												SW	M	Loose, SAND, some silt; light greyish brown; moist.		
		100 %	SPT					1 0 1 1 1 2 N=5		3		SM	W	Loose, silty fine to coarse SAND, minor clay, trace fine gravel; light brown; wet, low plasticity. Gravel: Rounded, SW, greywacke.	Holocene Alluvium	11
		100 %	TT							4		ML	M	Firm, sandy SILT, minor clay, trace fine gravel; light brown; wet, low plasticity.		10
												ML	M	Gravel: Rounded, SW, greywacke.		
														Firm, SILT, some fine sand, trace clay; orange; moist, low plasticity.		
		100 %	SPT					2 2 2 3 2 3 N=10				SW	W	Medium dense, fine-medium SAND, minor silt; orange brown; wet, non plastic.		
		100 %	TT							5						9
												GP	M	Extremely weak, SW, bluish grey; foliated/sheared (mm scale) GREYWACKE. Extremely closely fractured (crushed), no preferential defect orientation observed. Very narrow (<2mm) infills: Firm, SILT, some clay; high plasticity. Trace pyrite and zeolite mineralisation. [Crush Zone]	Rakaia Terrane Greywacke	
		100 %	SPT					10 13 14 15 15 6 for 15mm N=50+		6						8
		90 %	TT							7						7
		0 %	SC					9 17 20 19 11 for 60mm N=50+								
		62 %	TT							8				7.95m depth, moderately thin (100mm) band with silt infill/ matrix removed by drilling. 8.05m depth, thick (850mm) light grey band.		6
		0 %	SC					9 15 15 20 15mm for 60mm N=50+		9						5
		75 %	TT											9.45m depth, moderatley thin (150mm) band with silt infill/ matrix removed by drilling. 9.6m depth, moderately thick (400mm) light grey band.		4

DATE STARTED: 29/10/10 — DRILLED BY: Perry Drilling Ltd

DATE FINISHED: 29/10/10 — EQUIPMENT: Edson

LOGGED BY: MRA — DRILL METHOD: Rotary wireline

SHEAR VANE No: N/A — DRILL FLUID: Water

DIAMETER/INCLINATION: 90 mm / 90°

COMMENTS:
SC = Solid cone SPT
Coordinates obtained using hand held GPS, elevation estimated from LIDAR data.

FOR EXPLANATION OF SYMBOLS AND ABBREVIATIONS SEE KEY SHEET — Revision A

A4 Scale 1:50

MACHINE_BOREHOLE P:\332\3320901\DESIGN\GEOTECH\GINT\MACKAYS TO PEKA PEKA EXPRESSWAY.GPJ BECA.GDT 23/9/11

NZGD ID: BH_82866

NZGD ID: BH_82866

NZ TRANSPORT AGENCY WAKA KOTAHI — MacKays to Peka Peka

BOREHOLE No: 2010/BH15

MACHINE BOREHOLE LOG

SHEET 2 of 2

PROJECT: Mackays to Peka Peka Expressway — JOB NUMBER: 3320901

SITE LOCATION: Kapiti Coast — CLIENT: NZTA

CIRCUIT: NZTM — BOREHOLE LOCATION: SH1 400m SW of Peka Peka Rd

COORDINATES: N 5,476,421 m — R L: 13.9 m

E 1,775,704 m — DATUM: Mean sea level

DRILLING: FLUID LOSS	WATER LEVEL	CORE RECOVERY	METHOD	RQD	CASING	IN-SITU TESTS: SV	T (kPa)	SPT 'N'	SAMPLES	DEPTH (m)	GRAPHIC LOG	USCS	MOISTURE	SOIL / ROCK DESCRIPTION	GEOLOGICAL UNIT	R L (m)
		75 %	TT					11 19 30 20 for 15mm N=50+		11		GP	M	Extremely weak, SW, bluish grey; foliated/sheared (mm scale) GREYWACKE. Extremely closely fractured (crushed), no preferential defect orientation observed. Very narrow (<2mm) infills: Firm, SILT, some clay; high plasticity. Trace pyrite and zeolite mineralisation. [Crush Zone] 10.35m depth, moderately thin (150mm) band of very closely spaced fractures (no preferred defect orientation).	Rakaia Terrane Greywacke (Contd.)	3
		0 %	SC													
		83 %	TT											11.4m depth, moderately thick (500mm) light grey band. 11.6m depth, moderately thin (200mm) speckled white band (zeolite).		
		0 %	SC					10 for 2mm Refusal N=50+		12				END OF LOG @ 12 m		2
										13						1
										14						0
										15						-1
										16						-2
										17						-3
										18						-4
										19						-5
																-6

DATE STARTED: 29/10/10 — DRILLED BY: Perry Drilling Ltd

DATE FINISHED: 29/10/10 — EQUIPMENT: Edson

LOGGED BY: MRA — DRILL METHOD: Rotary wireline

SHEAR VANE No: N/A — DRILL FLUID: Water

DIAMETER/INCLINATION: 90 mm / 90°

COMMENTS:
SC = Solid cone SPT
Coordinates obtained using hand held GPS, elevation estimated from LIDAR data.

FOR EXPLANATION OF SYMBOLS AND ABBREVIATIONS SEE KEY SHEET — Revision A

A4 Scale 1:50

MACHINE_BOREHOLE P:\332\3320901\DESIGN\GEOTECH\GINT\MACKAYS TO PEKA PEKA EXPRESSWAY.GPJ BECA.GDT 23/9/11

NZGD ID: BH_82866

Appendix C: CGW Site Walkover Photographs



Photograph 1: From Zone 1 looking south. Kapiti Island and wetland located to the right.



Photograph 2: From Zone 1 looking southeast. Poplar trees mark Zone 3 wetland area.



Photograph 3: Western wetland looking southwest towards Kapiti Island.



Photograph 4: From Zone 1 looking east towards Zone 2 with low lying undulating dunes and isolated wetlands.



Photograph 5: Looking west towards Zone 1 dunes from Zone 2.

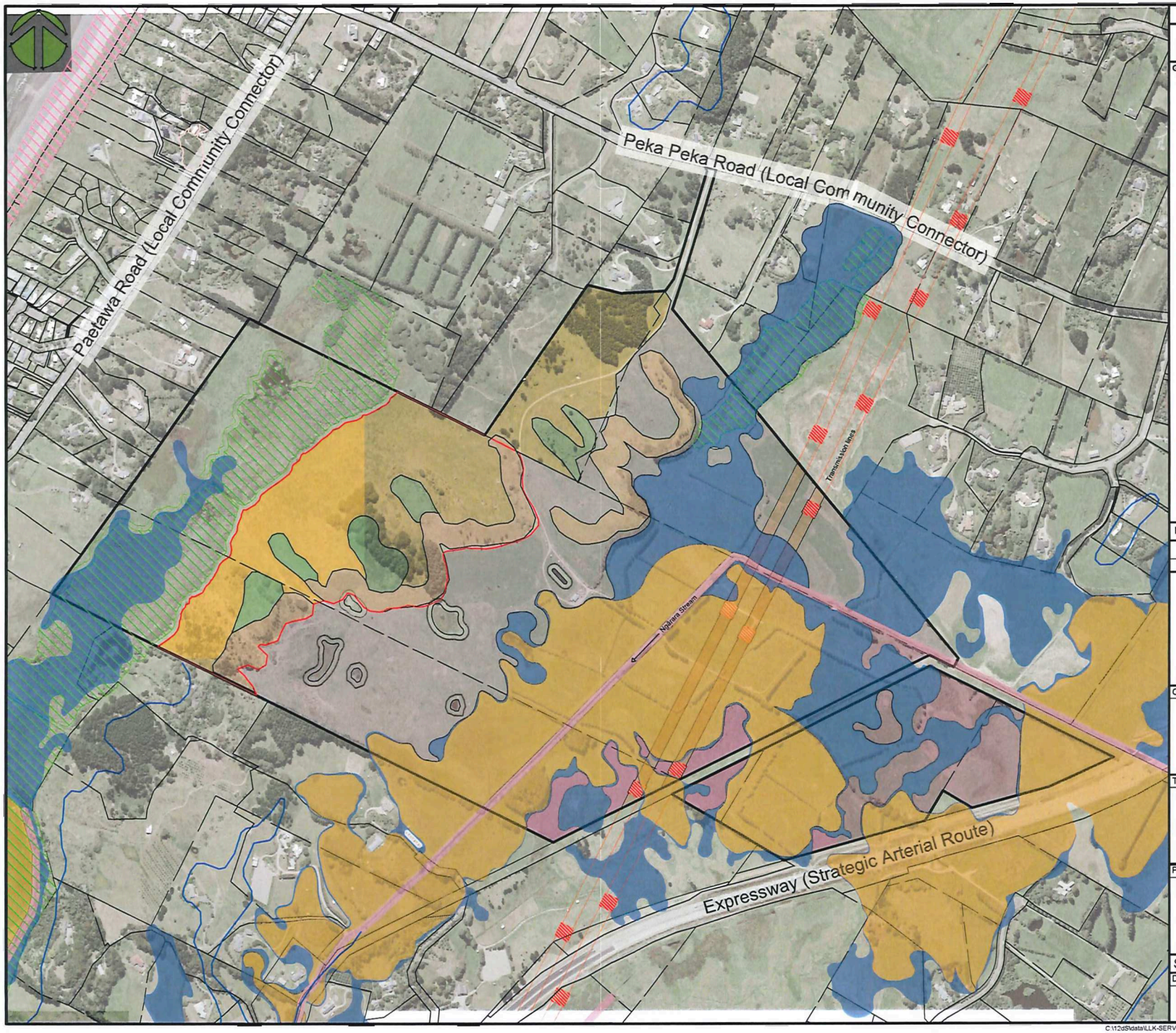


Photograph 6: Looking west from Zone 3 (isolated, elevated dune) towards wetlands (centre) and Zone 1 dunes (rear).



Photograph 7: Looking east from Zone 3 with the high-water level evident within the adjacent wetland area.

Appendix D: Landlink Initial Plan



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This drawing contains data from other sources and has been prepared for a specific site and event. Landlink Limited does not accept any liability for its accuracy, content or unauthorised use.

GENERAL NOTES

1. Plan is in terms of New Zealand Geodetic Datum 2000 (NZGD2000).
2. Boundaries are from the Land Information New Zealand (LINZ) Digital Cadastral Database (DCDB).
3. Aerial photography is from the LINZ Data Service.
4. Areas and dimensions subject to final survey

KEY

- Wetland edge - 20.2 Ha
- Ridgeline Lots - 3.4Ha
- Dune Slope (Undevelopable) - 7.8Ha
- Eastern Flats - 24.9Ha
- Raised Dunes - 8.2Ha

KCDC flood Hazard

- Ponding
- Storage
- Stream corridor

Issue	Description	Original			
-	PT	JH	BA	10/06/2021	
Surveyed	Designed	Drawn	Checked	Date	

Landlink

1 Ngaio Rd Waikanae + contactus@landlink.co.nz + 04-902-6161

Client

Kukutauaki No1 Ltd

Title

Kukutauaki Overall Plan

Project

Peka Peka Road,
Peka Peka

Scale:	1:7,500	A3

Drawing No.

2911-P1	100	A

C:\12dSdata\LLK-SERVER\2911 - Kukutauaki No1 Ltd, 171 Peka Peka Rd_753414\CAD\2911-P2 25/06/2021 6:36 PM

ocdl
O'Callaghan Design Ltd
3 Lochiel Rd
Khandallah
Wellington, 6035
Phone: 04 479 0000
Email: ray@ocallaghandesign.nz

PEKA PEKA FARM

REPORT ON STORMWATER

Prepared for

Peka Peka Farm Ltd

November 2021

TABLE OF CONTENTS

Table of Contents

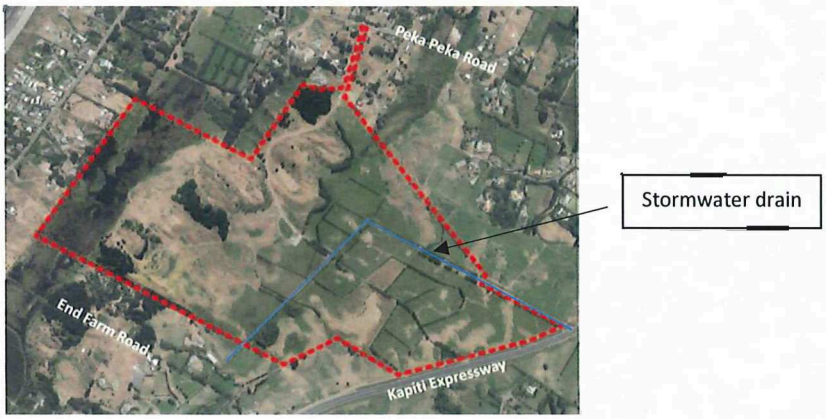
1 INTRODUCTION 1
2 THE SITE 1
3 KCDC'S STORMWATER ASSESSMENT 1
4 FLOOD MANAGEMENT ON THE SITE 2
5 MANAGEMENT OF STORMWATER GENERATED WITHIN THE SITE 5
6 SUMMARY 6

1 INTRODUCTION

This report has been prepared for Peka Peka Farm Ltd and sets out our assessment of stormwater issues relating to potential residential development on the farm. This report supports the submission to Kapiti Coast District Council (KCDC) on Council's Growth Strategy planning process.

2 THE SITE

Peka Peka Farm is at 169 – 171 Peka Peka Road and has an area of approximately 134Ha. The site is shown by the figure below:



The site has been a working farm for several decades and the landform has been modified to some extent by farm tracks, the creation of farm drains and a large catchment drain, with associated culvert crossings on the farm. The notable elements in terms of stormwater are the low-lying areas within the farm, which are at a level of approximately RL5.5 – 6.0m, the presence of wetland areas and the main drain which serves a large catchment area to the southeast. These factors influence the extent of surface water flooding on the farm in very heavy rainfall events.

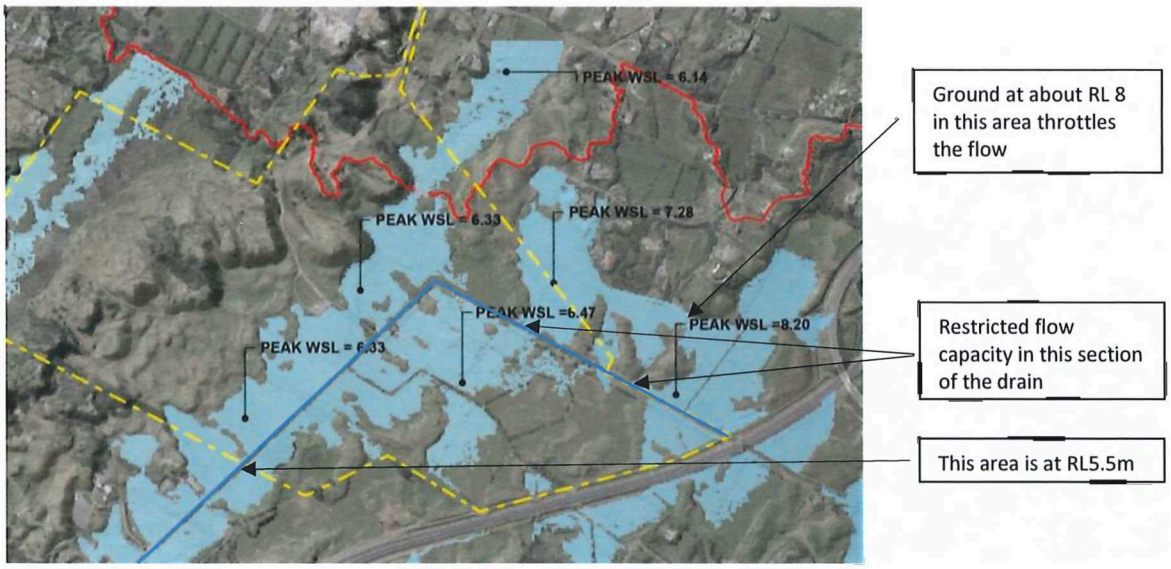
3 KCDC'S STORMWATER ASSESSMENT

KCDC has assessed the likely extent of flooding in the area, during extreme rainfall events, as part of their hazard planning. Their assessment has included detailed stormwater modelling of the catchment, conducted for KCDC by Awa Environmental Ltd (Awa). The purpose of the modelling is to estimate likely floodwater levels and use this information to identify areas that are likely to be inundated during the design event. These areas then require detailed assessment to assess actual flood risk and possible flood mitigation measures. The modelling also provides a valuable planning tool to assess potential implications of changing the land use patterns in one area of a catchment on other/downstream areas of the catchment. KCDC are currently updating their stormwater model to incorporate the implications of the Kapiti Expressway on stormwater drainage patterns and to reflect other changes in the catchment since the model was first developed.

The flood modelling has been based on existing ground levels, sourced from LIDAR data. Changes in ground level on a site, resulting from earthworks activities to create a residential area (or other large-scale works) can change the flow characteristics through a particular area and thus change the floodwater depth within that area. However, there is a general design requirement for a development to not reduce the volume of natural existing flood water storage on the site or to increase the peak

discharge flow rate from the site so that downstream properties are not subjected to increased flooding risk.

The existing model has estimated the 100-year return period rainfall event (1% AEP), with allowance for climate change, will generate floodwater ponding on the Peka Peka Farm area to the extent as shown in Appendix 1 (insert below):



The estimated floodwater levels in the 1% AEP event, within the site, range from RL6.33m to RL8.20m. These levels are influenced by the existing groundwater levels along the flooded corridor. The higher floodwater level in the eastern area (RL8.20m) is due to a combination of limited flow capacity in sections of the drain and existing natural ground levels, particularly the area at the southern side of No 39 Kensington Drive, where the ground level is at approximately RL8.0m. The floodwater level in the eastern area of the site could therefore be reduced if the restricted sections of the drain were improved for flood flow or the ground level in the general area of the southern side of No 39 Kensington Drive was lowered. As that area is beyond the farm landholding, it is anticipated that flood improvement in the eastern area of the farm will be achieved by improving the capacity of the drain in specific "choak points" of the drain and by a proposed reconstruction of the drain to achieve better hydraulic, ecological and amenity outcomes.

The predicted floodwater levels in the model output above do not include any allowance for freeboard. Freeboard is an additional "design depth"/allowance to provide some safety factor when estimating flood water levels. This freeboard allowance is to cater for uncertainties such as model error, ground level error, localized variability and allowance for actual floor levels to be above the outside flood level so that wind waves etc do not cause the flood water to enter the building/house. On this site an allowance of 0.5m would be appropriate for freeboard.

4 FLOOD MANAGEMENT ON THE SITE

As identified by Council's flood modelling, the site is subject to notable inundation during extreme flood events. This does not preclude the site from being developed, but it triggers the necessity to consider flooding matters in detail when planning and designing a development. For a site of the scale of Peka Peka Farm, this typically requires a two phased approach involving a moderately comprehensive flood analysis, using flood modelling techniques, to develop and test the expected flood management

solutions to sufficient detail that engineering solutions can be confirmed any adverse effects associated with those solutions can be assessed. This would include detailed flood modelling for the site, using ground levels collected by detailed topographical survey methods and incorporating anticipated preliminary design levels for roads, house sections, open areas, retained water ways etc. This concept/preliminary design phase is sufficient to support the planning approvals phase involving a plan change and/or resource consent process and confirms specific technical requirements such as minimum house floor levels, volumes of storage required, peak discharge flow rate from the site and key stormwater management principles to be achieved (by way of a Stormwater Management Plan or similar).

Following granting of planning approvals, a detailed design phase is carried out. This phase refines the final design levels for the infrastructure to demonstrate that the required minimum floor levels are met, flood ponding is appropriate and the proposed solutions are consistent with the Stormwater Management Plan.

In the current planning phase, Peka Peka Farm has been identified in Council's potential growth area analysis as a possible growth area but with constraints and their assessment to date has identified that the constraints are unlikely to be solvable to an extent that would allow easy development to occur. We anticipate that the extent of flooding in an extreme event predicted by the Awa modelling has been a strong influence in Council's initial assessment of the constraints to development on the site.

We have every confidence in the general modelling result produced by Awa as we have worked with Awa on several projects, and we have an in-depth understanding of flood modelling and flood protection. However, the under-lying issue is the extent of potential flood risk on the site post development and is that risk, and any associated potential adverse effects, sufficiently low to allow that development solution to proceed. Awa have not assessed potential options to manage flooding on the site in a post development scenario as that was not the purpose of their modelling.

Therefore, in the absence of detailed modelling of a potential development proposal, we have carried out a high-level assessment of the potential flooding risk for a concept development on the farm so that flooding matters can be considered in the context of considering this site as a possible growth cell as part of Council's growth strategy assessment.

Our assessment has included a preliminary review of existing flooding characteristics, taking into account the influence of the conceptual development pattern developed for the Peka Peka Farm submission on the Council's Growth Strategy and making allowance for expected earthworks activity, drain improvements, ecological and amenity outcomes and anticipated GWRC requirements. In carrying out our assessment we have drawn upon our previous experience from projects such as the re-development of the former Whitby Golf Course into a residential area as that area had similar extensive flooding issues, which have been successfully overcome by the adoption of appropriate technical solutions.

A key part of assessing the likelihood of an appropriate technical solution for Peka Peke Farm is the relative ground levels across the farm. The farm includes high dune areas (i.e., above RL15m), raised areas in the range of RL7 – 15m and low-lying areas as low as RL5.5m. There are also areas of natural wetland at the lower RL5.5m range.

The estimated extreme flood water ponding level in the lower areas of the farm, in the 100-year event with allowance for climate change, is approximately RL6.3m. With the addition of 0.5m for freeboard this minimum building level is RL6.8m. KCDC requires critical building elements, such as a floor slab, to be above the expected flood water level and thus an indicative minimum floor level is expected to

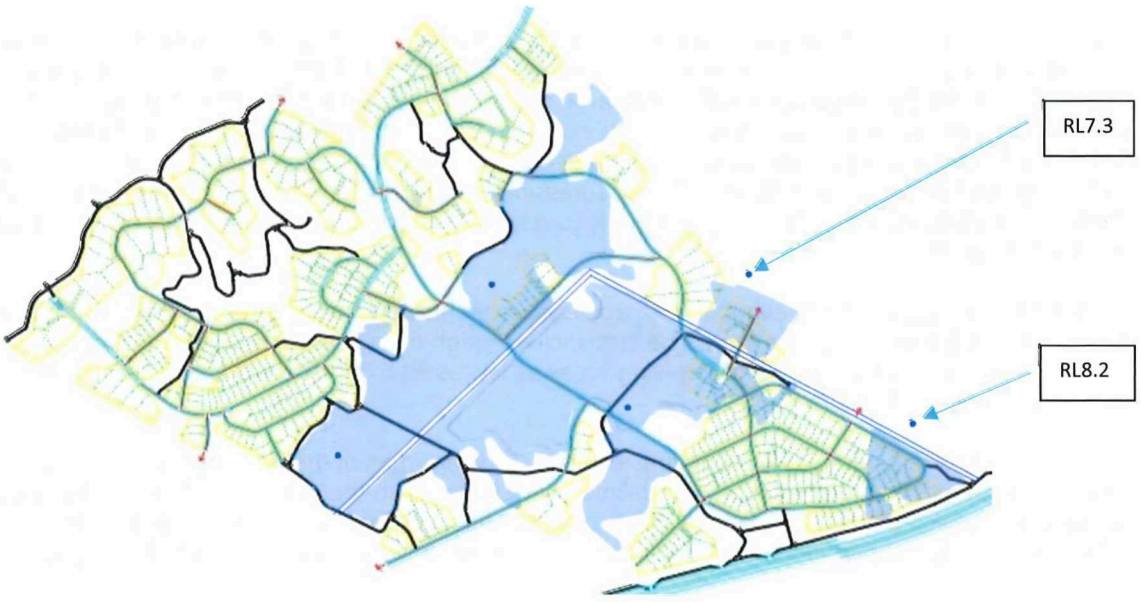
be approximately RL7.0m for the western part of the site. This level would be higher on the eastern part of the site due to the slope on the flood water ponded surface on the site.

To put the area influence of minimum building levels into perspective for the scale of the site, the extent of the site at or below RL6.0m is shown in the diagram below. The 6.0m contour, shown in red, has been taken from Council's GIS data and the area below RL6.0 is shown shaded as pink for clarity.



As can be seen from the diagram above, most of the site is above RL6.0m and the potential residential development areas are sited on the higher land. The RL7m contour is not much bigger than the RL6m contour due to the nature of the dune systems within the site.

The extent of flooding on the existing land, estimated from modelling by Awa for the site in a 100-year return period event, is shown by the diagram below:



As described in Section 3, the area at the northern and eastern parts of the site has a predicted floodwater level of approximately RL7.3m & RL8.2m respectively, as indicated by the figure above. These floodwater levels are influenced by the relatively poor flow capacity of the eastern section of the main catchment drain and the existing ground levels, which are approximately RL7.0m and RL7.5m respectively. The indictive concept development above shows some house sites within these shaded light blue flooding areas. However, in the case of the northern area (flood water level of RL7.3m), an existing small drainage channel to the north could be increased in capacity to eliminate the relatively shallow ponding area here. This, in combination with some relatively minor raising of the ground level as part of the development could achieve a development platform that was above future flood water levels in this area.

The area to the east, in the eastern corner of the site, is at approximately RL7.5m. The existing predicted floodwater level in this area is RL8.2m. The existing drain downstream of this area has limited existing capacity, which is triggering the higher floodwater level. Development on the site could include an upgrading of the drain to achieve better flow characteristics in this section of the drain, which would achieve lower floodwater levels in the eastern corner of the site. Council's GIS data indicates a drain invert level of less than RL7.0m in this zone and so it is expected that an engineered drainage channel, with appropriate ecological and amenity elements similar to those used for the reconstruction of 1km of Duck Creek at Whitby, could achieve a suitable flood path to provide the required level of flood protection for a developed area in the eastern corner.

The final design floodwater level and associated minimum floor level in this eastern area would be confirmed by detailed modelling of the stormwater flow across the farm, in a developed scenario. This modelling is expected to be carried out in 2022. Based on our review of the drainage characteristics, the ground levels in the area and the likely flood flows from the catchment upstream, we anticipate the likely minimum design floor level in the eastern area will be approximately RL7.5. This would require a minor filling (less than 0.5m) in parts of the eastern area to achieve the safe building level.

Earthworks filling to raise parts of the site to achieve minimum floor levels, within existing flood ponding areas, would reduce the existing total ponding volume on the site. This reduction must be replaced by compensatory flood water storage so that there is no undesirable increase in flood risk to the downstream area. Usually, this compensatory storage is provided within the site by excavating low areas that can "fill up" in the extreme flood event.

The indicative development concept shown in the figures above include several areas that are currently clear of the modelled ponding areas and not containing potential residential lots and are at a level that is feasible for lowering to achieve compensatory storage. An alternative option for compensatory storage may arise from Council's planned new large flood storage zone further downstream. It may be feasible to convey the additional flood water created from filling on the farm to the new infrastructure and achieve a satisfactory flood management outcome. This option would also be assessed by modelling as part of a preliminary design process.

5 MANAGEMENT OF STORMWATER GENERATED WITHIN THE SITE

The sections above have described the "macro" flood water ponding issues within the farm area, relating to the overall storm flows generated from the large catchment upstream. Development within the farm will result in a change in land-use and an increase in impervious areas from roads, footpaths, roof areas and driveways etc. These will result in an increase in stormwater runoff from within the site. This increased stormwater runoff has to be collected, treated and discharged in a manner that protects houses within the development from flooding, does not cause adverse effects on the receiving environment and does not cause an increased risk to flooding in the downstream catchment. Low impact stormwater design solutions are adopted to achieve these required outcomes.

There are a range of low impact stormwater design elements that can be adopted for this site. As shown by the figures above the scale of the potential concept development is modest, relative to the overall site area and landform.

The parts of the development that are low density, such as in the western dunes, provides an opportunity to utilize swale drains adjacent to the roads to filter stormwater runoff from the roads. These filter the stormwater prior to it being discharged to ground.

In the denser developed areas such as the central flats and eastern dunes, it is unlikely that swales for stormwater filtering will be feasible due to the intensity of driveway entrances, the scale of vehicle and people movement and other overall urban design objectives. In these areas we anticipate kerb and channel will be used on the edges of the roads to collect runoff from the roads and these will discharge to stormwater treatment devices. We do not favour the widespread use of small multiple rain garden type devices within the road corridor as this could create future maintenance and cost problems for Council. The site is very large and there are numerous areas within the site where larger stormwater treatment basins can be constructed to achieve good stormwater treatment outcomes with reduced future maintenance issues. These treatment basins would discharge to the underlying sandy soils. This approach will minimise the use of the smaller rain garden type units on this site.

The site has predominantly sandy soils beneath the topsoil, and these sandy soils will provide high soakage rates for stormwater disposal to ground. We were involved in the design and construction of the first stages of the Ngarara development to the south and similar soils were encountered on that site. These soils proved very suitable for disposal of stormwater generated from roads and house roof and hard stand areas.

It is therefore expected that all roof areas will be discharged to ground via soakage pits, with stormwater re-use storage tanks connected to downpipes upstream of the soakage pits. Runoff from driveway areas can be collected in on-lot sumps and discharged to private soakage pits when ground gradients allow, and where the scale of such collection is worthwhile in stormwater management terms.

The above low impact stormwater elements are typically designed to collect, pre-treat and dispose of stormwater runoff from a 10-year return period rainfall event. The preliminary design phase of the development must also assess where the stormwater from larger events is likely to flow so that it can be managed to avoid flooding of dwellings and damage to property. This flow is called the secondary flow and it follows a secondary flow path to the downstream catchment. The flood modelling exercise incorporates the secondary flow generated within the site in the extreme rainfall events so that all extreme event rainfall runoff is appropriately assessed. In this case we anticipate the final flood ponding volume provided for as part of development will comprise the existing estimated flood ponding volume and the volume of the secondary flow generated by development within the farm.

6 SUMMARY

The above assessment sets out our initial assessment of stormwater and flooding issues on Peka Peka Farm if it is developed into a modest scale residential development, generally of the scale indicated by the figures above.

We conclude that most of the concept development areas are above the expected extreme flood water ponding level. There are some relatively small areas that would undergo a design refinement, as part of a preliminary design process, once detailed flood modelling results for the developed scenario were confirmed. This refinement would iterate development details (earthworks, urban design outcomes etc) against flooding implications to confirm preferred land-use in these fringe parts of the site.

The flood management assessment for the development would include detailed flood modelling and include an assessment of options to prevent any increased risk of flooding to the downstream catchment as part of the preliminary design phase.

Stormwater runoff from roof areas would be discharged to ground and include rainwater re-use tanks where appropriate. Stormwater runoff from other parts of the developed areas would be collected and pre-treated, using low impact stormwater elements, prior to discharge to ground.

We therefore conclude that significant residential development can be achieved on the site without notable constraints from flooding and flooding matters should not be an impediment for the overall assessment of this site as a potential growth area.

Ray O'Callaghan

CGW
CONSULTING ENGINEERS

Water and Sewer Infrastructure

Peka Peka Farms Urban Growth Study

Peka Peka Farm Limited

Document Number: 21813-RPT-C-001-B

Date: 17 November 2021

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Contents

1. Introduction 3
2. Water supply 4
3. Sewer 7
4. Conclusions 8
5. Recommendations 8
Appendix A: Limitations 9
Appendix B: Concept layouts (water and sewer infrastructure) 10

1. Introduction

CGW Consulting Engineers have been engaged by Peka Peka Farm Limited (PPFL) to give high-level advice on infrastructure requirements to connect the Site to the KCDC networks for sewer and potable water supply. The Site is comprised of 8 existing legal lots, with a combined total area of 134 hectares and has an assessed capacity of up to 500 residential lots.

The outline provided in this report is a high-level conceptual assessment of the infrastructure likely to be required to meet this level of development. It focuses on potential routes of connectivity and key components needed to demonstrate that servicing of the site through connection to existing water and sewer networks is viable from an engineering perspective.

Our assessment uses Kāpiti Coast District Council Subdivision and Development Principles and Requirements, 2012 (KCDC SDP&R:2012) and New Zealand Land Standard Development and Subdivision infrastructure, 2010 (NZS4404:2010).

Regulatory, property, legal and other considerations are outside of our scope.

1.1.1 KCDC future thinking, issues and strategic infrastructure planning

At a meeting held with KCDC on 3/11/21 (presentation of the PPFL development concept), there was a high level discussion about infrastructure constraints and opportunities. Of particular relevance to the proposal, the Paraparaumu WWTP is currently undergoing re-consenting and it was indicated that there is pressure to cease or restrict future discharges into the Mazengarb stream. It was also noted current issues exist with the Waikanae-Paraparaumu WWTP sewer rising main.

The possibility of seeking new WWTP capacity in new locations - and particularly in areas toward the north (where there are further urban growth zones with potential in and around Te Horo, south of Otaki), aligns well with the use of an unformed road that traverses and extends beyond the Site, as discussed further in this report. The sewer rising main could potentially be constructed and direction reversed to suit strategic timing, for example.

The critical infrastructure and trunk main connections that would be provided to service this Site can also benefit to development of the surrounding land parcels. The Site creates a significant catalyst to raise the priority of neighbouring urban growth areas identified immediately north of Waikanae through to Peka Peka. Refer to Boffa Miskell (October, 2021) Kapiti Coast Urban Development Greenfield Assessment.

2. Water supply

The Site is more than 2km north of the urban extents of Waikanae. This could require a trunk main connection for potable supply of between 2.5 and 3km to link into the existing water supply network.

While initial indications are that there is likely to be sufficient capacity in the existing water network to service the Site, extending development further north moves the demand for water further from the water treatment plant (WTP) and storage reservoirs on the eastern hills (e.g. Kakariki, approximate RL 90m).

Depending on the extent and timing of this development, to avoid the demand of these new growth areas creating adverse impacts on the existing network supply it may be necessary to create resilience and introduce some degree of operational independence from the existing network. A new reservoir may therefore provide additional storage and stabilise network pressure during periods of peak supply.

2.1 Existing infrastructure

Figure 1 below refers. The Site straddles a 20m wide unformed road parcel that has currently been used to route a DN250 HDPE pipeline that was constructed to convey raw water from the current northern extent of the Waikanae bore fields (at the 'dog-leg', two production boreholes) back to the Waikanae WTP at the Waikanae River.

The unformed road provides an ideal route for an infrastructure corridor to house new pipework connecting to existing networks.

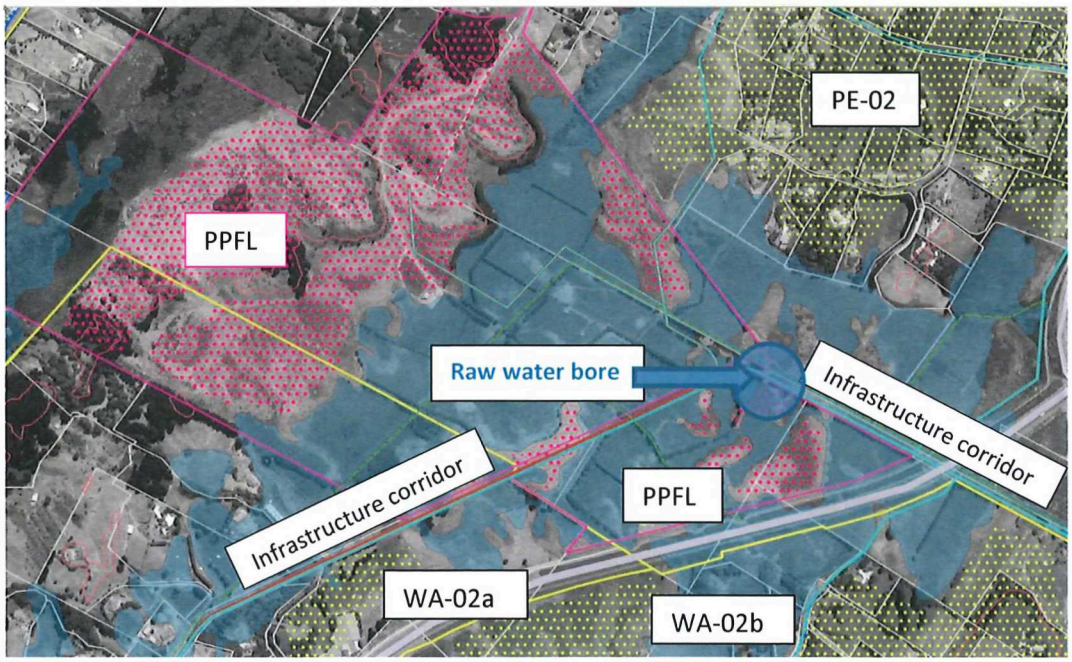


Figure 1: Position of potential site for a new RL120m storage reservoir and route of water trunk main

2.2 Water demand and infrastructure requirements

A summary of potential water demand is provided below for future supply of the urban growth zones north of Waikanae (NZS4404:2010, KCDC SDP&R:2012).

KCDC SDP&R:2012 utilise roof-water storage as the source for non-potable uses, such as garden irrigation and toilet flushing, to reduce demand for potable supply. Storage top-up connections to the potable supply are currently permitted, therefore our water demand assessment conservatively includes non-potable water uses.

Table 1 Water supply demand for PPFL and neighbouring zones

Zone	ED (dwellings)	EP (persons)	Q_{AV}, m^3/day (av. demand)	Q_{PK}, L/s (peak demand)	% Total (northern)
PPFL site	500	1250	313	9.0	8.5
Other Urban Growth zones north of Waikanae (Boffa Miskell, 2021)					
SH1 west:					
PE-01	800	2000	500	14.5	13.6
PE-02	940	2350	588	17.0	16.0
WA-02a	110	275	69	2.0	1.9
SH1 east:					
PE-03	1220	3050	763	22.1	20.7
WA-01	670	1675	419	12.1	11.4
WA-02B	1650	4125	1031	29.8	28.0
TOTAL	**5890**	**14,725**	**3683**	**106.5**	**100%**

2.2.1 Future requirements: connectivity and other key components

As shown in Figure 2 below, a new water storage reservoir could potentially be installed at an elevation of approximately 120m in the southwest corner of Lot 2 DP351148, located above Waikanae Scenic Reserve, with access from Hadfield Road.

The unformed road continues east-southeast from the raw water boreholes at the 'dog-leg' to provide an extension of the proposed infrastructure corridor, including the potable water rising main to the new reservoir (and also sewer trunk mains).

The elevation of the potential reservoir is higher than the existing storage on the network. Therefore booster pumps will be required to lift flows. This could be a night-time fill cycle to minimise pump duty during peak usage.

The optimum location and sizing of the booster pumps can be designed once present and forecast demands are known at critical and connection nodes of the network model.

The trunk main through the infrastructure corridor provides the strategic backbone to the future supply of northern urban growth zones. There is scope to branch north to Peka Peka zones and south to the north Waikane zones, with the latter potential able to be looped back to the network via the potential options of Huia Street, Main Road or through zone WA-02a to connect to the principal mains of Waikanae.

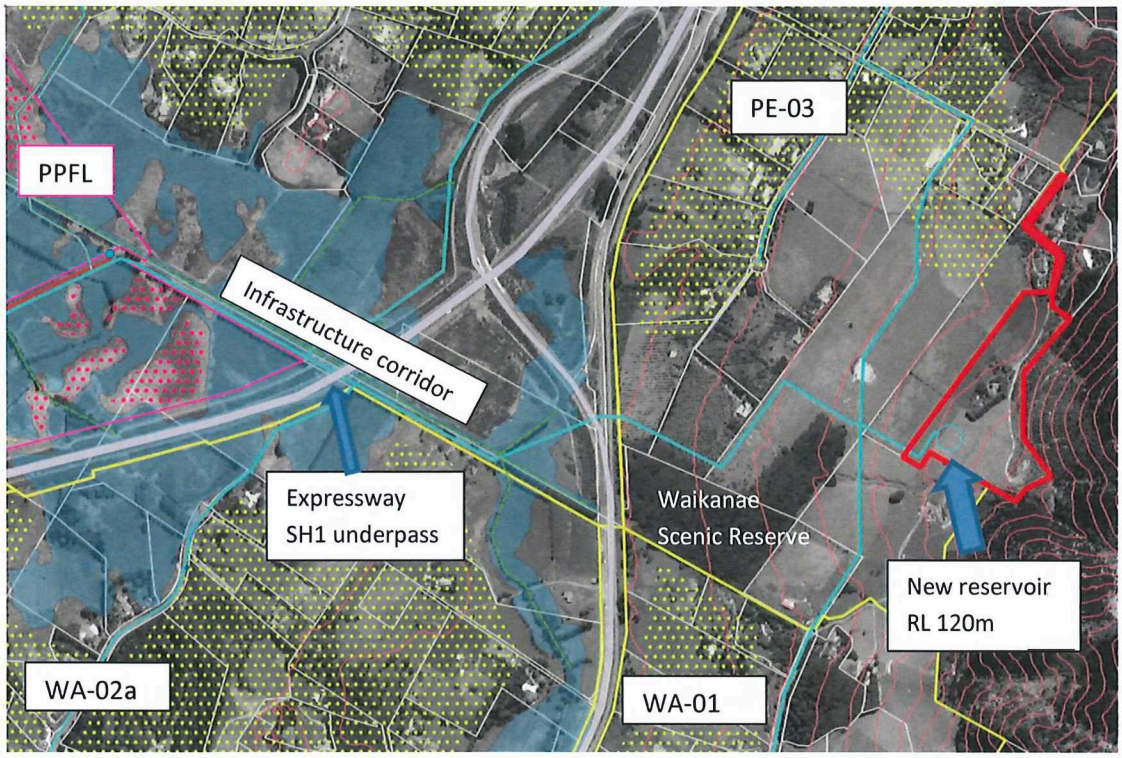


Figure 2: Position of proposed new RL120m storage reservoir and route of water trunk main

3. Sewer

Our assessment of potential sewer flows is shown in table 2 below. A dry weather flow of 250 litres per person per day and allowance for 2.5 people per dwelling has been used per SDP&R:2012.

Table 2 Wastewater generation for PPFL and neighbouring zones

Zone	ED (dwellings)	ADWF, m^3/day (av. dry weather flow)	PDWF, m^3/day (peak dry weather flow)	PDF, L/s (peak daily flow. incl. infiltration)	PWWF, L/s (peak wet weather flow, incl. ingress)
PPFL site	500	313	719	9.0	13.7
Other Urban Growth zones north of Waikanae (Boffa Miskell, 2021)					
SH1 west:					
PE-01	800	500	1050	14.5	13.6
PE-02	940	588	1175	17.0	16.0
WA-02a	110	69	227	2.8	3.9
SH1 east:					
PE-03	1220	763	1449	18.4	30.0
WA-01	670	419	921	11.5	18.0
WA-02B	1650	1031	1856	23.6	39.4
TOTAL	**5890**	**3,683**	**7,397**	**96.8**	**134.6**

The above table outlines estimated wastewater generation rates and peak flows with the inclusion of peaking factors (PDWF), infiltration (PDF) and wet weather ingress (PWWF). The assumptions applied are:

- Peaking factor, PF (PDWF : ADWF) varying with zone demand 1.8 to 3.3
    - Average PF = 2.0, across all zones
- Infiltration estimated at 2250 L/ha/day
- Ingress at 16,500 L/ha/day

The above assumptions are applied for this conceptual stage and are aligned with the Waikato Regional Infrastructure Technical Specifications, 2018 (RITS). RITS breaks factors down in more detail than NZS4404:2012, which provide factors for subdivision scale assessments rather than larger-scale assessments such as this. However, these factors may be updated through the incorporation of existing operational data held in SCADA monitoring held by KCDC or prior investigations undertaken.

4. Conclusions

While further work is required to assess the capacity of existing infrastructure to service the Site, there does not appear to be any water or sewer infrastructure reason why the Site cannot be developed for residential purposes.

The unformed road through the Site provides a strategic link as a 'ready-made' infrastructure corridor without the need for specific land acquisition. This provides a considerable advantage to advance the infrastructure required to service the PPFL site and benefit the other growth areas identified north of Waikanae.

Refer to the A3 layouts (21813-SKT-C-06-02, 21813-SKT-C-07-02) provided in Appendices of some very high-level conceptual outlines of possible linkages for sewer and water to connect the area north of Waikanae back to existing networks.

5. Recommendations

Developing a design for the required infrastructure links to service the PPFL site (and other urban growth areas in the north), will require access to operational data to refine and optimise design parameters. Workshops and coordination with network modellers will be a critical part to identify the most efficient and strategic way to advance the proposed development. We recommend arranging these workshops as the next step in the process.

Appendix A: Limitations

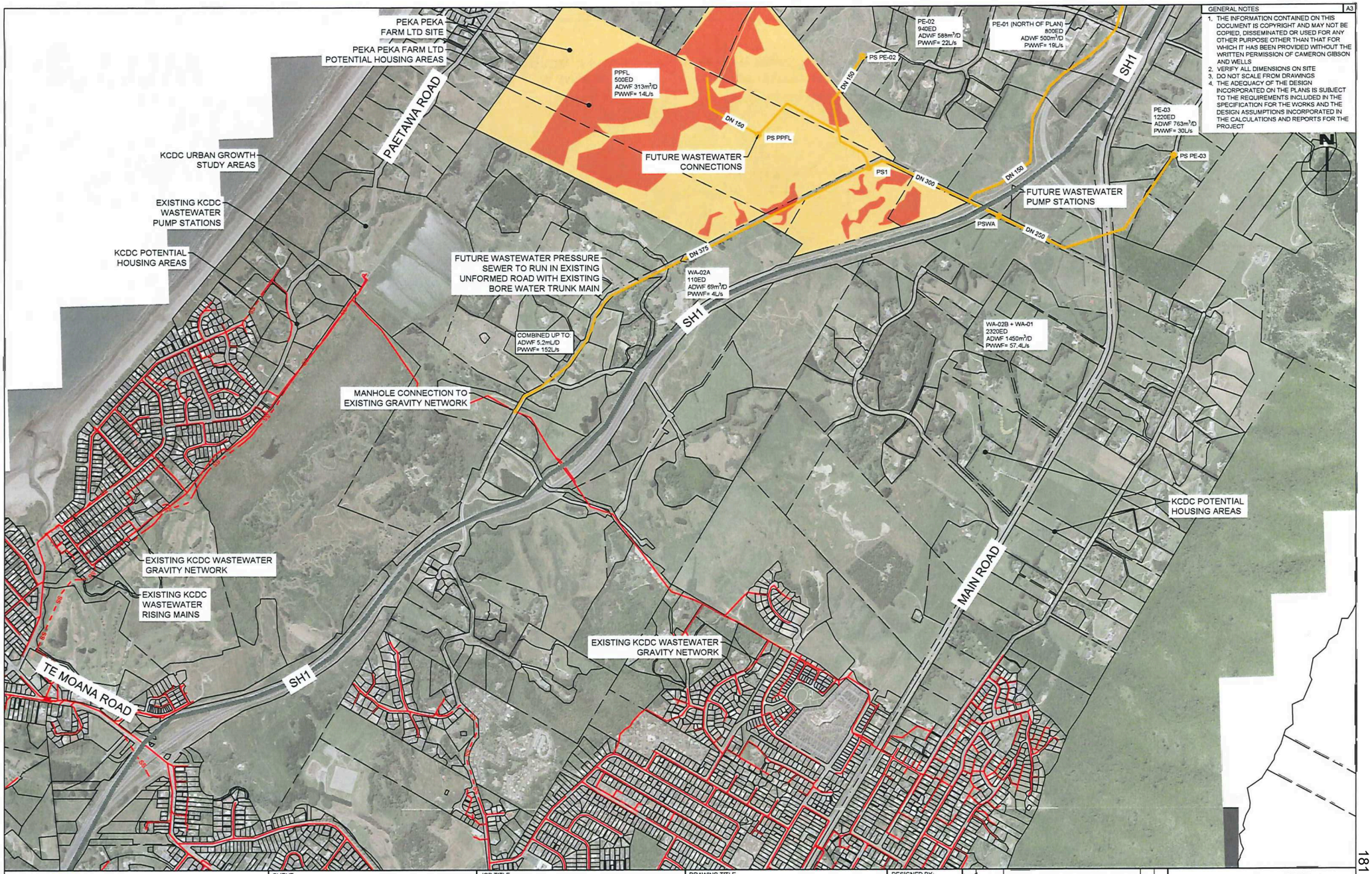
This report has been prepared solely for the benefit of our client, Peka Peka Farm Limited, as per our brief and an agreed consultancy agreement. The reliance by any other parties on the information or opinions contained in this report shall, without our prior agreement in writing, be at such parties' sole risk.

The conclusions and recommendations contained within this report are based on the investigations as described in detail above.

This report has been prepared solely to address the issues raised in our brief, and shall not be relied on for any other purpose.

In the event the third party investigation data has been provided to us, the client acknowledges that we have placed reliance on this information to produce our report and CGW will accept no liability resulting from any errors or defect in the third party data provided to us.

Appendix B: Concept layouts (water and sewer infrastructure)



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CLIENT: PEKA PEKA FARM LIMITED

JOB TITLE: PEKA PEKA FARM LTD URBAN GROWTH STUDY

DRAWING TITLE: CONCEPT WASTEWATER SERVICING WITHOUT ZONING LAYERS

DESIGNED BY: DAVE KIRK
DRAFTED BY: NATHAN BORGER

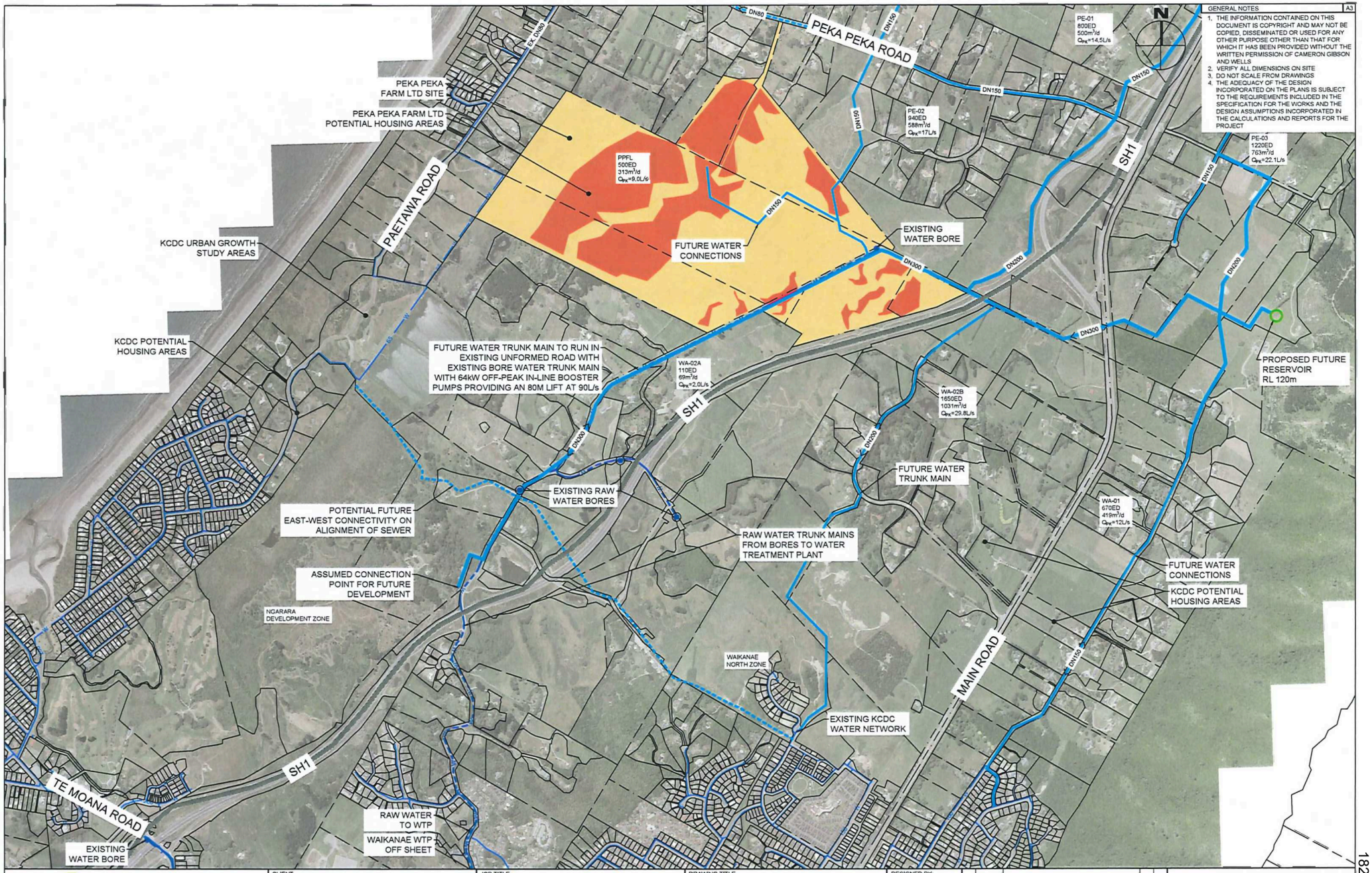
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B	16.11.21	UPDATED FOR REPORT		
A	03.11.21	FIRST ISSUE		

FOR DISCUSSION

SCALE	SIZE
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PROJECT NO	TYPE	SHEET	REV
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DRAWING TITLE: CONCEPT WATER SERVICING WITHOUT ZONING LAYERS

DESIGNED BY: DAVE KIRK
DRAFTED BY: NATHAN BORGER

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169 Peka Peka Rd, Waikanae: Archaeological assessment Report to Peka Peka Farm Ltd



Mary O'Keeffe
Heritage Solutions
Wellington

October 2021

Contents

1. INTRODUCTION **4**

1.1 Background *4*
1.2 Context and Data *4*
1.3 Scope and limitations of this report *7*

2 CURRENT SITE **7**

2.1 Description of site *7*
2.1.1 Site visit 8
2.2 Proposed work *8*

3. ARCHAEOLOGICAL RESOURCE **9**

3.1 Recorded history of the area *9*
3.2 Physical Environment *25*
3.3 Relationship between archaeology and the environment *30*
3.4 Predictive model *31*
3.5 Archaeological recording *33*
3.5.1 Recent archaeological recording 34

4 ASSESSMENT **41**

4.1 Archaeological potential and impact of work *41*
4.2 Assessment of values *41*

5 CONCLUSIONS **45**

SOURCES **46**

Figures

Figure 1: Location of proposed work 4
Figure 2: Land parcels 8
Figure 3: SO 10188, n.d. 11
Figure 4: SO 10188, georeferenced 12
Figure 5: ML 1407, 1896 13
Figure 6: Annotations from ML 1407 14
Figure 7: ML 1407 georeferenced 14
Figure 8: ML 1491 sheet 1, 1898 15
Figure 9: LM 1491 sheet 2, 1898 16
Figure 10: Annotations from ML 1491 17
Figure 11: ML 1491 georeferenced 18
Figure 12: ML 2041, 1908 19
Figure 13: ML 2041 georeferenced 20
Figure 14: Map of area by Carkeek; 21

Figure 15: Carkeek's plan, georeferenced 22
Figure 16: DP 7019, 1925 24
Figure 17: The "Red Shed", former State Highway 1 25
Figure 18: Dune belts within Queen Elizabeth Park 27
Figure 19: Sketch map of southern end of dune belt 28
Figure 20: Topography of northern Kapiti Coast 29
Figure 21: Recorded archaeological sites north of the Waikanae River 35
Figure 22: Sites within and near subject parcels 36
Figure 23: Pit site R26/814 38
Figure 24: Location of historic pipes 39
Figure 25: Recorded sites in relation to topography 40

1. Introduction

1.1 Background

Peka Peka Farm Ltd, who are the owners of a property at 169 Peka Peka Rd, Waikanae, propose to develop their property into a subdivision.

As the land is likely to contain archaeological sites Paul Turner of Landlink (on behalf of the owners) engaged Mary O'Keeffe of Heritage Solutions (the archaeologist) to provide advice and report on the effects of the Project in relation to archaeology. This report addresses the requirements of Part 3 of the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA, "the Act") and the requirements of the Resource Management Act 1991 (RMA), in particular section 6(f).

The area of proposed development is shown outlined in red in Figure 1.



Figure 1: Location of proposed work

1.2 Context and Data

Archaeological sites are defined in the HNZPTA as:

> (a) any place in New Zealand, including any building or structure (or part of a building or structure), that—
>
> (i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and

(ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and

(b) includes a site for which a declaration is made under section 43(1)[1]

All archaeological sites in New Zealand that conform to the definition from the Act cited above have legal protection under Part 3 of the Act, whether or not they are recorded, or their existence is known.

Authorities must be obtained from Heritage New Zealand to modify or destroy archaeological sites.

Archaeological sites in New Zealand are recorded by the New Zealand Archaeological Association (NZAA) and records entered into the NZAA file as part of its site database (ArchSite). A site will be included simply by virtue of its existence; the NZAA file is a non-statutory database of recorded archaeological sites and excludes any scoring or ranking of sites. Grid references provided for archaeological sites included in the file indicate the site's location, but do not demarcate a site's full extent. In addition, some sites included in the NZAA database may no longer exist, as they may have been destroyed since they were recorded.

In addition, section 6(f) of the RMA provides for the protection of historic heritage from inappropriate subdivision, use and development as a matter of national importance.

Historic heritage is defined as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, derived from archaeological, architectural, cultural, historic, scientific, or technological qualities. Natural and physical resources are, by implication, tangible.

Under the RMA, historic heritage includes:

- Historic sites, structures, places and areas
- Archaeological sites
- Sites of significance to Māori, including wahi tapu
- Surroundings associated with the natural and physical resources

[1] Heritage New Zealand Act 2014, Interpretation

Archaeological sites are, by implication, physical and tangible; they can be observed and measured. Sites can be examined by archaeological methodology, that is, by applying a variety of scientific techniques to examine, analyse and rationalise the data.

Equally, archaeological sites only have a sense of meaning if they are examined in the context of a cultural landscape, that is, when they are viewed and understood in the wider context of the physical environment in which they lie, in relation to the other sites and site types that may surround them, and in relation to the cultural context of the use and occupation of that land.

Archaeology can never definitively indicate "what happened" on a site or a landscape; instead, data and information is gathered, and a hypothesis is proposed to explain the possible relationships between data, known information and possible interpretations.

Archaeological sites may be of Māori origin and therefore of significance to Māori. There may also be other sites of spiritual or traditional significance to Māori and which may have no physical or tangible remains, and therefore do not fall within the legal definition of an archaeological site. This report focuses solely on the archaeological values within the study area, and does not attempt in any way to comment on or judge the Māori values of these sites. This is not meant to detract from or undermine the value of these places of significance to Māori; rather, it is an acknowledgement that it is inappropriate for an archaeologist to comment on matters of significance to Tangata Whenua.

Data for this study was sourced from ArchSite, the on-line database of the NZ Archaeological Association's (NZAA) site recording file. Data was also obtained from Heritage New Zealand, the Kapiti Coast Council District Plan, and Land Information New Zealand.

The definition of an archaeological site is noted above, and this definition includes places of both Māori and European origin. Archaeological sites in New Zealand are recorded by the NZAA and records entered into the site recording scheme. A site will be included simply by virtue of its existence; the NZAA file is an information database and makes no selection or ranking. Grid references given for an archaeological site are simply an indication of the site's location, and do not delimit the site's extent. In addition, some sites included in the NZAA list may no longer exist, as they may have been destroyed since they were recorded.

1.3 Scope and limitations of this report

This report presents an archaeological assessment of the proposed area of work, but it is only that. The land and wider vicinity may also be of significance to the Iwi through tradition or association; this report does not constitute an assessment of Māori values as required by Heritage New Zealand's application form for an authority to modify or destroy an archaeological site.

2 Current Site

2.1 Description of site

The parcels of land to be developed are located at 169 Peka Peka Rd, Waikanae.

The legal descriptions are

- Lot 4 and Lot 5 DP 360851
- Part Kukutauaki 1B1 Block
- Lot 1 DP 21514
- Ngarara West A46A Block
- Sections 13, 14 and 15 SO 505444
- Section 1 SO 545508

The parcels are shown in Figure 2.



Figure 2: Land parcels

2.1.1 Site visit

The archaeologist made a site visit on 16 October 2021, accompanied by Paul Turner of Landlink, and a second visit on 23 October 2021. The archaeologist walked the main dune ridges to view the nature of the topography. The dune surfaces were grassed, precluding a view of the ground surface. Occasional eroded areas and rabbit burrows enabled view of the underlying sand. Seven new sites were recorded and one previously recorded site was relocated and updated (these are discussed below in section 3.5.1).

2.2 Proposed work

The developer is planning a residential subdivision development within the subject parcels. No specific plans of layout or earthworks have been developed at the time of writing

3. Archaeological resource

3.1 Recorded history of the area

The archaeological programme undertaken for construction of the MacKays to Peka Peka Expressway (M2PP) between 2013 and 2017 yielded a significant body of data, that enables archaeologists to create for the first time a regional archaeological synthesis for the Kapiti Coast, and which guides predictive modelling.

The Māori population were living in an environment rich with resources and opportunities. The coast and estuaries would have provided fish and shellfish, the forested dunes would have provided birds, rats and plant species, and the former wetland areas would have yielded birds, eels and further plant species.

Various tribal groups moved in and out of the region, including Ngati Apa and Muaupoko, who lived along the Kapiti Coast until about 1822. At this time Te Ati Awa of Taranaki accompanied Te Rauparaha on his great heke of 1821-22, and they settled around the Waikanae estuary area[2].

With the discovery that the Southern Right whale makes an annual migration along the coastline between Kapiti Island and the mainland, whaling stations were established on the Kapiti Coast by the late 1820s. At the same time a market for flax arose in Sydney, and a large flax industry commenced on the Kapiti-Horowhenua coast[3].

The Haowhenua battle of 1834 was a long-running dispute between Ngati Awa and Ngati Raukawa largely over land. A group of Ngati Awa arrived in the area between Waikanae and Otaki in 1833, putting pressure on the land resources there. Ngati Awa attacked Ngati Raukawa in their pa at Rangiuru, and then sought refuge in their own pa of Haowhenua across the Otaki River. A series of battles ensued, with Ngati Raukawa coming south at one stage and attacking Kenakena pa. There was no clear victor and peace was made[4].

However, the peace did not last long, and land grievances reached a head in 1839 with the Kuititanga battle. This battle was fought at the Waikanae estuary between Te Ati Awa and their northern neighbours, Ngati Raukawa, over disputed land, and was the last tribal battle fought in the Waikanae district[5]. Although Ati Awa

[2] WRC River Flood Plain Management Plan, 1992
[3] MacLean, 1988
[4] MacLean, 1988:18-20
[5] Carkeek, 1966:55

repelled the Ngati Raukawa attack, many warriors on both sides were killed. Ngati Raukawa attacked the Waimeha pa, and forced Te Ati Awa to retreat across the Waikanae River to Arapawaiti. Here Te Ati Awa rallied and forced Ngati Raukawa back up the beach[6].

In October 1839 the New Zealand Company survey ship *Tory* sailed along the Kapiti Coast and dropped anchor. The ship carried Colonel Wakefield, Archdeacon Henry Williams and Ernest Dieffenbach, who went ashore to help the wounded from the Kuititanga battle[7].

Land trade and acquisition occurred from the 1840s. The first Europeans to settle in the region were the missionaries of the Church Missionary Society. European settlement developed through the region, based in part on the flax industry and on farming, and Māori continued the flax trade already established. Māori also had access to new crops, and new horticultural tools and techniques, which increased the range of available food. Mills for water, flour and flax were built in the district[8].

Historic survey plans and documentary sources show occupation and land use in the area.

The subject parcels are part of the Ngawhakangutu No 1 block, as seen in Figure 3.

[6] MacLean, 1988:20
[7] MacLean, 1988
[8] MacLean, 1988

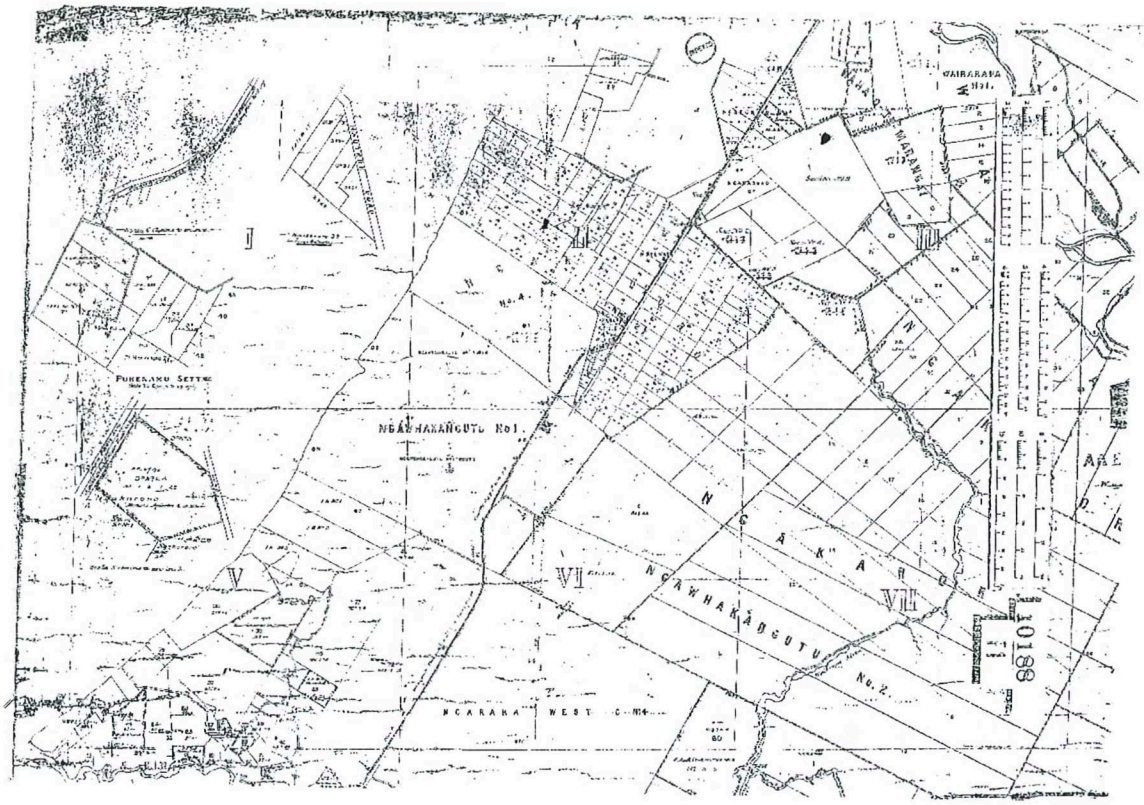


Figure 3: SO 10188, n.d.

The georeferenced plan in relation to the subject parcels is shown in Figure 4.

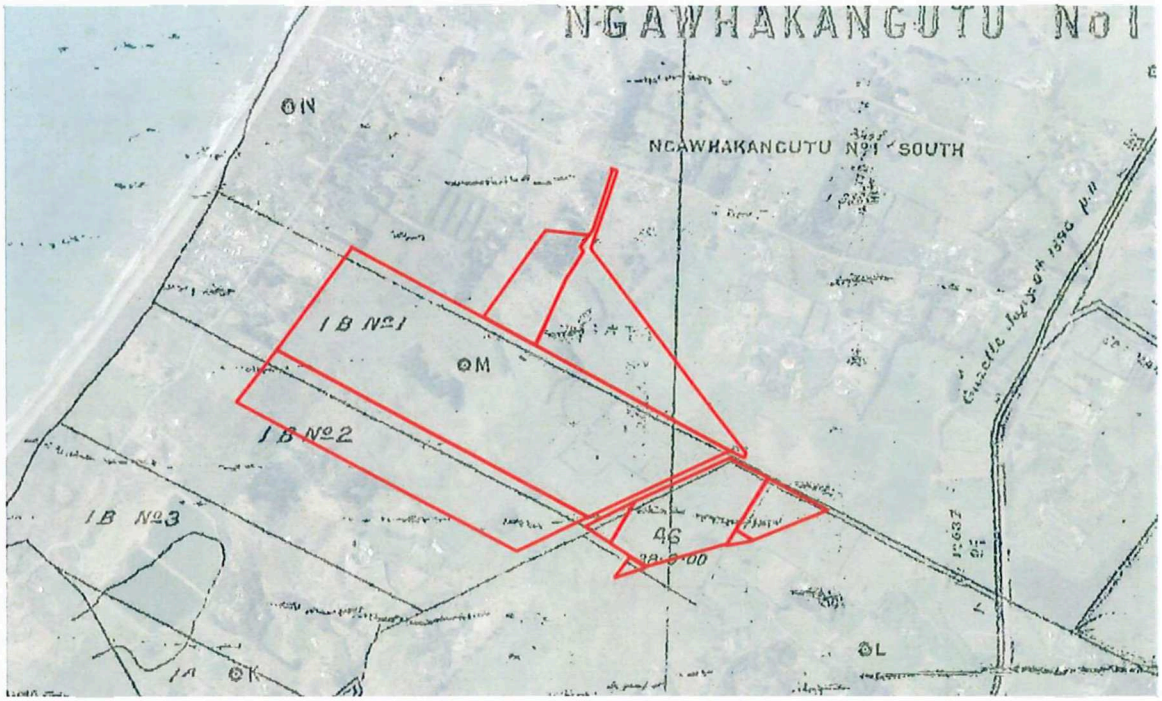


Figure 4: SO 10188, georeferenced

Carkeek records Ngawhakangutu as "Formerly a pa or settlement of Te Puoho's Ngati Tama, situated on the coast at Te Horo near the lagoon of that name" [9].

Plan ML 1407, which dates to 1896, shows the landscape in close vicinity to the subject parcels, and shows details of the vegetation cover at this time. The northern part of the extensive Rawakahia Lagoon is shown to the south-west.

[9] Carkeek, 1966: 128

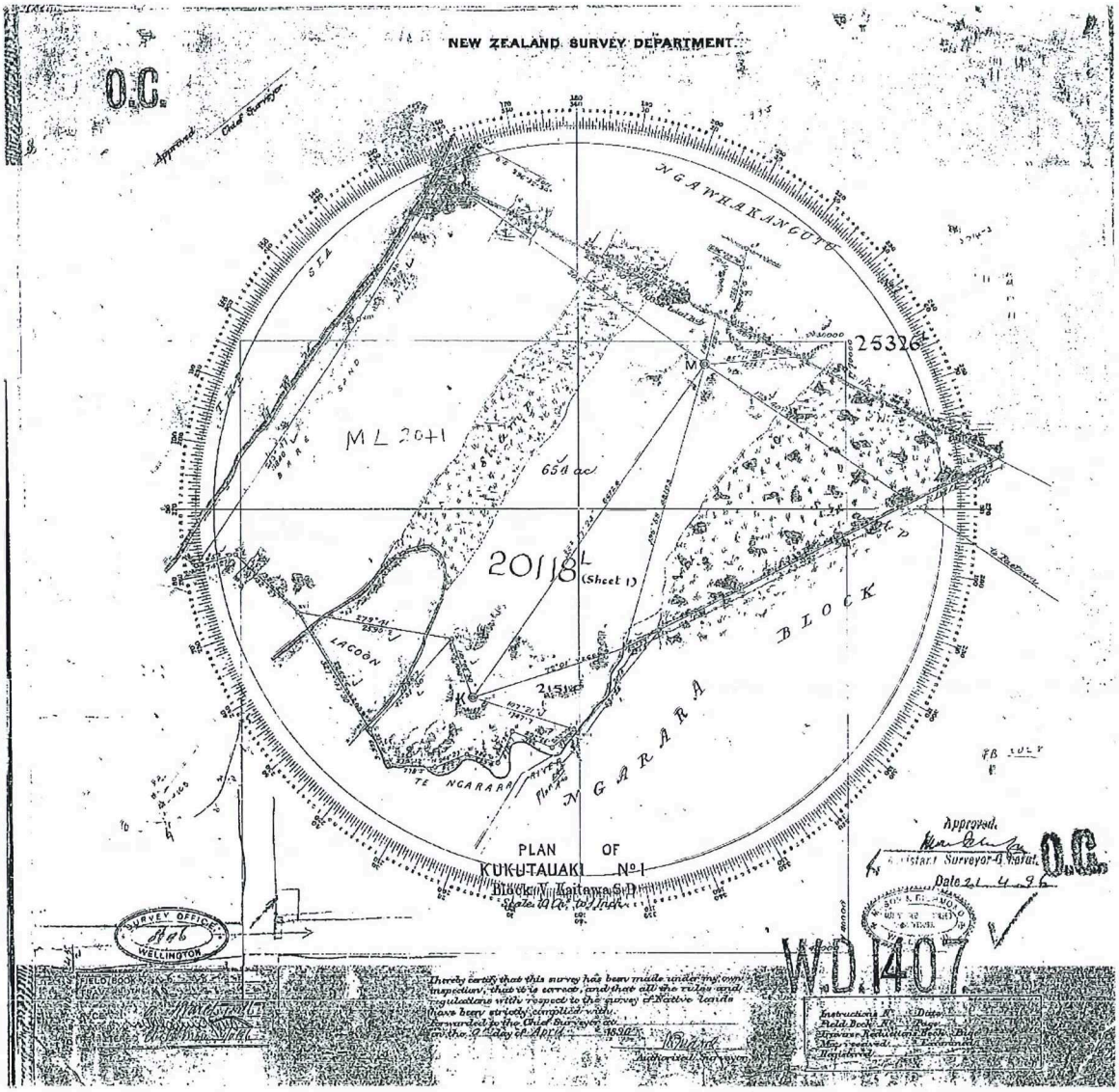


Figure 5: ML 1407, 1896

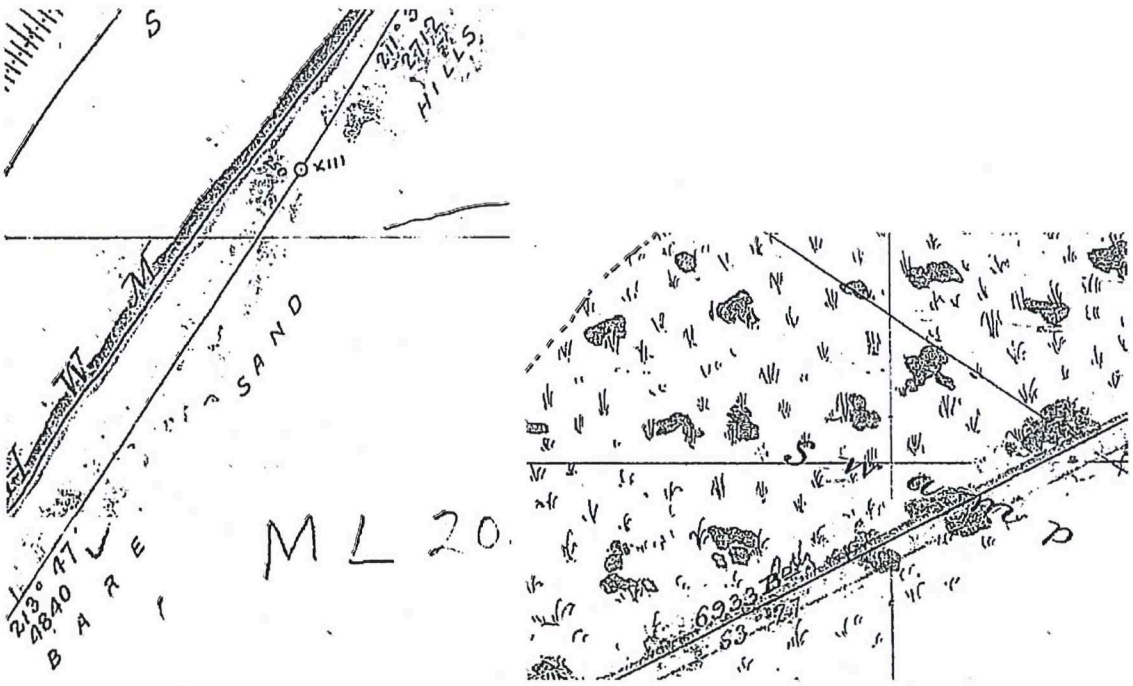


Figure 6: Annotations from ML 1407

The georeferenced plan in relation to the subject parcels is shown in Figure 11.

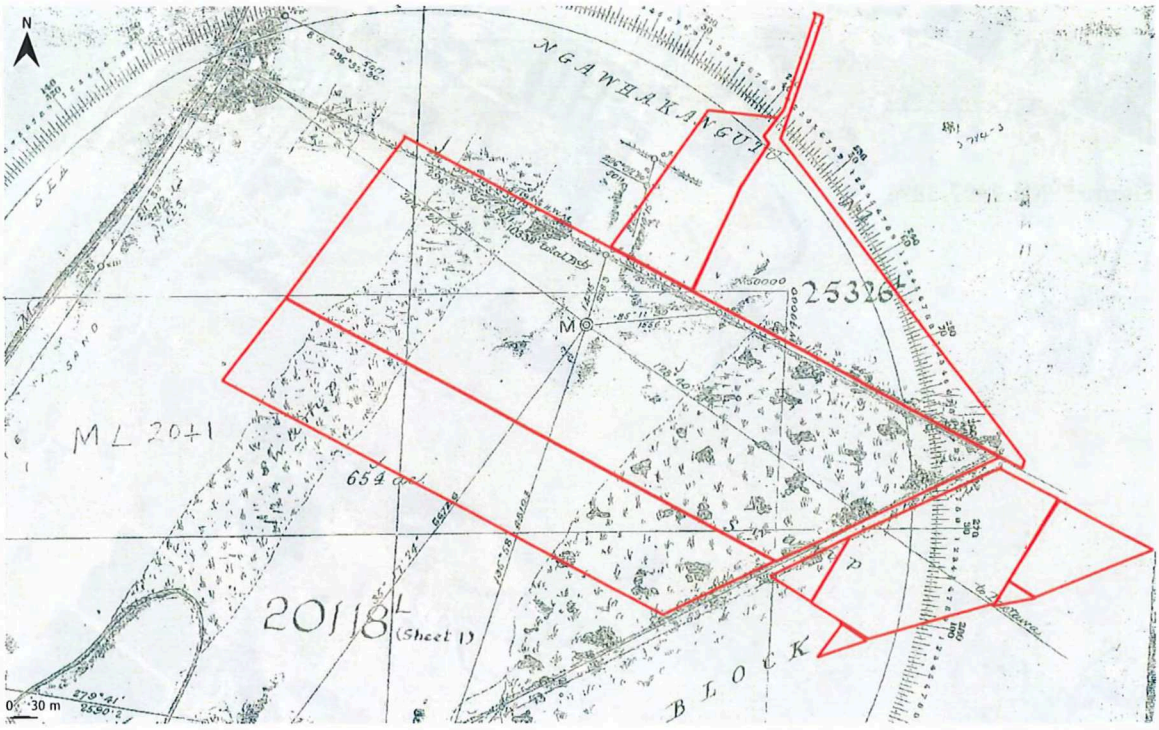


Figure 7: ML 1407 georeferenced

Plan ML 1491, which dates to 1898 (and which is in two parts), shows the landscape immediately south of the subject parcels.

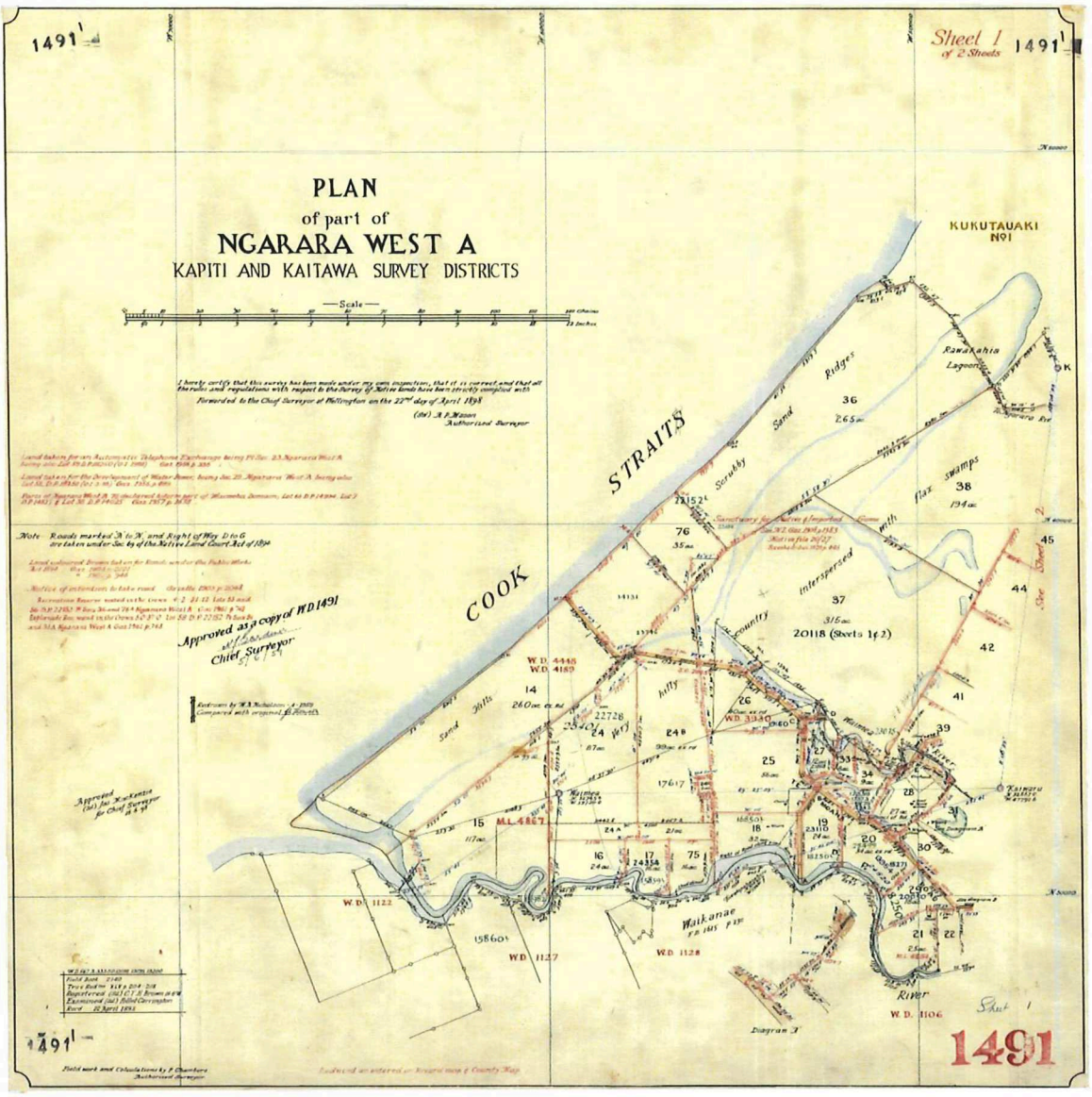


Figure 8: ML 1491 sheet 1, 1898

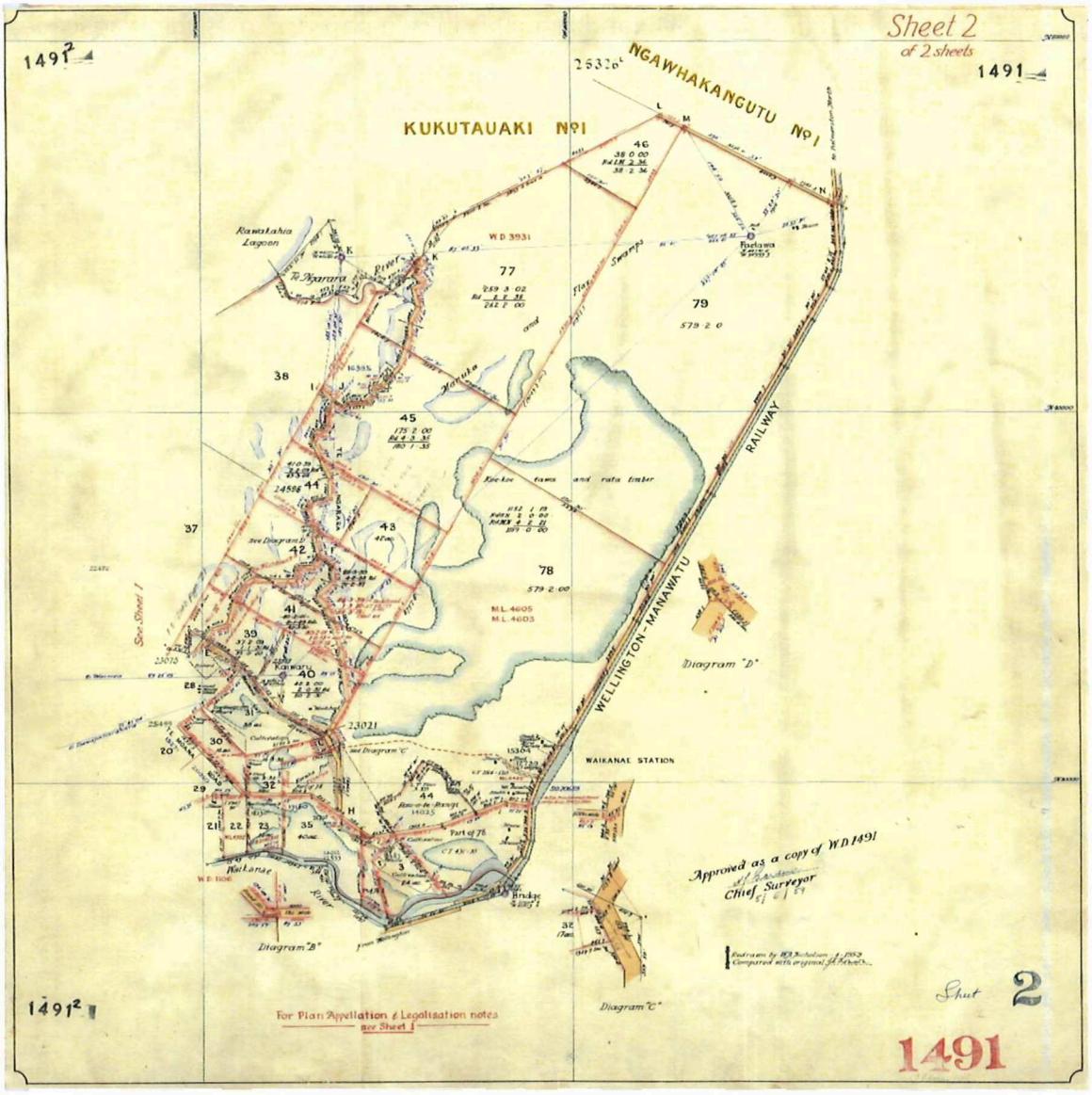


Figure 9: LM 1491 sheet 2, 1898

Detail from these plans also show the topography and vegetation at the time: annotations include reference to flax swamps, hilly country, whare, and cultivations (it is noted the whare and cultivations were located where present-day Waikanae is, not within the subject parcels).

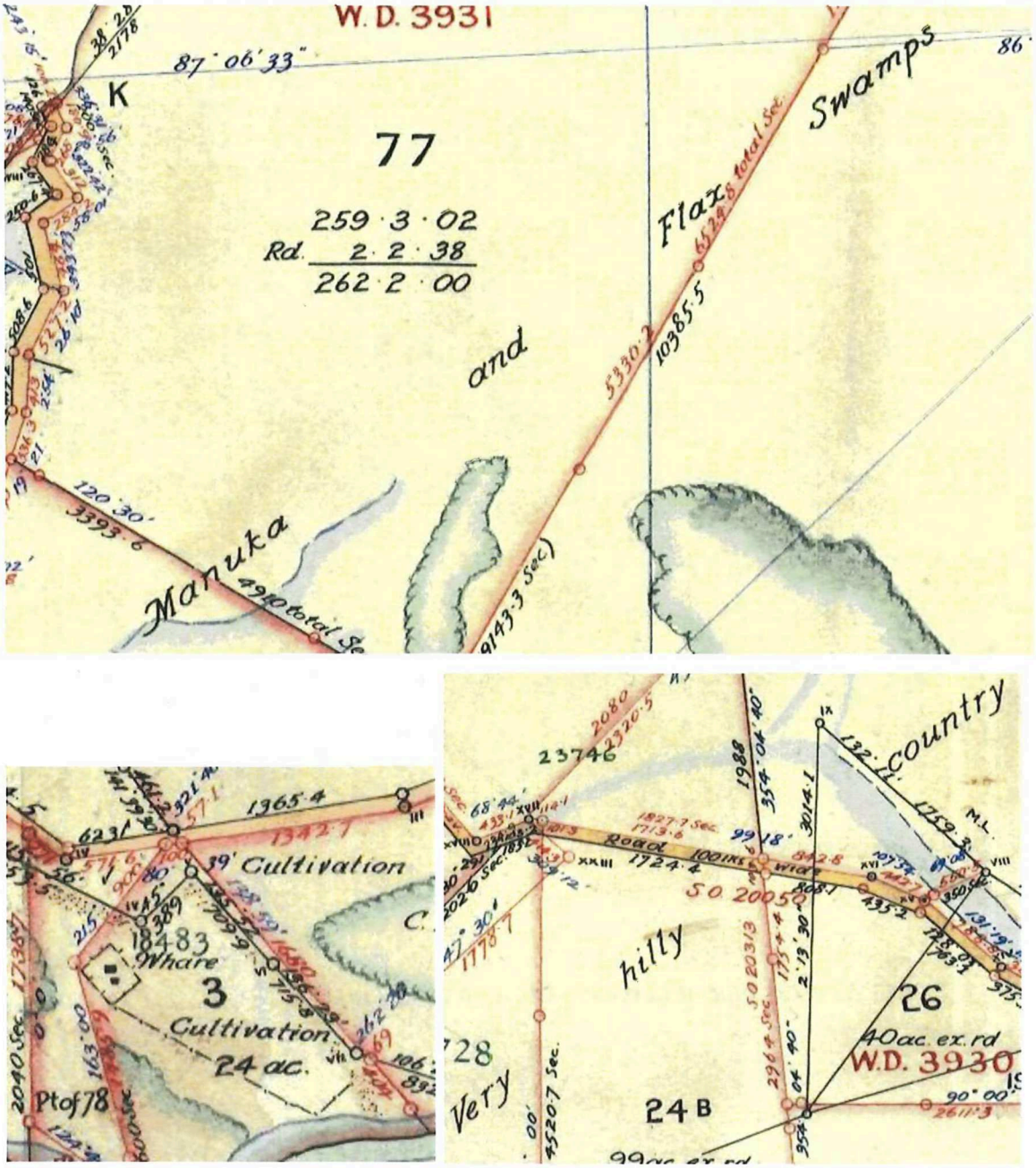


Figure 10: Annotations from ML 1491

The georeferenced plans in relation to the subject parcels is shown in Figure 11. No potential archaeological occupation is shown, although the extensive Rawakahia Lagoon is shown to the south-west.

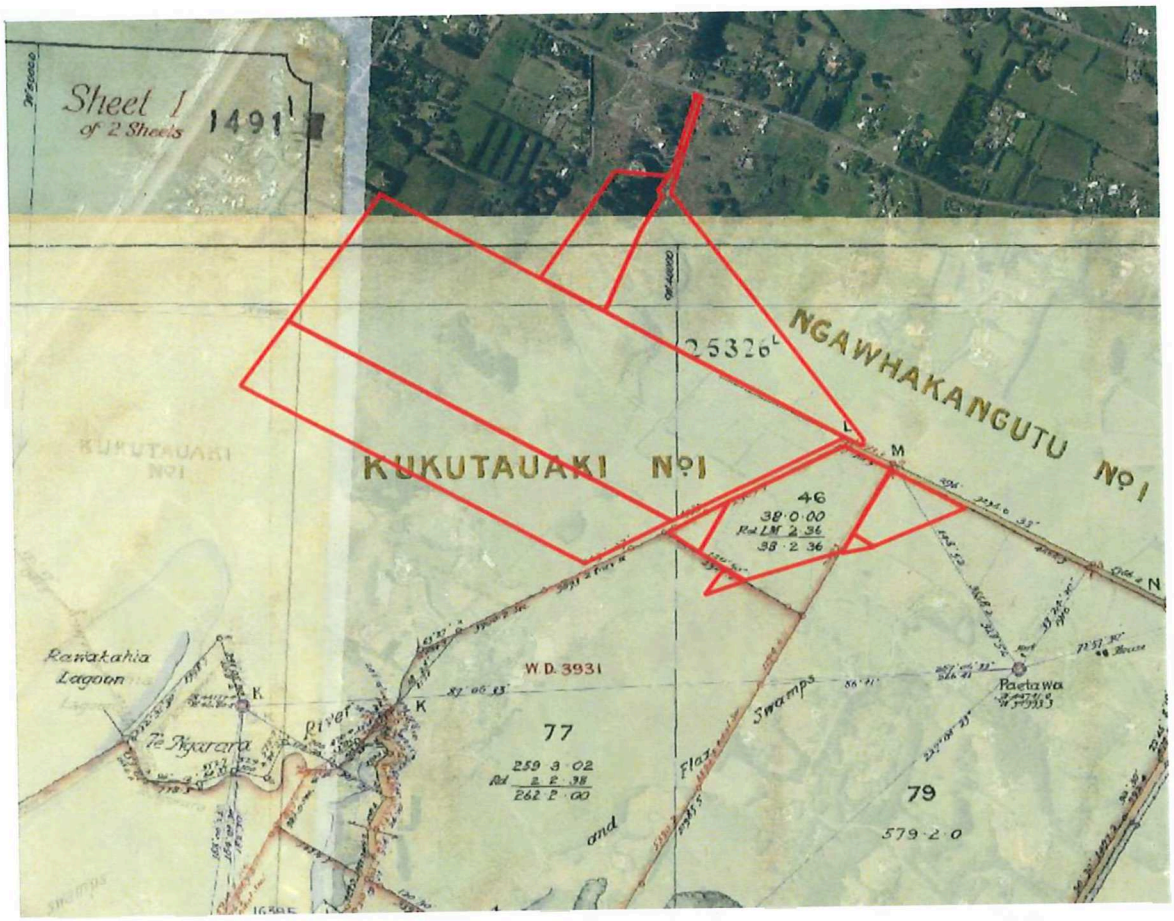


Figure 11: ML 1491 georeferenced

Plan ML 2041 dates to 1908, and covers the area of the subject parcels.

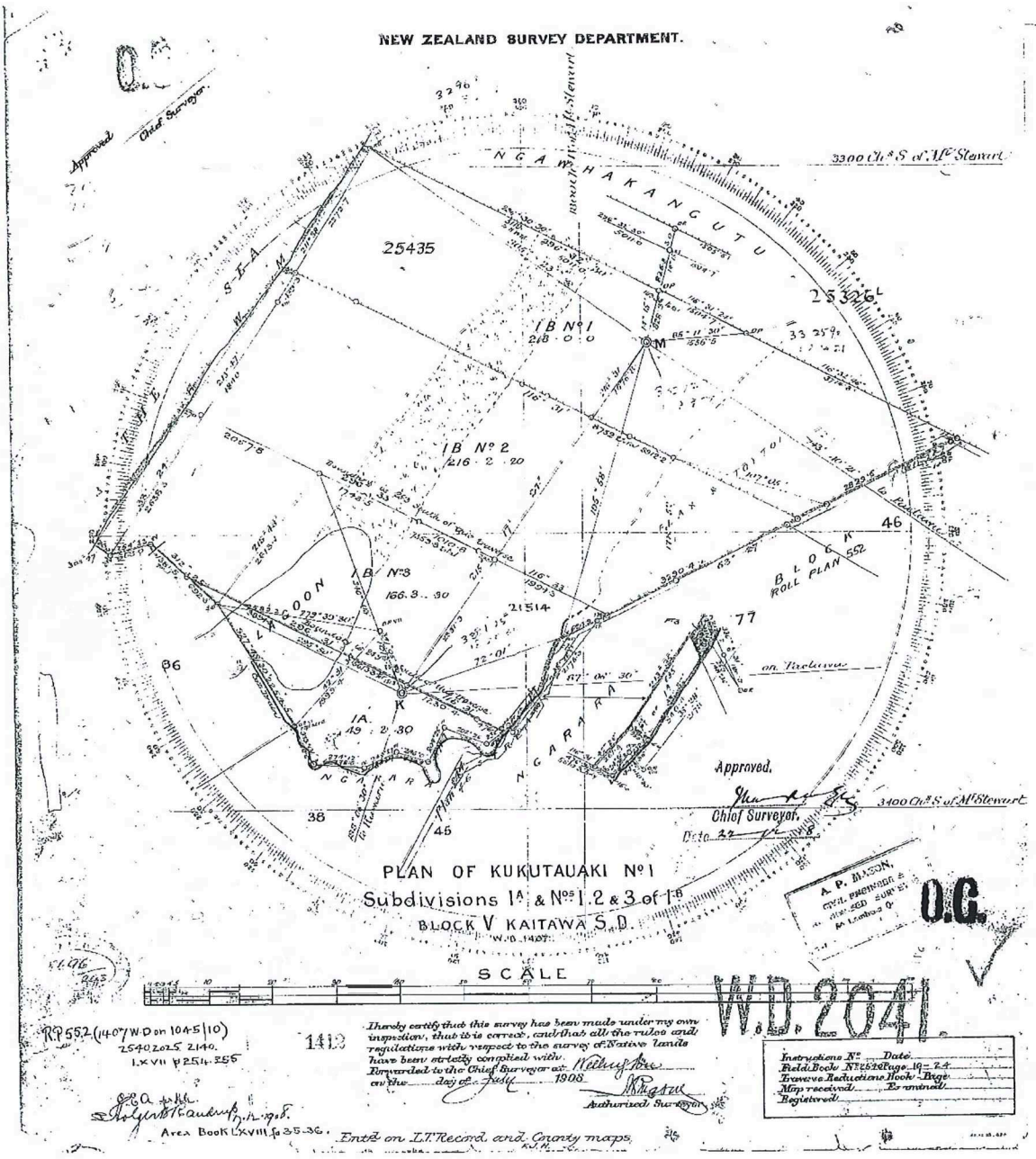


Figure 12: ML 2041, 1908

Like previous plans, ML 2041 shows detail of vegetation and terrain, including bands of swamps between bands of dunes. The georeferenced plan is shown in Figure 13.

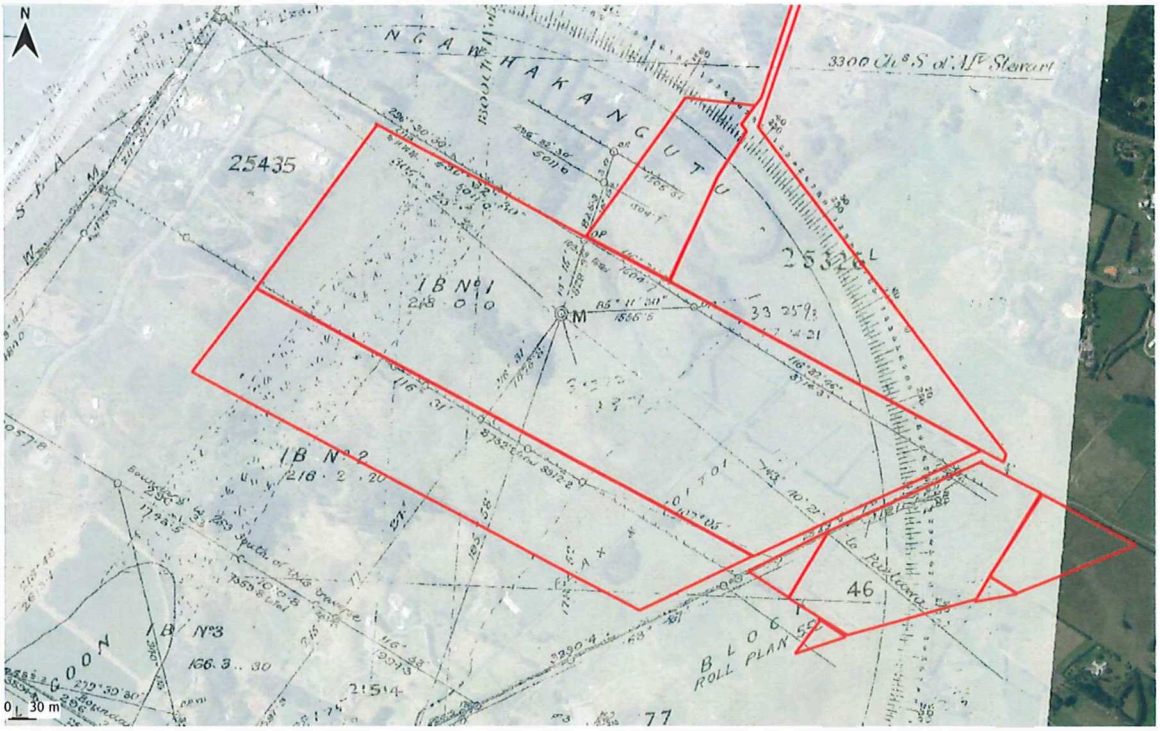


Figure 13: ML 2041 georeferenced

In 1966 Wakahuia Carkeek[10] compiled a history of Māori occupation of the Kapiti Coast based on traditional accounts, detailing important historical events like the Kuititanga battle. He included a specific chapter on the middens of the coast. A major part of his book is a list and description of place names of the coast, based on traditional evidence, and maps showing the locations of these places.

Figure 14, Carkeek's Map 4, shows the area within which the subject parcels are located.

[10] Carkeek, 1966

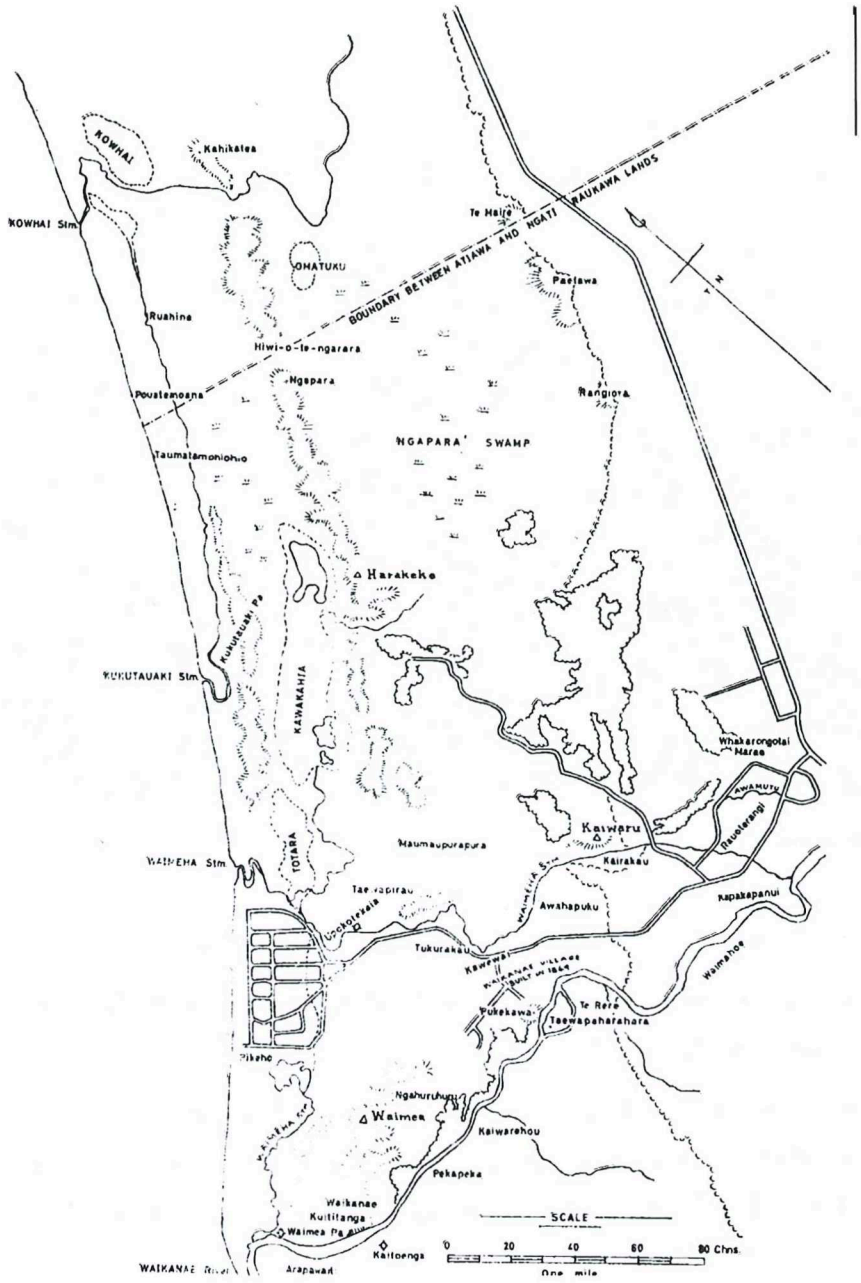


Figure 14: Map of area by Carkeek;

Figure 15 shows Carkeek's plan georeferenced.



Figure 15: Carkeek's plan, georeferenced

Carkeek's plan, (Figure 15), shows several traditional place names:

- Kawakahia: the name of the large lagoon close to the coast a little to the north of the Waikanae Beach settlement[11]
- Ngapara: A large swamp inland of Kawakahia lagoon at Waikanae. It is also shown on some old maps as a stream draining into the lagoon. Ngapara was also the name of an eel weir which once belonged to Wi Parata. There were cultivations closet to the weir[12].
- Omatuku: A small lagoon at Waikanae inland of Pouatemoana and the Kawakahia swamp [13] (On Carkeek's Map 4 this lagoon is on fact considerably north of the Kawakahia swamp)
- Hiwi-o-te-ngarara: not discussed by Carkeek. Hiwi can translate to ridge, so this dune ridge may be the ridge of ngarara

[11] Carkeek, 1966: 118
[12] Carkeek, 1966:127
[13] Carkeek, 1966:128

- Te Maire: This was the name of an eel weir which according to Wi Parata formerly belonged to Muaupoko but was pointed out to Te Pehi by Te Ratu the captive chief of that tribe. The name was a Muaupoko one which as in the case of some others in the Waikanae district was retained by the Ngati Toa conquerors. Wi Parata claimed this weir and the cultivations close to it[14]
- Paetawa: A trig station situated close to the main highway north of Waikanae. At one time the tawa berries there were said to have attracted many pigeons and this has been suggested as a probable origin of the name[15]
- Rangiora: shown as a trig station on most maps, about 30 chains south of Paetawa and a little to the west of the man highway. It is described by Wi Parata as having been a Ngati Kura cultivation ground along with several others at or before the time of the Kuititanga Battle in 1839[16]

European settlement and flax industry

The land within which the subject parcels sit was leased by Mr A Brown from Wi Parata in about 1901, and he subsequently bought it from Wi Parata's son, Whetu Parata, in about 1912[17]. The land remained in the hands of the Brown family until the current owners (who are the applicants) purchased it in September 2021.

An important industry that developed in the area was the milling of flax. MacLean records "Kapiti was the ideal place for a flax industry. The mainland was a series of vast interconnected wetlands, thick with *Phormium tenax*, stretching from the marches of the Manawatu River to the North of the Taupo Swamp in the south"[18].

Māori had traditionally processed flax for many uses: baskets, mats, fishing nets and traps, footwear, cords and ropes. After Europeans arrived in New Zealand the demand for flax increased, to be used as ropes for ships' rigging and other purposes. Hand striping and processing was replaced by machine processing; Māori dominated the flax trade for many decades.

MacLean records that the first large flaxmill in Waikanae was built by John Stansell in 1888[19].

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[14] Carkeek, 1966:120
[15] Carkeek, 1966:130
[16] Carkeek, 1966:139
[17] Carkeek, 1966: 130
[18] MacLean, 1999: 116
[19] MacLean, 2010: 202

Archibald Brown purchased the Stansell mill in 1905, and moved it to his farm at Paetawa, adjacent to the 250-acre swamp on Brown's land. Brown ran the mill with his sons and up to 30 employees[20].

The mill beside the Paetawa swamp, and former State Highway 1 is shown on a 1924 survey plan, seen in Figure 16.

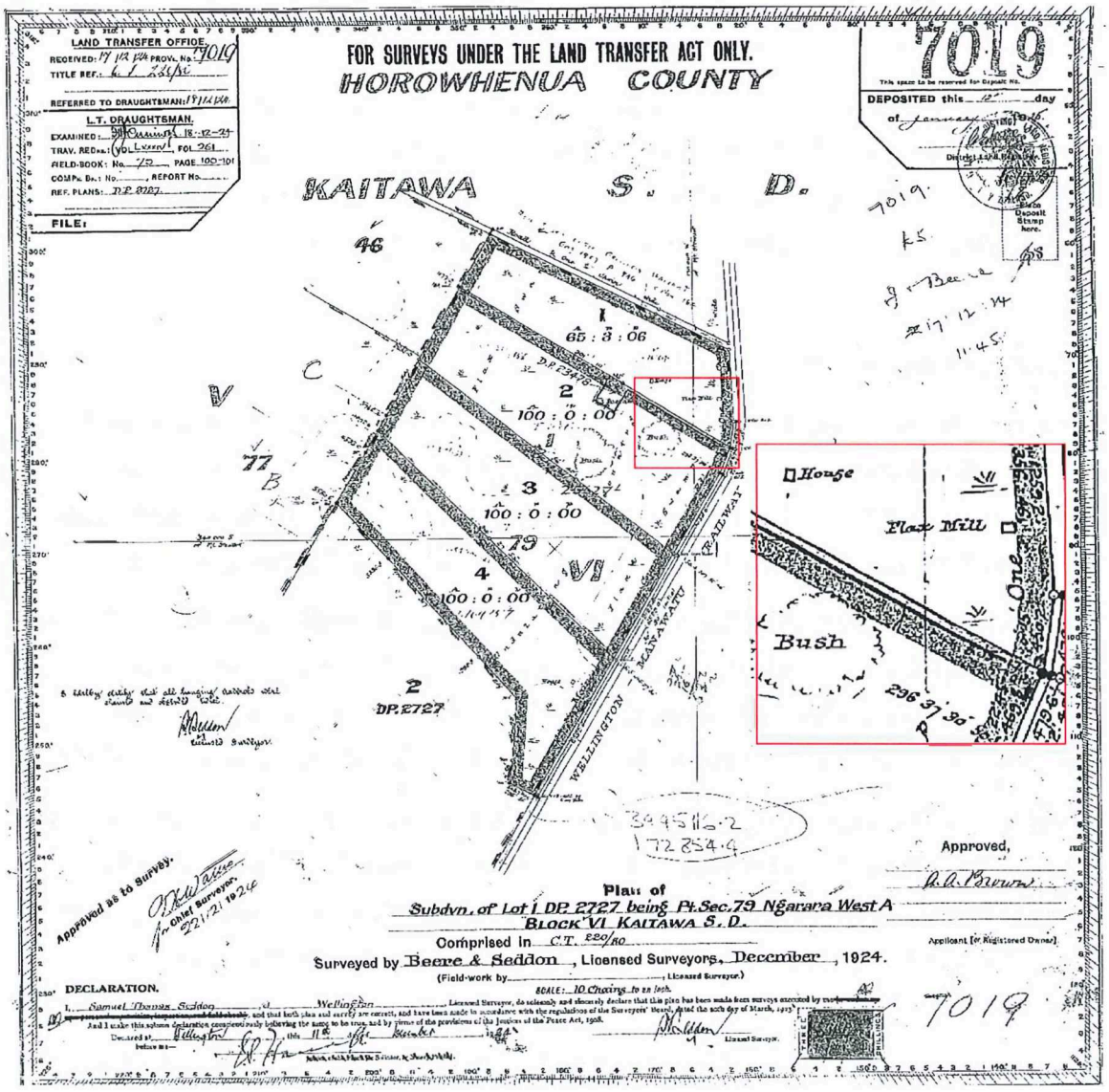


Figure 16: DP 7019, 1925

The flax mill building is extant today, known locally as the "Red Shed".

[20] Bruce, 2002: 26



Figure 17: The "Red Shed", former State Highway 1
Google Maps

3.2 Physical Environment

The physical environment of the Kapiti Coast is an important factor in understanding and interpreting the archaeological record. As McFadgen states

> "People in pursuit of their everyday lives exploited and changed their environment to meet their needs for food, clothing and shelter and their culture was, in turn, conditioned by it. The flow of information in this approach is two way: archaeological remains provide an historical perspective for the landscape as it appears today; and understanding the natural and cultural processes which

> have shaped the landscape is important for the interpretation of human and natural history"[21].

The physical environment of the Kapiti Coast is a major influence on archaeology, both in terms of the types of sites present, and where they are found.

Dunes

The Kapiti Coast is situated at the southern extent of a long band of coastal dunes on the southwest coast of New Zealand's North Island, running continuously from Paekakariki north to Taranaki. The topography of the Kapiti Coast is characterised by a relatively narrow flat coastal shelf largely covered in sand dunes and wetlands, with hills inland. South of the Waikanae River the inland edge is a steep wave cut cliff. North of the river the hills form the foothills of the major Tararua Range. A major influence on the landscape is the Waikanae River, which both separates different topographic areas to its north and south, and is also a major contributor to the nature of the coastline through water borne material and longshore drift.

The dunes along the entire coast (north and south of the river) have formed during successive dune building phases. In the simplest terms, the dune sands are made up of material brought to the coast by rivers, moved along the coast by wave action. The material builds a foredune, this dune become unstable, and its material gets blown inland. Wetlands form between the dune belts.

There are two main dune belts on the coast: the oldest sand dunes are generally found furthest inland[22], and subsequent, more recent, dunes have built up in front of them as the coastline extends out with deposition of more recent material building successive foredunes.

Between the two dune belts is a flat area of former and current wetlands, underlain with peat in places.

[21] McFadgen, 1997:6
[22] McFadgen, 1997

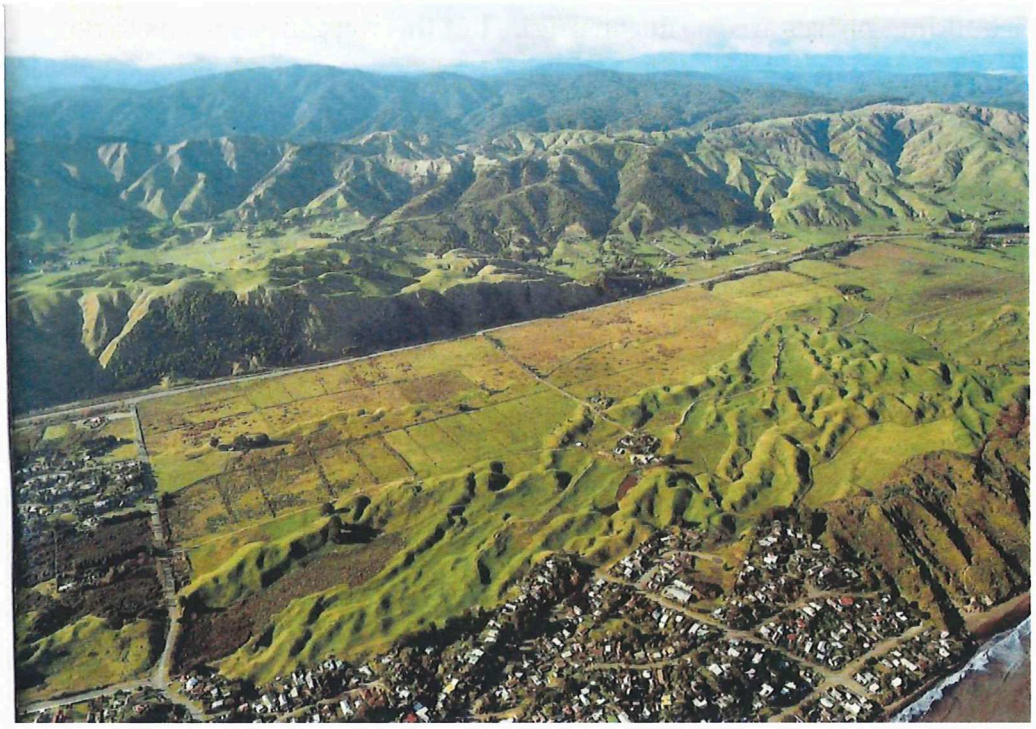


Figure 18: Dune belts within Queen Elizabeth Park

Department of Conservation

The oldest dunes on the coast are the Foxton dunes, deposited between about 6500yrs and 2000yrs BP[23]. The Motuiti Dune Building Phase followed at about 2000-800yrs BP[24]. The Motuiti Dune contains redeposited material derived from the Taupo eruption of 1720yrs BP such as lapilli and pumice, and has advanced over the Foxton dune[25].

The Taupo dune was the foredune at the time of the Taupo eruption, and is still reasonably intact in the vicinity of Waikanae[26].

The Older Waitarere Dune Building Phase dates to about 400 yrs BP, and this dune in turn is encroaching over the Motuiti dune[27]. The Younger Waitarere Dune Building Phase dates to about 150 yrs BP[28]. McFadgen postulates that these two

[23] McFadgen, 1997:8
[24] "BP" stands for "Before Present", with "Present" set at 1950AD.
[25] McFadgen, 1997:8
[26] McFadgen, 1997:8
[27] McFadgen, 1997: 8
[28] McFadgen, 1997:8

latter dune building phases are seismic in origin, but this hypothesis needs to be tested.[29]

In general terms more recent dunes overlie older dunes, and can bury archaeological deposits that may be on the surfaces of the older dunes. It has been observed that the Motuiti overlies cultural material in Manawatu; this has not been observed in Kapiti[30].

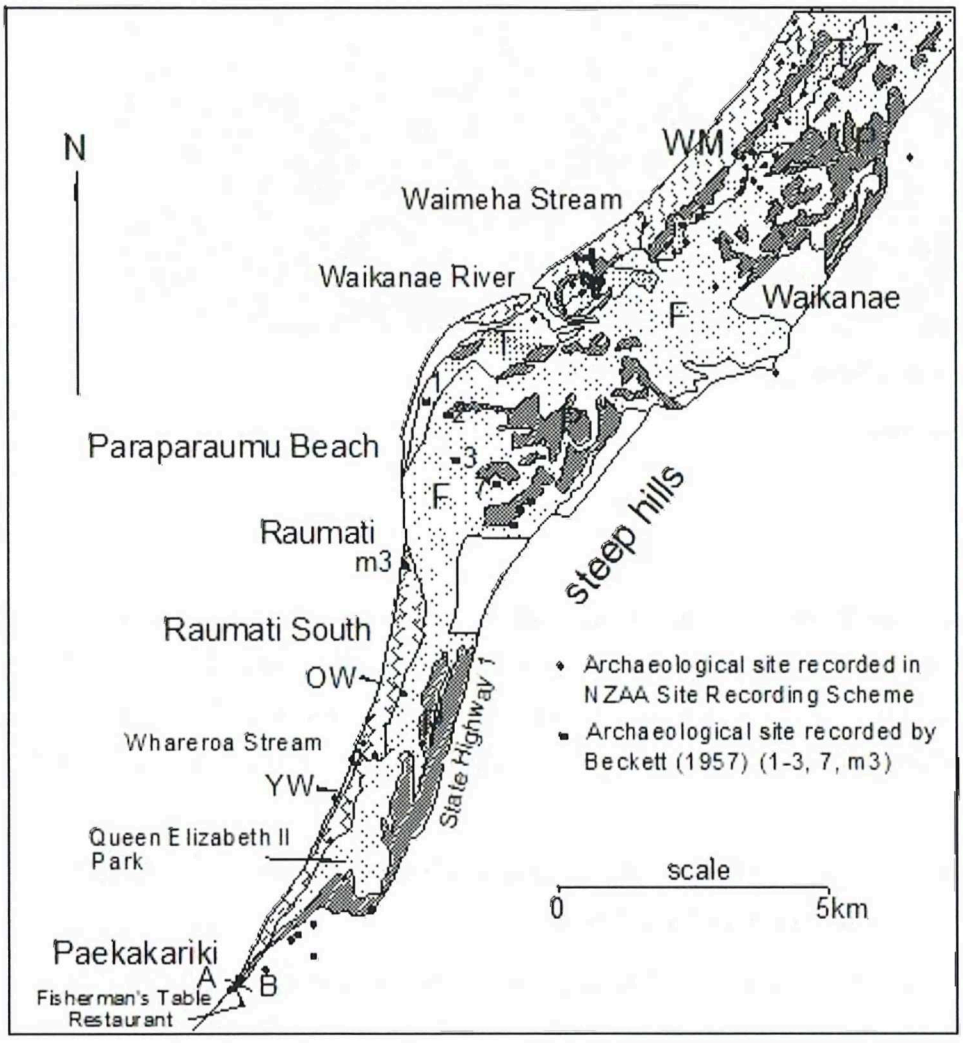


Figure 19: Sketch map of southern end of dune belt (McFadgen, 1997: 10)
YW = Younger Waitarere
OW = Older Waitarere
WM = Waitarere-Motuiti (not separately distinguished)
T = Taupo
F = Foxton

[29] McFadgen, pers. comm. July 2011
[30] McFadgen, pers. comm. July 2011

P = peat swamp

The old sea cliff formed at the end of the post-glacial sea level rise follows more or less the line of former State Highway 1.

The formerly linear dunes north of the Waikanae River have been reshaped by the wind into a series of parabolic curves. This broad band of high, steep-sided dunes passes through the centre of the subject parcels, as seen in Figure 20. Seaward of the band of dunes is a band of low wetlands parallel to the coast, with the most recent currently forming a dune belt adjacent to the coastline.

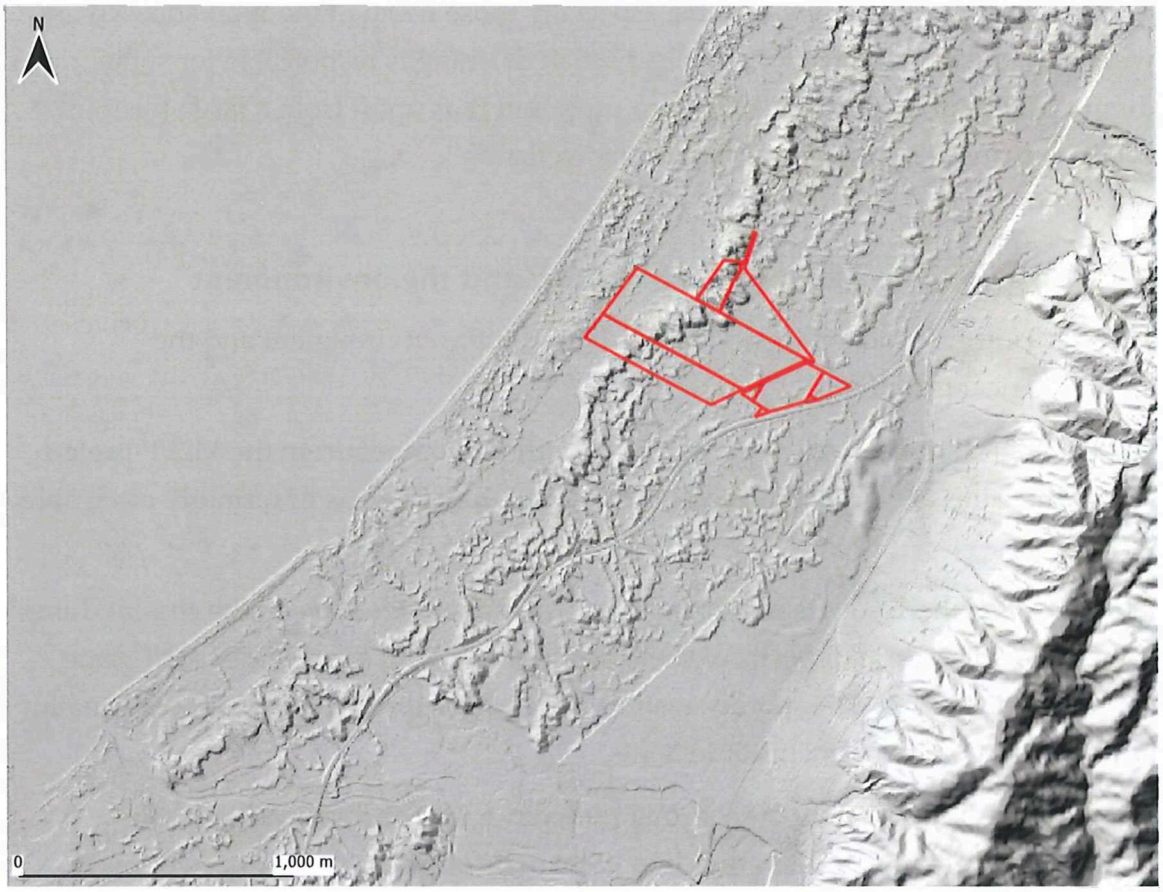


Figure 20: Topography of northern Kapiti Coast
Subject parcels outlined in red

Wetlands and implications for archaeological sites

As noted, there are areas of former wetland interspersed between the dunes. The areas of wetland were extensive, between the coastal and inland dune ridges. The wetlands had low ridges of sand running through them.

The wetland areas are significant in terms of human occupation as they would have been rich sources of food and raw materials, including birds, eels and plant species. Further north in the region (north of the Waikanae River, and especially north of Otaki) lakes and lagoons were formed within the dunes, which would have provided routes for canoe travel, birds and freshwater species, and island pa provided safe refuges. The importance of the wetlands for the flax trade has been noted.

M2PP data suggests these wetlands, especially those north of the Waikanae River, were previously much wetter. Whilst human draining is responsible for some diminishment of the wetlands it is also proposed that uplift from a large seismic event has caused regional drainage of the wetlands[31].

3.3 Relationship between archaeology and the environment

There is a strong functional relationship between the environment and the archaeological resource.

Archaeological data on site type, size and location obtained from the M2PP project shows that sites are largely located on the dunes, beside areas of formerly navigable wetlands.

Along the Kapiti-Horowhenua Coast the predominant site type on the coastal dunes is middens. These are deposits of shell, occasionally with oven evidence or some bone, marking either a temporary resting place of groups of people, or occasionally locations of more permanent settlements.

The locational data also shows a strong preference for the dunes north of the Waikanae River – the midden sites here tend to be larger and comprised of more diverse species than sites south of the river.

The shell content of the midden varies. Whilst the dominant species is tuatua, other species, including both coastal and estuarine species, are present in middens,

[31] O'Keeffe, 2019: 176

indicating exploitation of the resource from both locations. Fishbone, birdbone and mammal bones have also been found in the middens.

Archaeological work along the coast shows that due to the dynamic nature of the unstable dune sites can be found several metres below the ground surface. Middens especially can be inundated by windblown sand.

The nature and location of sites on the coastal Kapiti dunes is determined by the physical environment and the opportunities it presents. Very large complex middens were located on these high parabolic dunes, indicating large scale exploitation of the shellfish and fish resources of the coast. The sites themselves within in the dunes are located up to 1.5km from the coast, suggesting people deliberately carried the resources a long way inland to process them. The sites are generally reasonably uniform in nature and form – they range in size from moderate to large deposits, and contain a complexity of constituent elements – various species of shellfish, plus fishbone, birdbone and rat bone.

However, the dunes and surrounding wetlands also played a role in the subsistence economy. The wetlands surrounding the high dunes contained additional resources such as birds and eels, plus flax to make containers. In addition, the wetlands surrounding the high dunes would have been navigable by waka. This pattern is seen along the M2PP route – sites are located on high or moderate dunes, beside navigable waterways.

3.4 Predictive model

A key aspect of the archaeology of the Kapiti Coast is that sites are usually never visible on the ground surface. Therefore, a predictive model must be utilised to determine potential site location and presence.

Information from the M2PP archaeological programme has refined the predictive model for the Kapiti Coast, and has highlighted the strong functional relationship between environment and site presence, both in terms of the dynamic nature of the shifting dunes, and what aspects of the environment were preferred for human activity.

A predictive model for the Kapiti Coast can assist in guiding archaeological investigations that may be undertaken for the construction of the proposed work by determining where such investigations are likely to be required. The predictive model can detail what types of sites may be encountered on the coast, and assist in recommending appropriate mitigation measures.

The model comprises the following elements:

- The most common site type is shell midden
- Middens are occasionally, but not always, found in association with ovens
- Another common site type is individual or small group burials within the dunes
- The dunes are interspersed with current or former wetlands; these were rich sources of food and raw materials, including birds, eels and plant species.
- The vast majority of sites are found on sand dune ridges, especially on dunes adjacent to navigable wetlands
- There is a preference for occupation locations on dunes beside previously navigable waterways; these waterways were used as transport routes
- Earthwork sites – pits, terraces, pa – are very rarely found on the coast
- No evidence of pre-European gardening has been recovered on the coastal dunes; traditional and ethnographic evidence of gardens suggests these were post contact crops being grown by Māori, such as wheat and potatoes.
- Very little cultural material has been recovered from swamps or wetlands by archaeologists on the Kapiti Coast.

Preliminary research conclusions from the MacKays to Peka Peka expressway (M2PP) archaeological programme indicates that the majority of middens were located on dunes situated by current or previous wetlands. Because these wetlands would have been navigable, people appeared to be travelling to the coast by waka to take advantage of the rich fish and shellfish resources, then carrying the unprocessed food inland in their waka to areas of dunes beside wetlands. Here they would process the food, using flax from the wetlands to create baskets plus taking advantage of the birds and eels available in the wetlands.

The sites on the coastal dunes appear to represent transient settlement, either small groups of people collecting resources from the coast, river, forest or swamp, or groups of people passing through the region. No evidence of permanent settlement prior to the 1800s has been found on the coastal dunes. More permanent settlement would probably have occurred in the hills above the coastal flat where more stable soils and geology would have permitted the construction of more permanent shelters, and may have provided better gardening soils, along with the strategic

advantage of height. Other resources were not far away, such as the food and plant resources available from Kapiti Island, and the important lithic (stone) resources available from D'Urville Island at the top of the South Island[32].

3.5 Archaeological recording

Recording of archaeological sites on the Kapiti Coast has taken place for much of the 20th century, but observations commenced prior to this.

Field[33] described changes in the appearance and geomorphology on the coast in a forty year period based on his own observations, made between 1851 and 1891. He noted that in 1851 a constabulary station (police station) was located near the mouth of the Waikanae River, but by 1868 the river had changed course and washed part of the station away.

In particular Field described a site on the south side of the Waikanae River:

"A sandhill 30ft to 40ft high, which formerly stood almost behind the hotel, and which from the immense amount of pipi-shells which it contained, formed a very conspicuous landmark for entering the river, has been entirely blown away, and its contents are now scattered over nearly flat ground"[34].

Field also attested to the dynamic nature of the sand dunes: "At the back of the hills a considerable extent of what was good grass-land is now buried under sand"[35].

Adkin[36] is a key source of data for archaeology further north of Kapiti, at Horowhenua. In his landmark book *Horowhenua* he reported on his years of observations and analysis of sites in Horowhenua as far south as Otaki. Two aspects make Adkin's data of particular significance: firstly, that he spoke with Māori in the area in the 1920s, and recorded place names and traditions of the area, and secondly, he observed and recorded many sites from the 1920s onwards, before sites were obscured or destroyed by the more intensive farming techniques of the 1950s onwards. Many of Adkin's observations on the nature and distribution of sites can be extrapolated further south to the Kapiti area.

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[32] D'Urville Island argillite is an important source of stone for adzes and other tools, and artefacts made from this material were being traded throughout New Zealand at least by the 12th Century AD (Davidson, 1984:195)

[33] Field, 1891

[34] Field, 1891: 562

[35] Field, 1891: 563

[36] Adkin, 1948

As noted, in 1966 Carkeek compiled a history of Māori occupation of the Kapiti Coast based on traditional accounts, detailing important historical events like the Kuititanga battle. He included a specific chapter on the middens of the coast. A major part of his book is a list and description of place names of the coast, based on traditional evidence, and maps showing the locations of these places.

There has been sporadic archaeological site recording in the Kapiti-Horowhenua region from the 1920s through to the present. Only one planned systematic survey has been undertaken, by Colin Smart and students of the Wellington Teachers College in 1959-61. Smart was specifically sampling and analysing middens, so arguably was not concentrating on other possible sites. However, like Adkin, Smart also noted the environmental relationship between the dunes and the midden sites.

The vast majority of archaeological site recording since the 1980s has been reactive and development driven. This increased in the 1990s with the introduction of the resource consent process of the *Resource Management Act*, which introduced the requirement of Assessment of Environmental Effects.

Recent archaeological work on the coast falls into three broad categories:

- Site surveying, most usually undertaken for an assessment prior to a specific development outcome such as a subdivision or a road;
- Monitoring of development work, such as construction of subdivision or roads;
- Research-driven work, which may include research for DoC or another management body, or research to inform the archaeological record.

A key piece of work was the archaeological programme for the M2PP expressway, as noted. This project has added a further 235 sites, with over 95 % of these sites being shell middens. More importantly, the comprehensive nature of this programme has allowed the formulation of a regional archaeological model.

3.5.1 Recent archaeological recording

Recent archaeological recording includes:

- M2PP fieldwork
- Tower maintenance recording for Transpower
- A site visit for this project

Sites have been recorded within and near the subject parcels.

Recorded sites north of the Waikanae River are shown in Figure 21.

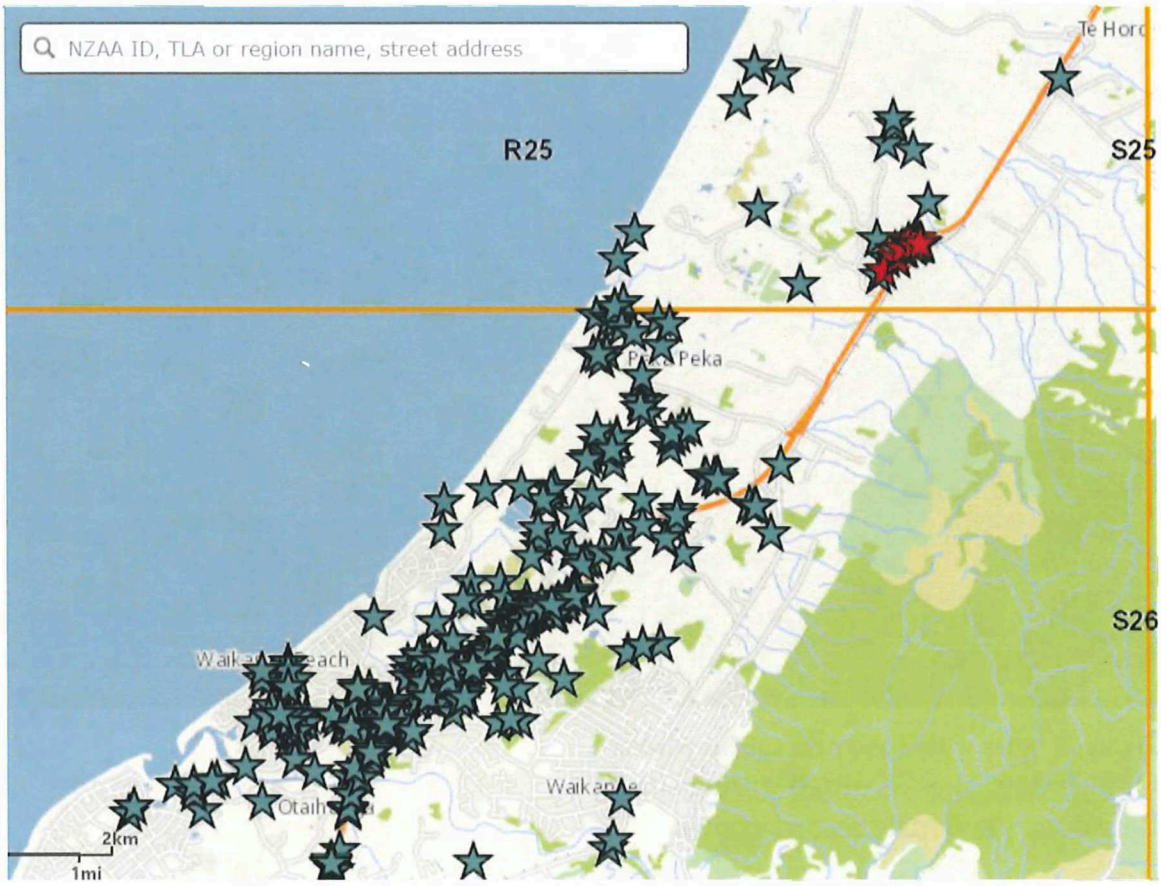


Figure 21: Recorded archaeological sites north of the Waikanae River
ArchSite

The density of occupation north of the river is seen in Figure 21; many of these sites were recorded during the M2PP archaeological programme.

Sites within and near the subject parcels are shown in Figure 22.



Figure 22: Sites within and near subject parcels
Orange dots: sites recorded during site visit
Blue dots: previously recorded sites

The distribution data on Figure 22 includes sites recorded by the archaeologist during site visits for this assessment, and previously recorded sites. The data for Figure 22 is shown in Table 1 and Table 2.

Table 1: Sites recorded during the site visit:

NZAA no	Easting	Northing	Site type
R26/67	1773865	5476847	midden
R26/807	1773634	5476915	midden
R26/808	1773525	5476586	midden
R26/809	1773557	5476633	midden
R26/810	1773820	5476555	midden
R26/812	1773804	5476704	midden
R26/813	1773734	5476704	midden

R26/814	1773787	5476800	pits

Table 2: Previously recorded sites:

NZAA no	Easting	Northing	Site type	Date recorded	Recording context
R26/34	1774152	5477537	midden	1960	Smart survey
R26/66	1773647	5476777	midden	1960	Smart survey
R26/68	1773118	5476252	midden	1960	Smart survey
R26/75	1773582	5476185	midden	1960	Smart survey
R26/76	1773151	5476279	midden	1960	Smart survey
R26/350	1774218	5477249	midden	2005	O'Keeffe Ngawhakangutu survey
R26/351	1774138	5477282	midden	2005	O'Keeffe Ngawhakangutu survey
R26/352	1774137	5477259	midden	2005	O'Keeffe Ngawhakangutu survey
R26/359	1774202	5477109	midden	2006	Opus Ngawhakangutu monitoring
R26/360	1774135	5477182	middens and ovens	2006	Opus Ngawhakangutu monitoring
R26/447	1774570	5476018	terrace	2014	M2PP survey
R26/632	1774470	5476722	midden and platform	2015	Transpower survey
R26/639	1774623	5476945	midden	2015	M2PP survey
R26/640	1774579	5476871	midden	2015	M2PP survey
R26/641	1774702	5476958	midden	2015	M2PP survey
R26/642	1774474	5476863	midden	2015	M2PP survey
R26/643	1774504	5476886	midden	2015	M2PP survey
R26/644	1774516	5476837	midden	2015	M2PP survey
R26/720	1774147	5476135	midden	2017	Transpower survey

Four pieces of work have contributed sites:

- Colin Smart's field survey of the 1960s
- Work for a development by Ngawhakangutu Forestry, including survey and monitoring of earthworks
- Survey for maintenance of Transpower towers
- Survey and monitoring of earthworks for M2PP

As seen in Tables 1 and 2, the vast majority of sites recorded in the areas of the subject parcels are shell middens. This is consistent with data from M2pp, where O'Keeffe states "Of the total 226 sites recorded during the M2PP programme, 84% of the sites (189) were middens, or middens in association with some other archaeological feature"[37].

During the site visit for this assessment the archaeologist recorded a site of two possible pits (R26/814). This site is comprised of two oval depressions 4m apart in the surface of a finger dune extending west from the main dune ridge. They can be seen in Figure 23.



Figure 23: Pit site R26/814

These two pits are the only "earthworks" type of archaeological features observed by the archaeologist during the site visit. Earthworks sites are sites built into the ground surface, such as pits, terraces or platforms. These kinds of sites typically do not occur within the Kapiti Coast dune, due to the unstable dynamic nature of the dunes. The archaeologist considers there is a reasonable probability of site R26/814

[37] O'Keeffe, 2019: 107

in fact being erosion due to wind action; however construction earthworks for the planned subdivision will provide an opportunity to strategically examine this site and test the possibility.

Two additional unrecorded sites have bene reported to the archaeologist by Paul Turner:

- Mr Turner reported a conversation with a neighbouring farmer, who had "…noticed some large metal pipes, very old and seemingly large water pipes…[38]". The location of the pipes is shown in Figure 24: the farmer reported observing the pipes down the track from the sheds (orange line in Figure 24) and down the race heading east (red line) and on the main race (blue line).

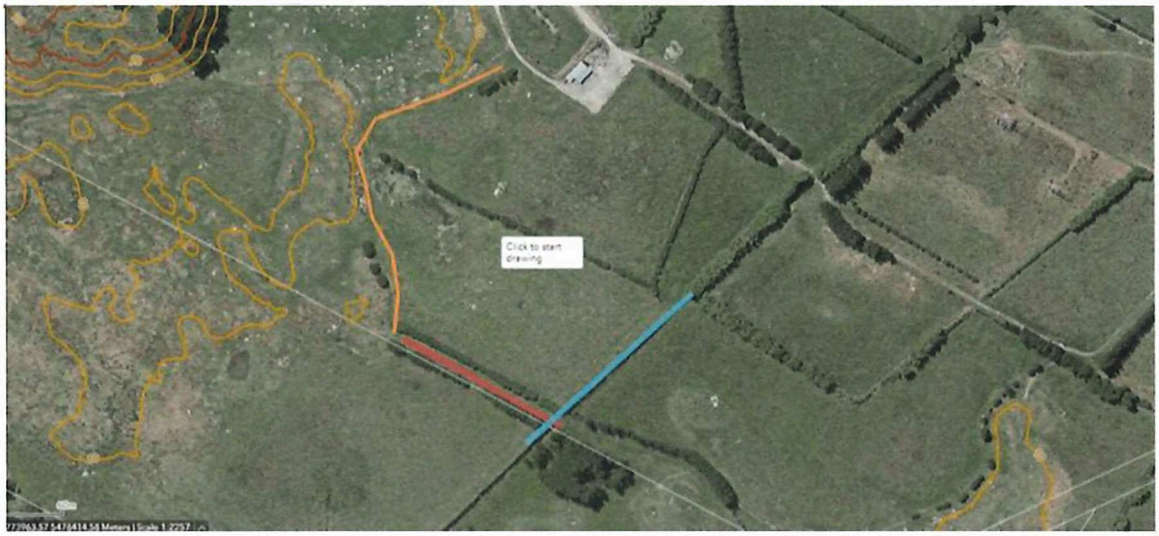


Figure 24: Location of historic pipes

It is quite possible these pipes were associated with Brown's flaxmill

- Mr Turner also relocated an historic pipe used as a survey mark for survey point M, also known as Te Ngarara trig. Te Ngarara Trig is seen in survey plans referenced above, for example, Figure 11 and Figure 12. As a professional surveyor, Mr Turner understands the significance of these old marks.

[38] Paul Turner, email to author, 26 October 2021

Also consistent with the M2PP data is the relationship of the sites in and near the subject parcels to the topography.

Figure 25 shows the location of the recorded sites in relation to topography: sites are located on the edges of dunes near what would have been previously navigable wetlands.

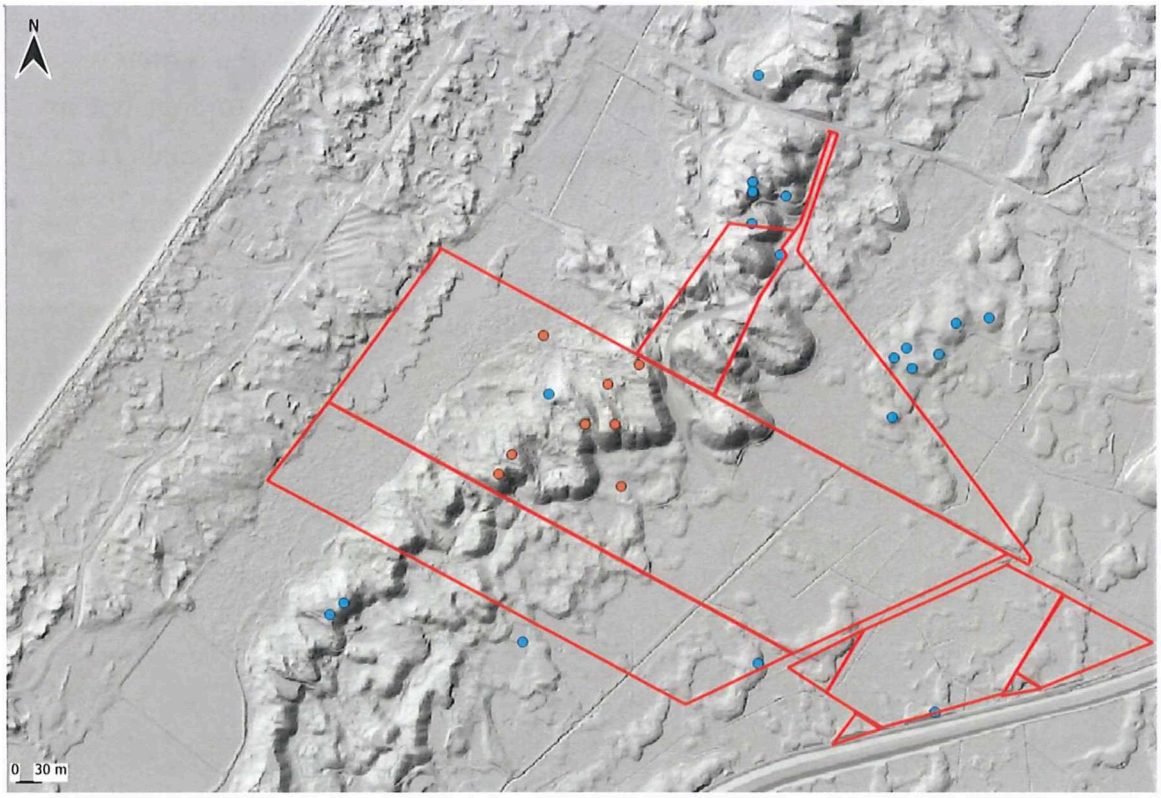


Figure 25: Recorded sites in relation to topography

On the basis of the nature of the recorded sites, documentary data, and the predictive model, the characteristics of unrecorded sites within the subject parcels are as follows:

- Further unrecorded sites are very likely, sites are located on the dune surfaces but obscured by vegetation
- The preference for the high dune band for occupation is noted. Therefore further unrecorded sites within this dune band are very likely.
- Sites are most likely to be middens. Ovens are also possible. There is a lesser possibility of koiwi ,but this possibility must be planned for

- Notwithstanding the archaeologist recording pits site R26/814, sites such as terraces and platforms are not expected. Neither are sites associated with kumara gardening
- Sites are most likely on the steep dune crests and slopes
- Sites are also possible on the low finger dunes
- The possibility of sites associated with the flax industry - source sites or processing sites – should also be planned for

4 Assessment

4.1 Archaeological potential and impact of work

Based on observations made during the site visit and knowledge gained from M2PP, there is a very high probability of further sites on the dune ridges. The dunes are within the band of densely occupied dunes observed in the M2PP work, and are located right beside a stream which is an optimal location.

Further sites present are likely to be middens.

Earthworks on the dunes to create house platforms, accessways and supporting infrastructure will destroy sites that may be present there.

4.2 Assessment of values

The archaeological values of the known and potential sites are assessed.

Site	Value	Assessment
Further unrecorded Middens	Condition	Unknown. Likely to be present based on M2PP site density.
	Rarity/ Uniqueness	Middens are a common prehistoric site type. Many midden sites have been recorded on the Kapiti Coast, and many more remain unrecorded
	Contextual Value	In terms of the prehistoric context, the middens form part of an extensive but rapidly diminishing archaeological group. Whilst not an unusual site type, the characteristics

		of each site – size, constituent species, date, and relationship to landscape – can contribute to the growing body of knowledge of the nature and distribution of sites on the Kapiti Coast
	Information Potential	Largely dependent on condition. Middens can typically provide a wide range of environmental information as well as information on the subsistence activities of the people who deposited it. Such information can contribute, as noted, to the growing body of knowledge of the nature and distribution of sites on the Kapiti Coast, which in turn is part of the wider story of the human occupation and history of New Zealand.
	Amenity Value	Low
	Cultural Associations	Māori

Site	**Value**	**Assessment**
Unrecorded pits or terraces	Condition	Unknown. Not likely to be present.
	Rarity/ Uniqueness	An unusual site type on the Kapiti Coast
	Contextual Value	Great contextual value, through being a rare site type – their location and purpose could add significant new data on resource use and occupation
	Information Potential	Potentially very great: they could provide a wide range of environmental information as well as information on the subsistence activities of the people who made them. Such information can contribute, as noted, to the growing body of knowledge of the nature and distribution of sites on the Kapiti Coast, which in turn is part of the wider

		story of the human occupation and history of New Zealand.
	Amenity Value	Low
	Cultural Associations	Māori

Site	Value	Assessment
Eel weirs	Condition	Unknown. Likely to be present based on wider archaeological and ethnographic data.
	Rarity/ Uniqueness	A reasonably common site type on the Kapiti-Horowhenua Coast.
	Contextual Value	Part of the wider story of environmental optimisation and resource exploitation
	Information Potential	Somewhat dependent on condition. Such information can contribute, as noted, to the growing body of knowledge of the nature and distribution of sites on the Kapiti Coast, which in turn is part of the wider story of the human occupation and history of New Zealand.
	Amenity Value	Medium
	Cultural Associations	Māori
Site	**Value**	**Assessment**
Sites associated with flax industry	Condition	Unknown. Likely to be present given the scale of flax processing in the area.
	Rarity/ Uniqueness	An uncommon site type

	Contextual Value	Very high contextual value, through relationship with the physical environment, and with other subsistence sites in the vicinity
	Information Potential	Very high information value, through relationship with the physical environment, and with the changing subsistence and economic base of the dune occupants. Such information can contribute, as noted, to the growing body of knowledge of the nature and distribution of sites on the Kapiti Coast, which in turn is part of the wider story of the human occupation and history of New Zealand.
	Amenity Value	High
	Cultural Associations	Māori and Pakeha

Summary of assessment:

The most likely type of site to be encountered during construction earthworks is middens, which are not a rare site type on the Kapiti Coast. However, each midden is a repository of knowledge about both the physical environment and the human behaviour of the people who made the site: what species were present to be exploited, the range of different species, the relationship of sites to the environment, physical nature and changes in the environment, age of occupation.

Any evidence of the flax industry would be of very great interest, due to little archaeological evidence of this activity having been recorded in Kapiti – evidence is largely documentary. However the actual presence of or location of such sites is not known, so avoidance of these sites is not possible. The destruction of such sites will be mitigated by the evidence they are likely to contain. Specific investigation of possible pit site R26/814 is an opportunity to test whether pits are actually present on this part of the dune belt.

The archaeological sites likely to be revealed during construction earthworks all have the potential to contribute significant data to the body of knowledge of the nature and distribution of sites on the Kapiti Coast, which in turn is part of the wider story of the human occupation and history of New Zealand. However no sites are expected to be so significant that their destruction should be avoided.

5 Conclusions

The proposed development at 167 Peka Peka Rd Waikanae has a high probability of revealing unknown and unrecorded archaeological sites. This is based on knowledge of site nature, site occurrence and the strong relationship between site locations and environmental features. Data from the M2PP construction archaeology programme indicates that midden sites are often present on high dunes that are adjacent to previously navigable waterways. This is the environment within which the subject parcels are located.

Any new sites are of themselves unlikely to provide significantly new or diverse information. However, as archaeological features, their presence, location and nature will add to the growing body of knowledge of the archaeology of the Kapiti Coast. This growing body of knowledge is important as little regional analysis of the Kapiti Coast's archaeology has been undertaken, so all sites contribute to this developing story.

It is recommended that Peka Peka Farm Ltd apply to Heritage New Zealand for a general authority under Section 42 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy potential archaeological sites located within land parcels:

- Lot 4 and Lot 5 DP 360851
- Part Kukutauaki 1B1 Block
- Lot 1 DP 21514
- Sections 13, 14 and 15 SO 505444
- Section 1 SO 545508

The following conditions for the authority are recommended:

1. That an archaeologist monitors all surface clearing, earthworks or other invasive subsurface ground work required for site modification or construction.
2. The archaeologist should be given the opportunity to examine any archaeological deposits disturbed by the development work, and to make recommendations for further detailed examination of these deposits where appropriate.

   Specifically, site R26 814 should be examined in detail, as should any sites associated with the flax industry, such as the reported pipes.
3. Radiocarbon dates shall be sought to establish age and relative provenance
4. Faunal analysis of samples will be undertaken to gain information on subsistence preferences. Artefacts and material uncovered and recorded during site clearing work will be lodged with an appropriate repository. The developer will pay for the cost of any conservation required for artefacts or material.

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Introducing
Peka Peka Farm

- Vision and team
- Regional context
- Draft Growth Strategy
- Masterplan
- Supply and demand
- Consultation to date
- Next steps

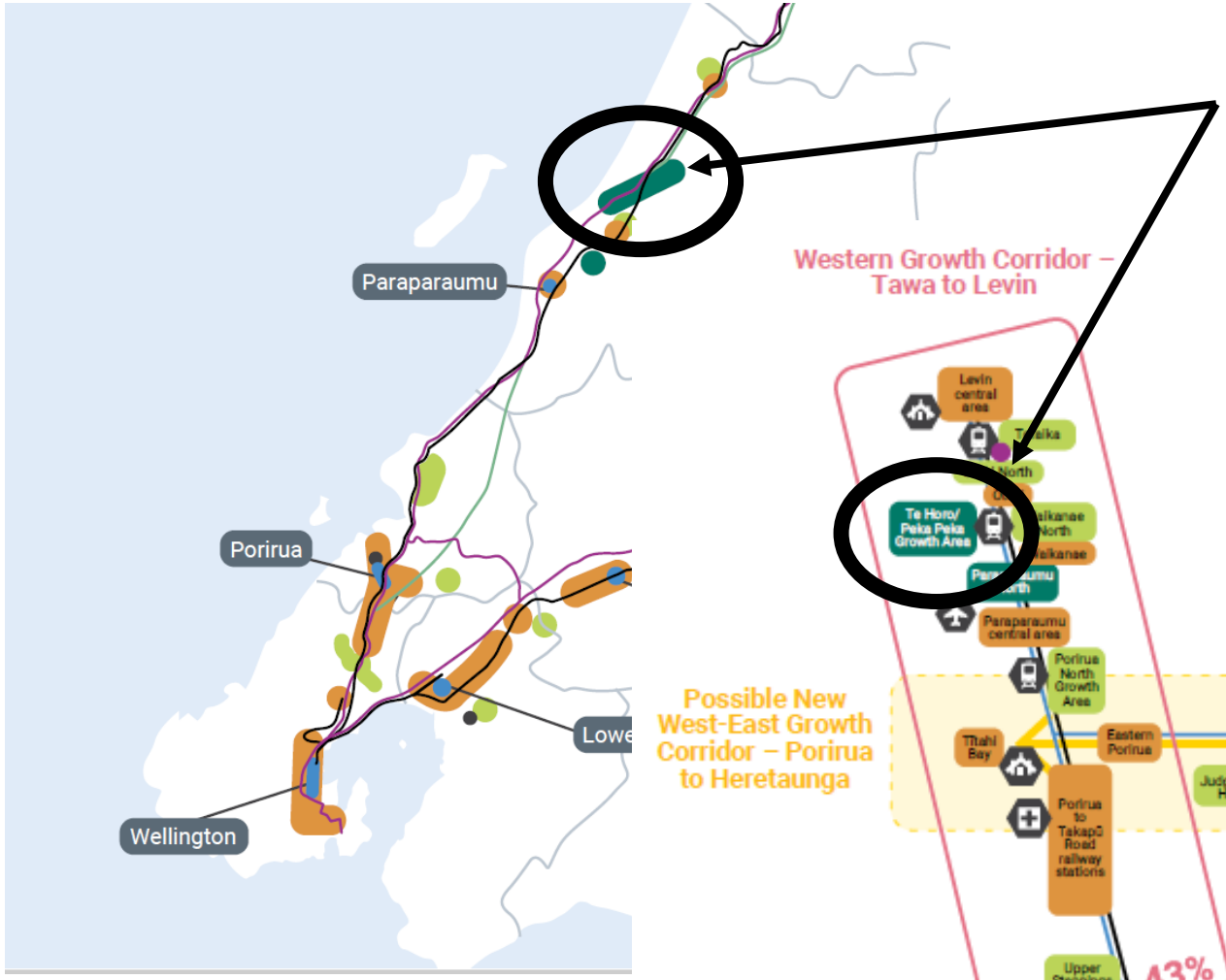
Vision and team

"To create a premium yet accessible coastal residential community connected to nature, that contributes to quality growth in Kāpiti"

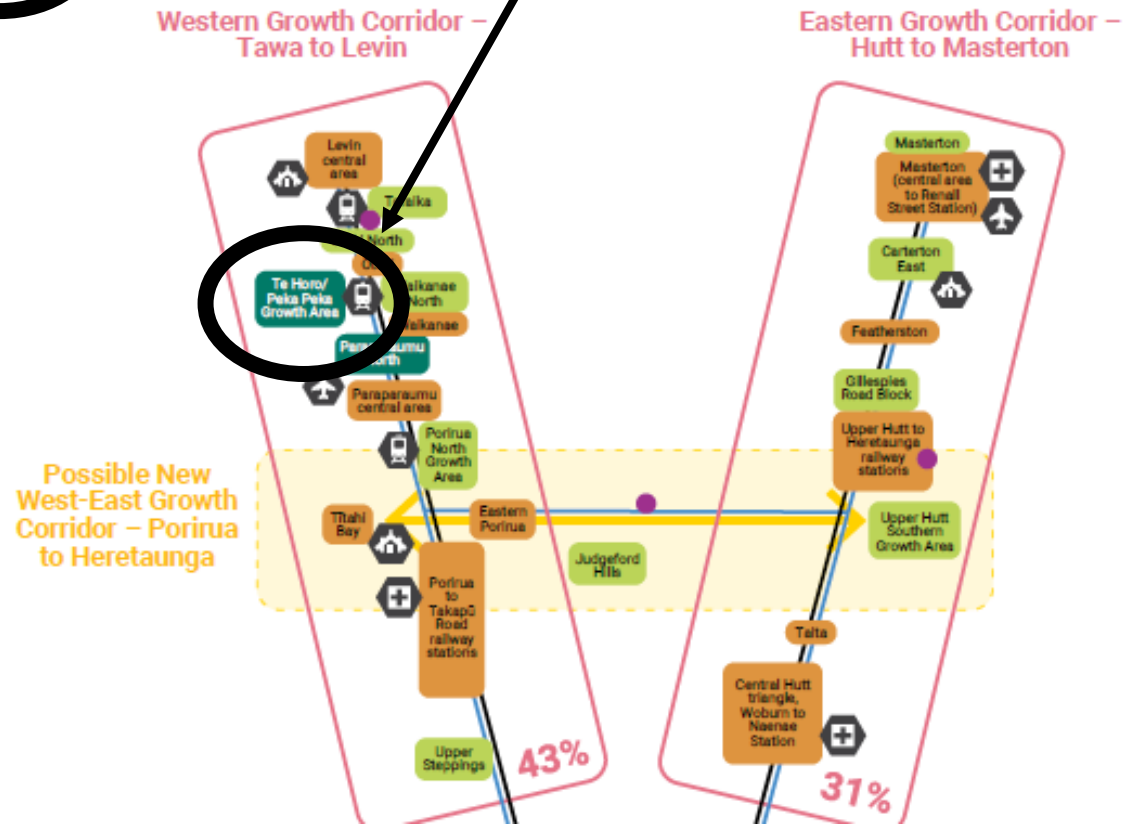


- Delivered by Peka Peka Farm Ltd
- Strong consultant team
- Vision
  - Diverse housing types and situations
  - Working with ecologies, hydrology and landscape – significant eco-restoration
  - High quality public realm
  - Integrated recreational facilities and access

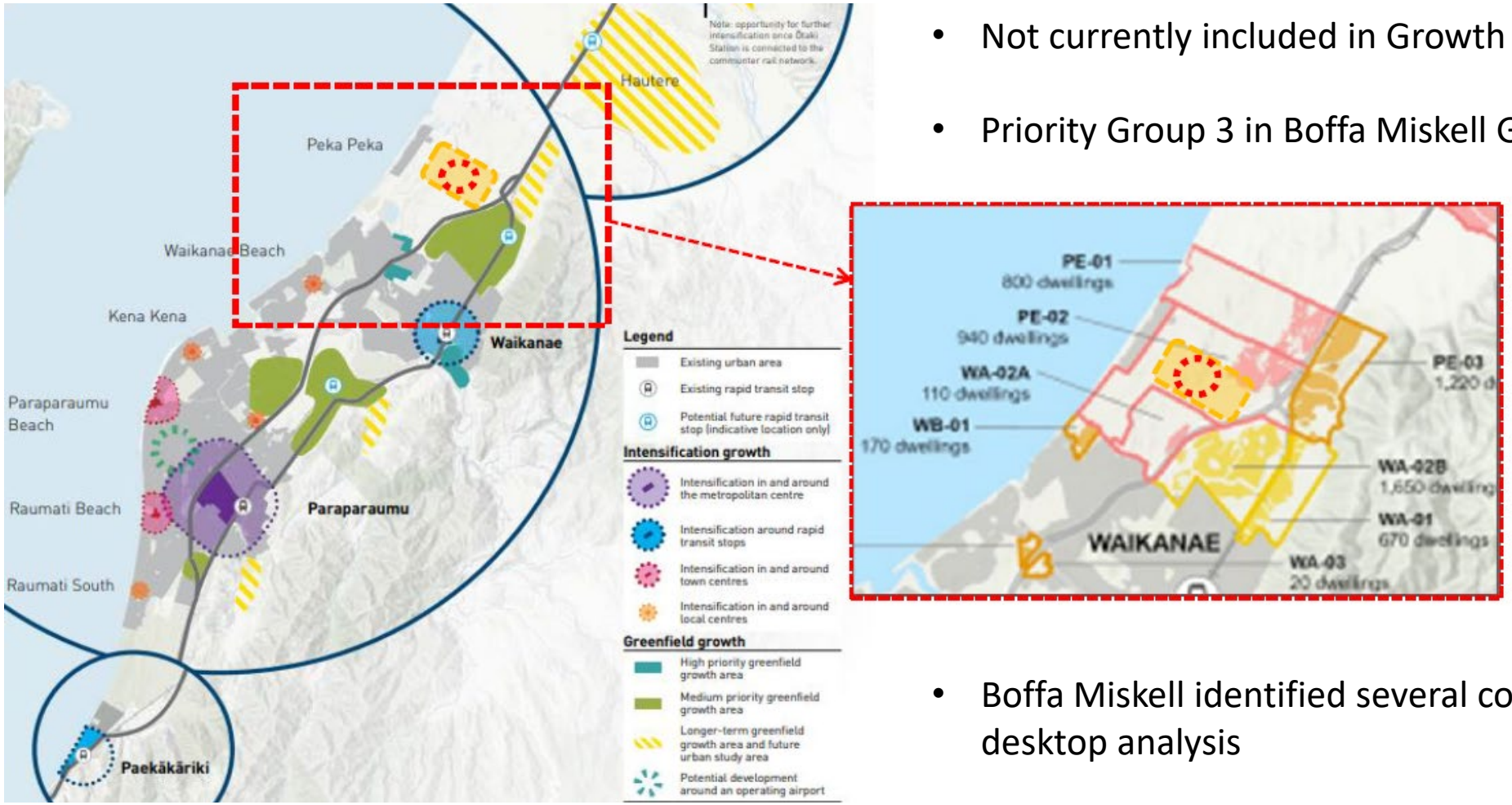
Greater Wellington Regional Growth Framework



- Identified as an area for future urban development
- "Further study area" in western growth corridor



Draft Growth Strategy



- Not currently included in Growth Strategy
- Priority Group 3 in Boffa Miskell Greenfield Assessment
- Boffa Miskell identified several constraints, following desktop analysis

Masterplan

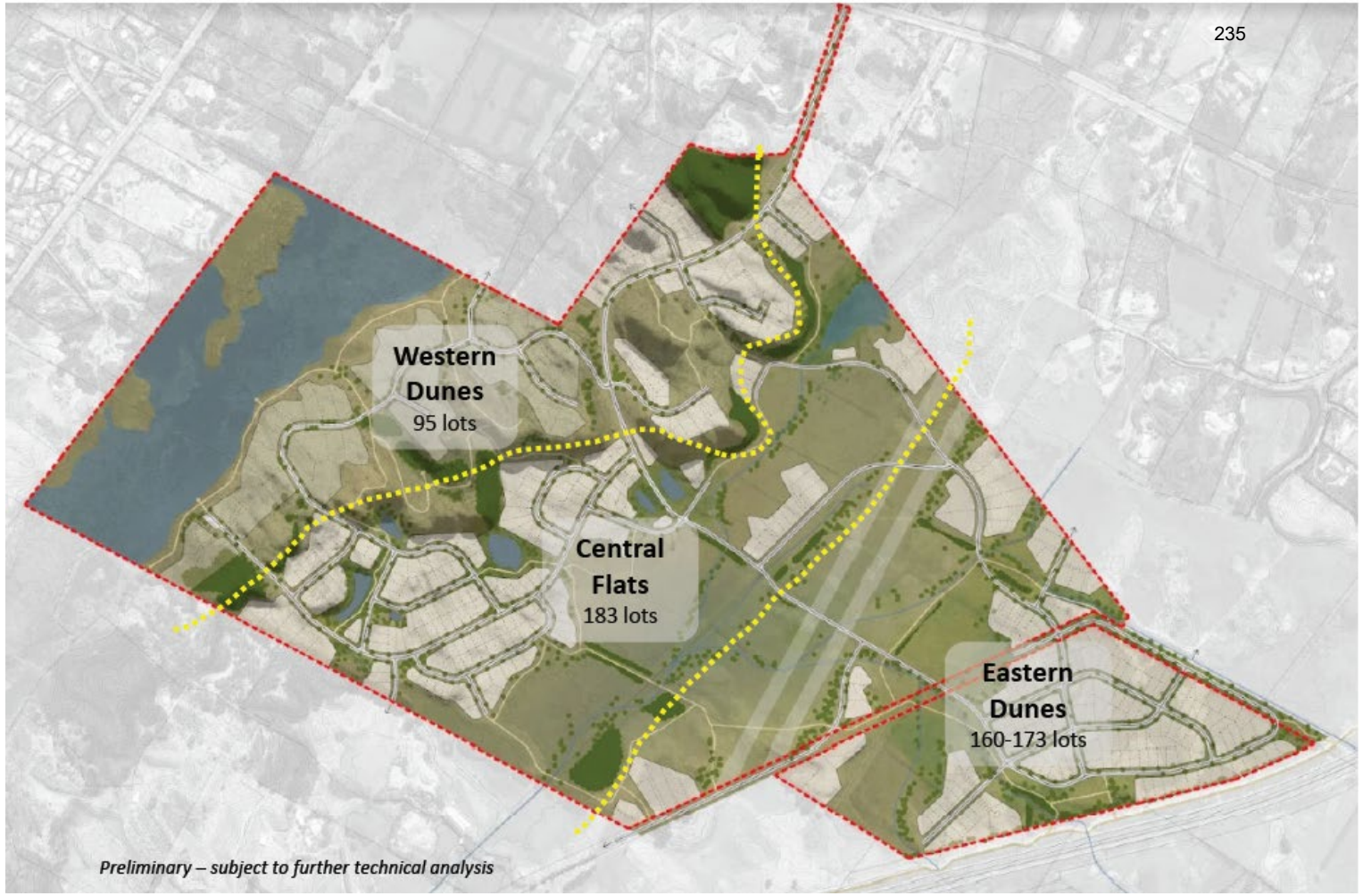
- **Working with landform**
  - Respect landscape
  - Archipelago form development
  - Wetland restoration
  - Open space = flood protection

- **Range of homes**
  - Low density coastal
  - Medium density through central
  - Mixed lots in east

- **Providing and enhancing connections**
  - Extensive network of paths
  - Public access to wetland edge
  - Connections to expressway cycleway
  - Alleviate existing AM pressure on Peka Peka Road

- **Key outcome**

  = identify + overcome constraints



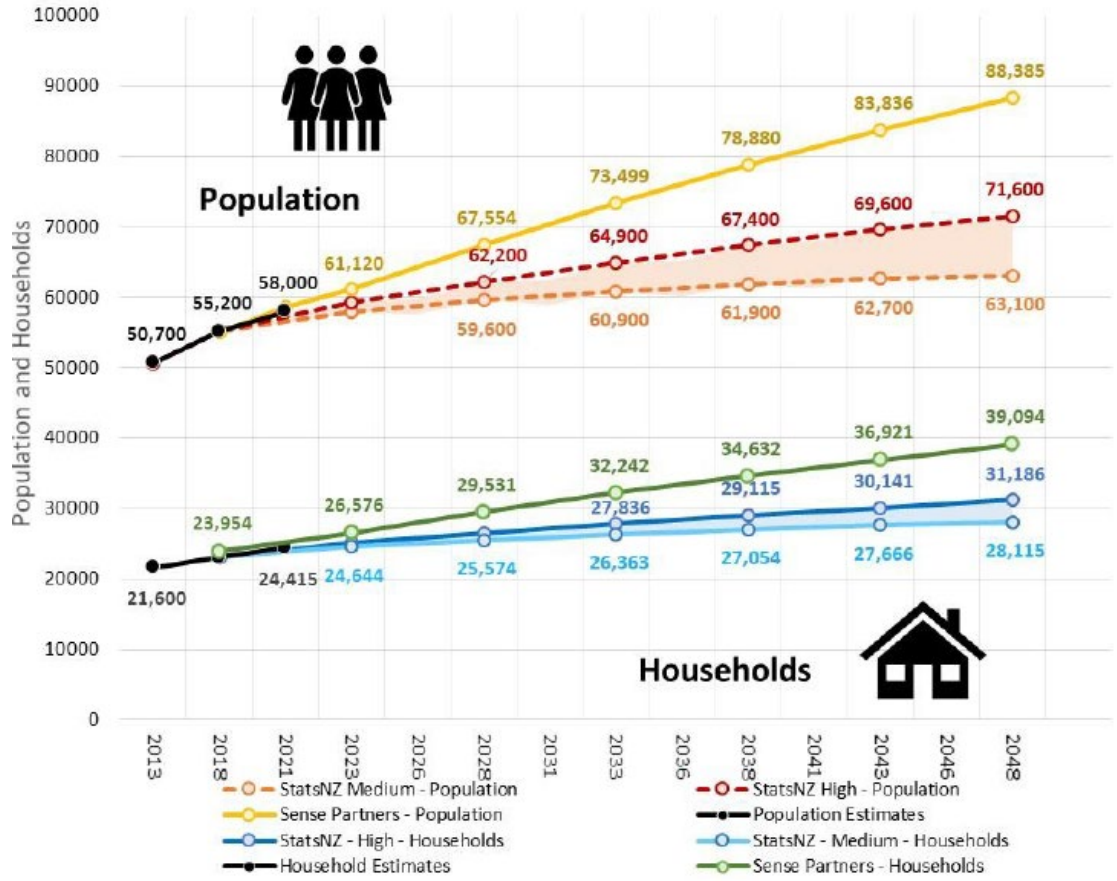

Western Dunes


Central Flats


Eastern Dunes

Supply and demand

- KCDC 2019 HBA = 1,660 district shortfall by 2040
- Demand projections now doubled with only small increase in supply = ~6,500 shortfall by 2030
- Enabling Housing Supply Bill = still ~5,300 shortfall
- Localised Peka Peka assessment: demand for +640 by 2050 but only 230 supply = ~410 shortfall
- Kāpiti house values increasing faster than national average, now $910,000 average
- NPS-UD mandates active enabling of supply
- **Peka Peka Farm well-placed to assist you to meet shortfall**



Consultation to date

- Positive feedback from KCDC officer meetings on 3 and 19 November 2021
- Working groups set up to identify infrastructure requirements + opportunities
- Project team in touch with Te Atiawa to explore opportunities for iwi involvement including ecological restoration and management
- Intention for Te Atiawa to undertake cultural impact assessment

Summary

- Eco project to attract quality growth to Kapiti
- Committed to understanding and working with constraints and opportunities
- Diverse housing typologies proposed
- No significant infrastructure or other constraints identified to date – ideal location for growth North of Waikanae

Next steps

- Finalise infrastructure requirements, stormwater management, ecological restoration plans

- Engagement with Te Atiawa including CIA

- Preparation of private plan change

Request that Peka Peka Farm is identified in the Growth Strategy as high or medium priority greenfield growth area



Respondent No: 32
Login:
Email:

Responded At: Nov 15, 2021 18:27:25 pm
Last Seen: Nov 15, 2021 07:12:25 am
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** No

Q2. **If you have any views, please comment here**

Very little detail about future infrastructure to accommodate future growth

Q3. **Do you think these give us the right focus?** No

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

The principle of protecting existing property rights must be included; especially the right to open space and sunlight

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** Yes

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** No

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

Growing up around railways stations is fine, but in other areas there must be buffer zones (parks and open spaces) between existing lower level housing and future higher housing. Also, there should be time factor regaring intensification; it must be phased in over time, not introduced in an ad hoc way

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** Yes

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?**

No

Q17. **If you have any views, please comment here:**

Too much focus on intensification over all Kapiti, it should be in new developments (large greenfield) so that existing residential homeowners rights to open space and sunlight are protected.

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?**

Yes

Q19. **If you have any views, please comment here:**

Develpment of infrastructure must occur before rapid growth.

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21. **First name**

Q22. **Last name**

Q23. **Address**

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.**

Te Āti Awa Ki Whakarongotai
Ngāti Toa Rangatira
Other iwi or hapu (please state)
Ngai Tahu

Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?**

Yes

Q27. **Are you providing feedback**

as an individual

Q28. **Organisation name**

not answered

Q29. **Would you like to speak to your submission in person on 30 November 2021?**

No

Q30. **Please provide your phone number so we can contact you to arrange a time to speak to your submission.**

not answered

Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes
Q32.	**Please upload original submission**	not answered



Respondent No: 57
Login:
Email:

Responded At: Nov 22, 2021 13:26:09 pm
Last Seen: Nov 23, 2021 20:07:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** Yes

Q2. **If you have any views, please comment here**

Embracing opportunities for growth is critical, in particular increasing density and improving accessibility, cycle/ ped and e-transport can aid reduced carbon footprint. We have developable land in Otaki (4.5ha at 33 Main Highway) that is ideal for aligning with the region's growth strategy proposed here. In addition and with the right mix of housing types that provide for retirees as well as first home buyers, it is vital that we can enable good choice in the market to assist with this critical growth. Otaki also has a thriving tertiary education center in Te Wananga O Raukawa and with 6000 students on campus, the region needs the housing stock to be able to sustain and support this Institution's ongoing growth.

Q3. **Do you think these give us the right focus?** Yes

Q4. **If yes, why?**

For all the reasons identified within the strategy document, but in particular attention needs to be paid to accessibility, modes of transport and choice to assist growth. Our Otaki site sits on the southern end of the town centre but is in very close proximity to local amenities which we would like to have considered as a priority greenfield area to aid growth in the region.

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

We believe these are well defined and articulated, but important to ensure these principles and priorities are wholly integrated into the Long Term Planning process to enable best possible alignment with District Plan rules and policies.

Q7. **Do you think our proposed approach will help us achieve good growth?** Yes

Q8. **If yes, how?**

Identification of developments that can enhance the ability to intensify is important. Our greenfield site at Otaki provides that opportunity on the town centre fringe, which also provides better connectivity and accessibility to nearby amenities. Improved transport and access with pedestrian, cycle, e-bike and scooter modes are also vital in this regard.

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** Yes

Q11. **If yes, how?**

Will maximise available spaces close to local amenity. Our Otaki site, as a greenfield development, can have the agility to apply a level of intensification, in close proximity to the town centre to support the region's intent to 'grow up'.

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** Yes

Q14. **If yes, how?**

Through connectivity via transport hubs and as an extension of town centres. Whilst our Otaki site is not located within one of Council's current greenfield priority areas, we believe it demands attention, given its very close proximity to the town centre (eg. within 800m of Otaki New World supermarket). At the southern end of the town this greenfield site is rare and can offer much needed density and a diversity of housing typology that meets a range of market price points. In this regard, we believe our Otaki site can help meet regional growth objectives very early on if given the appropriate level of support.

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** Yes

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** Yes

Q19. **If you have any views, please comment here:**

Infrastructure upgrades are critical to unlock the strategic growth timeline and ensure best possible implementation of greenfield developments alongside the levels of intensification proposed.

Q20. **If you have any other feedback about how we can grow well, please comment here:**

As a Land Developer, Barber Commercial wish to continue to build strong engagement and relationships with the Kapiti Coast District Council to optimise this once in a generation opportunity to create sustainable growth for the Kapiti region. In this regard, we would like the opportunity to further discuss with Council how our greenfield site at 33 Main Highway, Otaki can be considered as part of the growth strategy for implementation going forward, given its close proximity to the Otaki Town Centre, transport hub and other local amenities. With the development of critical transport infrastructure in roading and future rail electrification, the Otaki region will be further unlocked not only as a destination but also as a commutable place to live with a quality lifestyle to match! We are focused on providing a mix and density of housing product on the site that can aid the future growth of the region and align very closely to the principles and priorities outlined in the Council's growth strategy. We look forward to engaging further.

Q21. **First name**

Q22. **Last name**

Q23. **Address**

Q24.	**Email**	
Q25.	**If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.**	not answered
Q26.	**If you are providing feedback as an individual. Do you want your name published with your feedback?**	No
Q27.	**Are you providing feedback**	on behalf of an organisation
Q28.	**Organisation name**	Barber Commercial Ltd.
Q29.	**Would you like to speak to your submission in person on 30 November 2021?**	Yes
Q30.	**Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	
Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes
Q32.	**Please upload original submission**	



Respondent No: 63
Login:
Email:

Responded At: Nov 22, 2021 14:07:48 pm
Last Seen: Nov 23, 2021 20:07:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** not answered

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** not answered

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** not answered

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** not answered

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** — not answered

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** — not answered

Q19. **If you have any views, please comment here:**

The Growing Well document represents the total opposite of what should be planned for the Kapiti Coast District. The proposal of a City of Kapiti at Paraparaumu and other towns and villages just suburbs is not what is needed. I will outline my ideas in a presentation to KCDC.

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21. **First name**

Q22. **Last name**

Q23. **Address**

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** — not answered

Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?** — not answered

Q27. **Are you providing feedback** — as an individual

Q28. **Organisation name** — not answered

Q29. **Would you like to speak to your submission in person on 30 November 2021?** — Yes

Q30. **Please provide your phone number so we can contact you to arrange a time to speak to your submission.**

Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes
Q32.	**Please upload original submission**	not answered



Respondent No: 27
Login:
Email:

Responded At: Nov 14, 2021 15:02:42 pm
Last Seen: Nov 14, 2021 03:11:39 am
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** No

Q2. **If you have any views, please comment here**

The document does not recognise what is already happening in Waikanae Beach. Since the Expressway opened Waikanae Beach has grown with many baches now permanent residential home, particularly with young families. Our most important challenge is that there is no primary schools down in Waikanae Beach and also no secondary school for the whole of Waikanae. As there has been no census since 2018 this large new population has not been measured. Also here is little in the way of space at the beach area, only Ngarara is available for any growth.

Q3. **Do you think these give us the right focus?** Yes

Q4. **If yes, why?**

While I agree about the priorities don't think they acknowledge the social, economic, environmental and cultural well-being of the whole region. They there are issues associated with waste water, flooding, transportation, schooling and health that have not been addressed. Also the reserves in Waikanae Beach are not maintained. .

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

Absolutely disagree about building any buildings that are more than 2 levels. Certainly don't agree with options for intensive high rise housing. What Covid-19 has shown around the world and for New Zealand in Auckland. Covid-19 is probably with us for many many years and it spreads like wild fire in multi-storied apartment blocks and large social housing areas. With a region with such a large older population we must not build intensive housing which will spread this terrible virus. Also I think we need to acknowledge that the growth principles that have been demonstrated in the last 3 years are the ones that need to be followed. Bachs becoming homes, families living and loving being in communities and close to the beach and parks. Saturday and Sunday markets instead of large shops and supermarkets. Cafe living like Long Beach and the Front Room with only a friendly community 4 square shop. No intensification of shops at the beach. And as noted already schools, but also more buses to the trains - meeting every train not once an hour.

Q7. **Do you think our proposed approach will help us achieve good growth?** No

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

As noted above high density housing is not healthy and filling any greenspace not welcome. This week Martinborough Council voted against intensification. We should do the same for Waikanae.

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** No

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

Starting with 4 storeys at Waikanae Beach. This is crazy. Hundreds of the homes here have awesome views of the sea and are built to be healthy and provide many of the aspects needed for a well-being society. Huge houses in Waikanae Beach would ruin the special character. If you really have to have 4 storey places in Waikanae maybe in Ngarara subdivision, but even there the threats of Covid 19 and the intensification should not be ignored. Also in Waikanae Beach there is a lack of good storm-water treatment. The land was a swamp and now floods. The water table and the sand dunes where the housing could be build are totally unable to support intensification. We have spent 3 years trying to find a site for a school in Waikanae Beach with no success - there is nowhere except Ngarara which also includes lots of swamps for multi storried or intensive housing.

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** Yes

Q14. **If yes, how?**

This is certainly true of Waikanae North, Otaki and Paraparumu where there is unused land. This land can be developed, but there is little in the way of spare greenfield areas at any of the beach suburbs of the Kapiti Coast. When the Expressway went through Waikanae we lost our market gardens and this loss is sadly missed. The solution has been the wonderful Saturday, Tuesday and Sunday markets, If Greenfields are to go then more of the alternative shopping will be needed.

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** No

Q17. **If you have any views, please comment here:**

As I have said repeatedly I do not support intensification. There is enough land for new subdivisions built in a similar way to Ngarara and the various subdivisions on the Ngarara Road. The road through and past Nga Manu would be great for development and the present examples of eco friendly housing are to be celebrated. These examples could also be used in Pekapeka and on the roads of Otaki towards the beach.

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** Yes

Q19. **If you have any views, please comment here:**

It is essential that you recognise the fragile state of the sand dunes and the swamp areas that have made up Waikanae Beach. The whole beach area is beautiful, it is a treasure that needs to be preserved. We do not need intensive housing, we do need a school, we also need proper storm water systems and respect for the water table and the parks. Waikanae Beach is rich in social, economic, cultural and environmental capital . It is a valuable treasure that should be preserved. The special character should be kept and it should be allowed to grow with new families and a wonderful mix of young and old. Putting multi storied houses and intensive housing would destroy this special character. There ae many other places to build houses. If Martinborough Councillors can so no to intensification than so can you and I know the people in Waikanae Beach will support this choice.

Q20. **If you have any other feedback about how we can grow well, please comment here:**

Please come to Waikanae Beach and view the changes that have happened. Note the small town centre which is vibrant and just big enough. Watch the children taking 4 buses up and down from Waikanae Beach across the old state highway 1 to Waikanae School and see why we want schooling here. We have our own Medical Centre. We enough stores to service us for the next 30 years.

Q21. **First name**

Q22. **Last name**

Q23. **Address**

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.**	not answered
Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?**	Yes
Q27. **Are you providing feedback**	as an individual
Q28. **Organisation name**	not answered
Q29. **Would you like to speak to your submission in person on 30 November 2021?**	Yes
Q30. **Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	
Q31. **Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes
Q32. **Please upload original submission**	not answered



Respondent No: 79
Login:
Email:

Responded At: Nov 23, 2021 08:17:11 am
Last Seen: Nov 23, 2021 20:07:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** Yes

Q2. **If you have any views, please comment here**

A bigger population will require Council to upgrade and expand infrastructure, this is not, as stated, "we may be able to expand Council services", it is a must. The challenge of growing the local economy Council has been the elephant in the room for a long time, therefore Council needs to create areas for resilient businesses that compliment the wider Wellington area. This could be Government satellite offices to cover after natural disasters, or small manufacturing businesses that reduces the transport costs for the district and creates local employment.

Q3. **Do you think these give us the right focus?** Yes

Q4. **If yes, why?**

Anything that can be accomplished to improve the environment should be applauded, however there has to be trade offs with growth. Growth or development by it's nature has an effect on the environment, therefore at some point development will compromise the environment but this must not stop development. Instead environmental protection or enhancement needs to work with development to ensure our water and air is protected for future generations who will want live here. Low carbon living is a great aspirational goal, however Central Government needs to step up to help Local Government.

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

We have a concern that greater density can create "ghettos" which could foster anti-social behavior. To prevent this, careful design of the built environment will be required. Therefore building a lot of low to medium rise apartments may not be the answer to housing shortage.

Q7. **Do you think our proposed approach will help us achieve good growth?** Yes

Q8. **If yes, how?**

We reiterate our previous statement "We have a concern that greater density can create "ghettos" which could foster anti-social behavior. To prevent this, careful design of the built environment will be required. Therefore building a lot of low to medium rise apartments may not be the answer to housing shortage." Greater density in green field areas is to be encouraged, but again think about what that would look like, don't build up because you can do it for a reason, such as it fits into the natural environment.

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** Yes

Q11. **If yes, how?**

Whilst we agree with the idea, 12 storeys is too high for the Kapiti Coast, one just has to look at the Link building in Paraparaumu Beach which stands out like a "sore thumb". We go back to our previous comment, think about what the construction will look like and does it fit the natural environment?

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** Yes

Q14. **If yes, how?**

Greenfield growth has been a part of the Kapiti Coast's heritage so allow it to continue don't stifle it because of NIMBY attitudes. With the revocation of the Old State Highway there a number of parcels of land that could be developed easily, albeit with extension of services, which is something we highlighted in the first comments box.

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** Yes

Q17. **If you have any views, please comment here:**

A mix of intensification and Greenfield development is the ideal way to increase the housing stock and with the possible opening of Transmission Gully in the next year or so more people will want to live on the Kapiti Coast as they would have easier access to the south.

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** Yes

Q19. **If you have any views, please comment here:**

The aspirations for implementation say all the right things but the proof will be in the pudding. Also the end result will be after a lot of Council staff and politicians and so must not create a burden on future generations.

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21. **First name**

Q22. **Last name**

Q23. **Address**

Q24. **Email**

Q25.	**If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.**	not answered
Q26.	**If you are providing feedback as an individual. Do you want your name published with your feedback?**	No
Q27.	**Are you providing feedback**	on behalf of an organisation
Q28.	**Organisation name**	
Q29.	**Would you like to speak to your submission in person on 30 November 2021?**	Yes
Q30.	**Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	
Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes
Q32.	**Please upload original submission**	not answered



Respondent No: 71
Login:
Email:

Responded At: Nov 23, 2021 07:42:10 am
Last Seen: Nov 23, 2021 19:57:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** not answered

Q2. **If you have any views, please comment here**

There are three issues I think that may not be covered: 1. Greenfield residential expansion should include a Contaminated Land Assessment if a previous use for the land has been farming including both agricultural and horticultural. 2. Demolition waste disposal when older buildings or dwellings make way for new regardless of the intensity - our general waste is already an issue. 3. Avoidance of losing high quality food producing land.

Q3. **Do you think these give us the right focus?** Yes

Q4. **If yes, why?**

These are a good focus if the council can stick to them.

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** Yes

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** No

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

The implementation of high rise apartments/ dwelling consents are introduced suddenly as they could be once the legislation is passed they are not suitable for Otaki. The electrification and double tracking of the rail commuter service are not acceptable conditions to introduce 6 storeys in or around either shopping centre without significant property services, parking, greenspace, and shared cycle/walk path improvements. I think encouragement of multi-storey buildings should be confined to new developments.

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** Yes

Q14. **If yes, how?**

They are if the establishment of the areas considers public health and safety. My concerns are the effects of climate change on our area and previous use of the land.

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** Yes

Q17. **If you have any views, please comment here:**

Greenfield developments are the areas where multi-storey dwellings should be permitted initially. These buildings will be acceptable to those who choose to live there.

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** Yes

Q19. **If you have any views, please comment here:**

I would like to see extensive connection of the wider area in particular Otaki of cycle and walkways - being able to ride from Otaki and later Levin to Paekakariki or any of the beaches in between with no road-riding should be an aim. The terrain is majorly attractive to cyclists and horses - particularly so with the current and increasing level of E-bike enthusiasm. This would be a retiree encouragement.

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21. **First name**

Q22. **Last name**

Q23. **Address**

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** not answered

Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?** No

Q27. **Are you providing feedback** as an individual

Q28.	**Organisation name**	not answered
Q29.	**Would you like to speak to your submission in person on 30 November 2021?**	Yes
Q30.	**Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	
Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes
Q32.	**Please upload original submission**	not answered



Respondent No: 77
Login:
Email:

Responded At: Nov 23, 2021 08:09:06 am
Last Seen: Nov 23, 2021 19:57:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** not answered

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** not answered

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** not answered

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** not answered

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** not answered

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** not answered

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

My thoughts are as principally set out in the Waikanae Beach Residents Association's submission, which I was largely responsible for drafting and which I support. This is simply a personal submission as the owner of xxxxxx, Waikanae Beach. I confirm that it is my intention to continue to occupy xxxxxxxx for at least another 30 years, and am currently planning on extending the house on that site. Intensification around the Te Moana "local centre" will not achieve any outcomes for the Council, save for increased infrastructure burdens, and will simply alienate the local residents. Far better options exist. If local residents have to live with the consequences of the amendment bill, that is one thing, but increased intensification around Te Moana 'local centre' is impractical, will not work and will be objected to should it somehow make its way into a draft plan or plan change.

Q21. **First name**

Q22. **Last name**

Q23. **Address**

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** not answered

Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?** not answered

Q27. **Are you providing feedback** as an individual

Q28. **Organisation name** not answered

Q29. **Would you like to speak to your submission in person on 30 November 2021?** Yes

Q30.	**Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	
Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	not answered
Q32.	**Please upload original submission**	not answered



Respondent No: 82
Login:
Email:

Responded At: Nov 23, 2021 08:32:08 am
Last Seen: Nov 23, 2021 19:57:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** not answered

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** not answered

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** not answered

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** not answered

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** not answered

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** not answered

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21. **First name**

Q22. **Last name**

Q23. **Address**

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** not answered

Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?** not answered

Q27. **Are you providing feedback** not answered

Q28. **Organisation name** not answered

Q29. **Would you like to speak to your submission in person on 30 November 2021?** Yes

Q30. **Please provide your phone number so we can contact you to arrange a time to speak to your submission.**

Q31. **Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**

not answered

Q32. **Please upload original submission**

SUBMISSION OF:

ON THE: KCDC Draft Growth Strategy 2021

ADDRESS:

Contact:

SUBMISSION OF

Overall Strategic view

Firstly, may I say that I think that this Growth Strategy is insane.

I don't think that Council is necessarily insane, but that the insanity largely stems from central government policies that require perpetual exponential growth, which is by its nature harmful and unsustainable.

The desired growth quantums indicated have not come from our community, whose views are not clear on this matter because they have been overtaken by central government dictates.

Dictates on immigration numbers, NPS-UD, and the more recent Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill.

Central government advances an unwritten population growth agenda without having a sustainable population strategy, and Council needs to challenge them on this agenda as being unsustainable, causing harm to all, and not being what our community has specifically requested.

That is not to say that all growth is harmful. In cases such as ecological restoration, community gardens, and building active transport networks, growth is not harmful.

A Strategy for Harm

This Growth Strategy will result in harm to natural ecosystems, mahinga kai, kaimoana, and to community resilience to climate change, and societal sustainability.

All urban development adds to the cumulative harm from increased:

- Finite resource consumption (to build and maintain homes and infrastructure)
- Contaminated urban runoff to streams (Waikakariki Stream, Wainui Stream, Whareroa Stream, Wharemauku Stream, Tikotu Creek, Waikanae River, Waimeha Stream, Rangiuru Stream, Waitohu Stream) and onto our beaches
- Septic tank sewage soakage into groundwater and then nearby small streams (Paekakariki and other small settlements)
- Treated sewage discharges to freshwater (Waikanae River, Waikanae Estuary, Kapiti Marine Reserve, Otaki River) and onto our beaches
- Water taking from our rivers (Waitohu?, Otaki, Waikanae*, Wainui) which are subject to seasonal and climate change decreased low summer flows

*Waikanae River is already stressed with algae growths in summer, injection of non-natural groundwater, and plans to dam the river and create a muddy reservoir. The fact that Regional Council have consented all of these harms does not let Council off the hook from causing more

harm, but is symptomatic of Regional Council failures across Aotearoa to stop cumulative harm to our freshwater ecosystems despite the RMA requirements and principles they are required to follow.

These harms directly contradict Law and Council policies of respect for the natural environment, enhancing community resilience to climate change, and sustaining society.

My EIA work in Paekakariki shows that the urban development area with the least of these harms is actually careful development at Otaki, definitely not Paekakariki, and certainly not Raumati to Waikanae. See Reference.

Specific comments on the 3 papers

Kapiti Coast Growth Strategy Scenarios Report

National "requirements" of Paekakariki.

The six-storey requirement specifically in the vicinity of Paekakariki Railway Station should be ignored. The Paekakariki Village is all on septic tanks and can never support any intensification. Similarly, the Paekakariki water supply can never support any intensification as it is over-extracting from the Wainui Stream and catchment at present and needs to reduce its take to allow for minimum ecological flows at times of low summer flow when the regionally important Wainui Stream is being presently harmed. At present there are no restrictions on the volume of taking water at times of low summer flow, Regional Council have been asked to Review this, and have initiated studies to better understand the flow characteristics of the catchment to support such a Review.

The fact that central government applied the NPS-UD and the latest Bill to Paekakariki shows a complete lack of understanding that a one size fits all approach is not appropriate everywhere, probably because central government never envisaged that a village beside a transport hub would be on septic tanks, and also have a water supply that was an environmental failure despite the RMA and Regional Council obligations. The Wellington Regional Growth Framework has ignored some of this Paekakariki nonsense.

Request 1: Council should reject any National/Regional requirement for urban intensification in Paekakariki as a nonsense.

Scenario 1

Fig 7 I support some careful growth in Otaki. I do not support further significant growth in the Paraparaumu Central Area or Waikanae, because of the harm to the environment and community water supply resilience, our zero fossil fuel and plastic future, and finite resources.

Scenario 2

Fig 8 I support some careful growth in Otaki. I do not support further growth in Paekakariki, Paraparaumu or Waikanae, because of the harm to the environment and community water supply resilience, our zero fossil fuel and plastic future, and finite resources.

Scenario 3

Fig 9 I support some careful growth in Otaki. I do not support further growth in Paekakariki, Raumati, Paraparaumu, Waikanae or Te Horo, because of the harm to the environment and community water supply resilience, our zero fossil fuel and plastic future, and finite resources.

Scenario 4

Fig 10 I support some careful growth in Otaki. I support that there should be no greenfield development in Paekakariki. I do not support further growth in Raumati, Paraparaumu, Waikanae or Te Horo, because of the harm to the environment and community water supply resilience, our zero fossil fuel and plastic future, and finite resources.

Request 2: Council should only focus any new urban intensification/development carefully in Otaki.

Greenfield assessment

Paekakariki PK-01

While I support looking at all options, I support that you have not recommended Paekakariki as a viable greenfield.

Your assessment is particularly lacking, which makes this site even less viable than your report suggests.

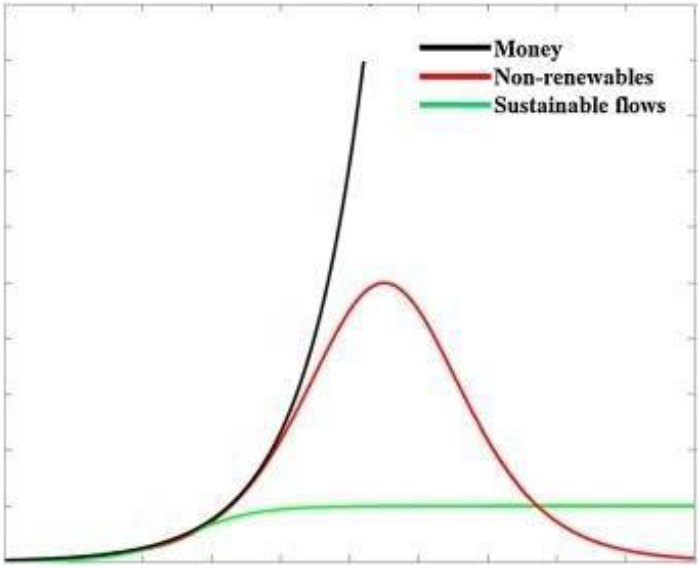
It has the following additional issues:

- It includes undevelopable areas occupied by an electricity substation, water supply reservoir, water pumpstation, motorway, natural gas pipelines and natural gas switching station.
- It includes area that are subject to flooding and ponding and gravel debris floods. Flooding extents need remapping everywhere to account for climate change additional flooding and for changes to topography due to motorway/expressway construction. It does acknowledge that further flood hazard investigation is required. Debris flood areas have never been mapped and are quite extensive.
- It includes an area of versatile soils around the former Sang Sue market gardens, that should never be developed.
- It includes areas that are required to be restored ecologically along the Transmission Gully Motorway.
- It includes riparian areas along the streams that are required by Law to be reserved from sale when NZTA sells the land, as Conservation Act 20m Marginal Strips.
- It includes an ONL at the south end of QE Park, which has been funded and agreed between DOC and GWRC that it will be added to QE Park. It also includes and ONL on the Paekakariki scarp.
- It includes the area on the western side of the railway that the community, Community Board, and Council have supported be a Neighbourhood Park and maara kai. Tilley Triangle Neighbourhood Park.
- It incorrectly presumes that the area could be connected to the existing water supply. It does not document the harm that would be caused from taking additional water, to the Wainui Stream ecology and mahinga kai, or to the Paekakariki community water supply resilience.
- It does not document the increased harm from contaminated runoff into the Regionally/nationally significant Wainui Stream ecology and mahinga kai.
- It includes two existing residential areas by mistake.
- It includes steep hill country that is unsuited to urban development.
- It ignores the SLUR around the old shearing shed south of SH1.
- It is not a cohesive development of Paekakariki.
- There is no recognition that the centre of the area is a much-needed ecological corridor linking Te Puka Stream and the Paekakariki Scarp to QE Park.
- It includes some ecological sites, liquefaction and fault avoidance areas.
- It does acknowledge that the area is fragmented.
- It states that the nearest high school is in Paekakariki, when it is actually in Raumati.

The insanity of planning further urban growth

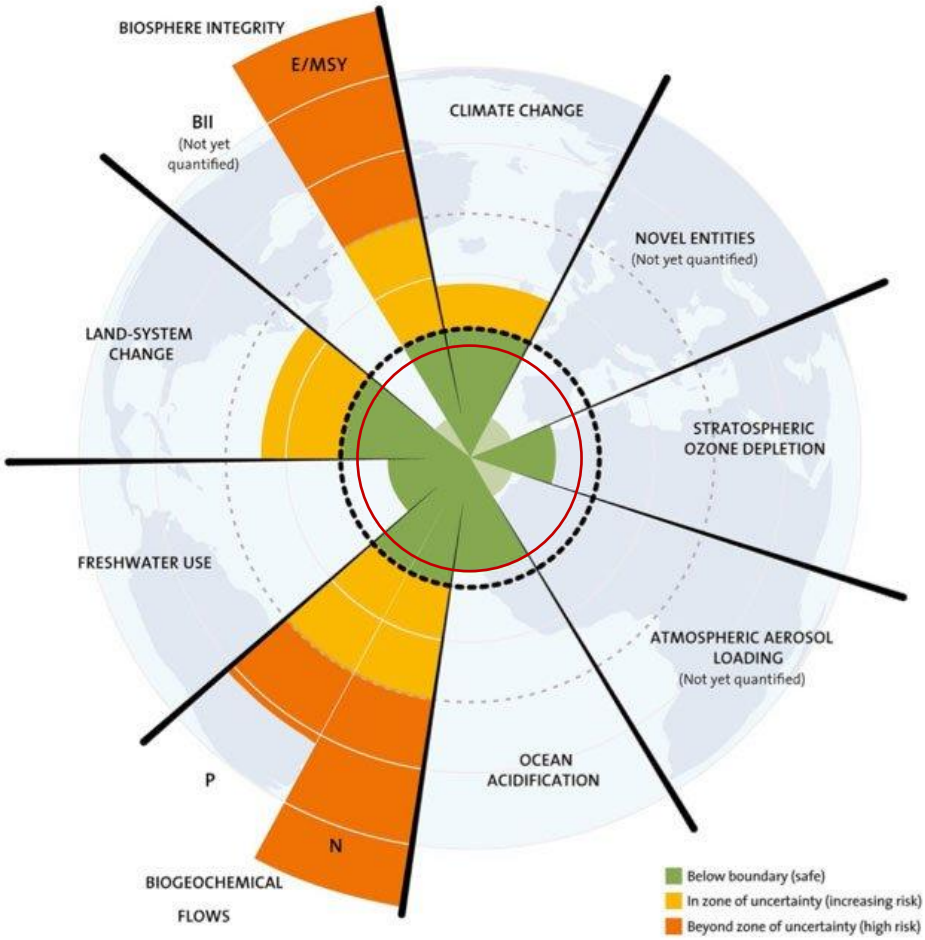
What we need instead Growth is a **Steady-state Society**

> Sustainability is making only such use of natural resources that people can continue to rely on their yields in the long term – i.e. indefinitely
> Sustainability requires transitioning to a Steady-state Society where we live safely within sustainable flows, avoiding non-renewable use, and reforming monetary systems to support us



Planetary boundary modelling has documented the excessive overshot adverse effects of our current global resource use policies.

> We need massive DEGROWTH in the areas of biodiversity, nitrogen/phosphate/ecoli pollution, plastic polllution and to a lesser extent in areas of land-system change and climate change. We need to sustain everything while allowing a safety buffer within planetary boundaries to ensure that we live resiliently and do not exist in maximum fragility. Regardless, this modelling does not account for the sustainability of any resource inputs at a steady state level.



All built infrastructure is currently unsustainable.

All built infrastructure requires maintenance and replacement indefinitely, using:

- Energy – currently mainly fossil fuel derived
- Finite resources - currently mainly fossil fuel anabled
- Limited renewable resources – currently fossil fuel enabled

- usually on a life cycle replacement of 15 -150 years

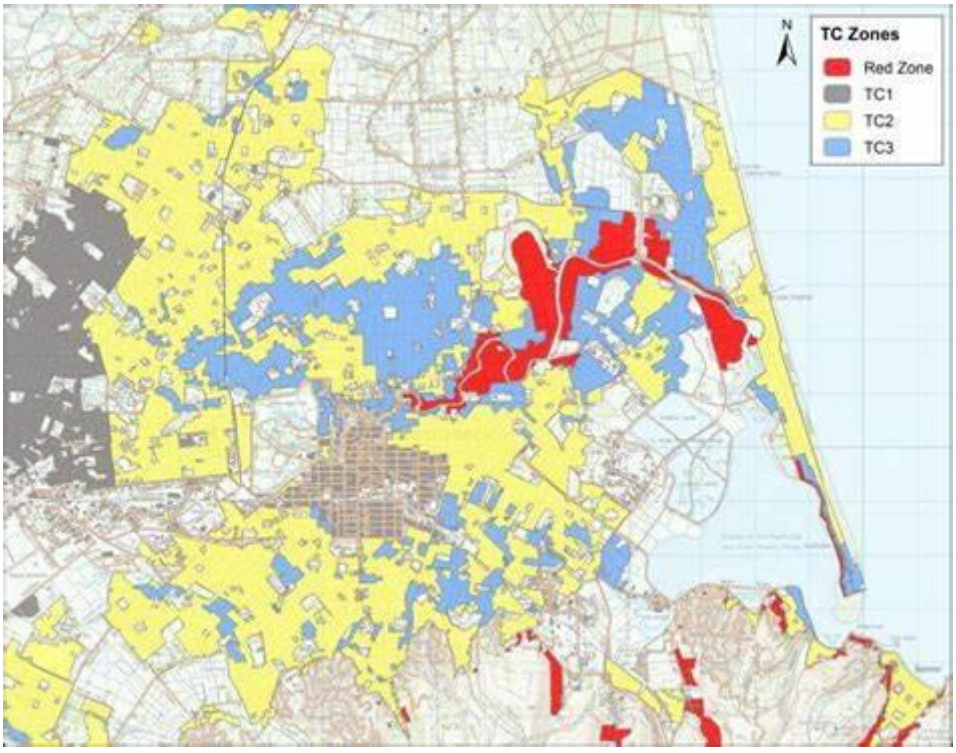
We cannot quality maintain the built infrastructure that we currently have with the resources that we currently have, let alone replace it all indefinitely

Built infrastructure – will become more unsustainable in the future.

In the future, energy and resources will become more costly and difficult to obtain as we transition to zero fossil fuel consumption and zero fossil plastics, and the embedded energy costs of materials rise

Built infrastructure replacement will become more expensive

We will have to red zone/sticker some built infrastructure to save precious resources for only the more essential built infrastructure



Transition to a Steady State society

> Even if GROWTH can be removed from the current Resource Management direction and government policy drivers, they still cannot provide the transition to the truly sustainable future Steady State society that we need, by decreasing our overall resource use.
> We urgently need a Transition Management direction and government policy drivers, not more homes and population.

Our common future

> *So what will the Steady State societies of the future look like? Likely we will be attempting 100% recycling/reuse of materials. Likely we will be attempting 100% nutrient recycling in food terms. Likely we will be valuing biodiversity far more. Likely we will have a discussion about 'the Commons', and reclaiming them (from those who 'enclosed' or privatised, monopolised, then charged). Likely we will be more local. A lot more local. Likely we will become a more egalitarian, more community-minded and 'trust-based' society. Maybe we will even become more kind.*
>
> M Grimwood 2020

Request 3: That the unsustainable resource consumption increases, and future increased costs on our society and our planets resources represented by this Growth Strategy be rejected.

Request 4: That Council urgently invests in a Steady State Society Transition Strategy.

The need to retain sufficient land with homes to be self-sufficient in food.

Any reduction in lot size (due to intensification) that a home is part of reduces the ability of the home-occupiers to be self-sufficient in food such as vegetables and chickens.
As we phase out fossil fuels and plastics the cost of food will significantly increase, and people will need to be more food self-sufficient in their homes.
This self-sufficiency will also sustain community resilience by creating bounty that can sustain people and communities as times become more resource hungry and transport costs of all food increases.
If food self-sufficiency is not provided within communities then they will need to leave to live on land elsewhere where they can feed themselves.

Request 5: That any societal loss of home and community food self-sufficiency represented by this Growth Strategy be rejected.

References

Environmental Impact Assessment – DRAFT Effects of new housing development on Transmission Gully surplus land, and within the Wainui Stream catchment – Paekakariki, By xxx 11 March 2019- this illustrates how urban development can wildly vary in the harm it causes to natural ecosystems and communities depending on the specific situation - attached

GROW PAEKAKARIKI Report – 2013 – nature, ecological corridors, trails networks, neighbourhood parks, landscape and geopreservation sites – See also http://www.opengeo.co.nz/GrowPaekakariki/info.htm

Environmental Impact Assessment - DRAFT

Effects of new housing development on Transmission Gully surplus land, and within the Wainui Stream catchment - Paekakariki

11 March 2019

Scope

For environmental assessment purposes, a new housing development of the muted 50 homes in the Wainui Stream catchment has been considered as an example, to look at the environmental effects on the Paekakariki community and the health of the Wainui Stream living ecosystem.

Sensitivity Analysis

Water Supply demand and Catchment sensitivity were assessed.

Water supply quality/quantity cumulative increase sensitivity
Paekakariki water supply compared to others in the District.

Water supply customers (catchment)	Current number of homes serviced	Future number of homes serviced (increase of 50)	Demand sensitivity % increase	Water Supply catchment size (km2)	Catchment sensitivity ratio – present (homes/km2)
Paekakariki (Wainui)	900	950	**5.5**	3	**300**
Raumati/Paraparaumu/Waikanae (Waikanae)	21,848*	21,898	**0.2**	121	**180**
Otaki (Otaki)	3,323*	3,373	**1.5**	400	**8**

*Estimated at average home occupancy of 1.77 people from https://www.kapiticoast.govt.nz/services/A---Z-Council-Services-and-Facilities/Water/Water-Treatment/

Catchment water quality cumulative increase sensitivity

The Wainui catchment is compared to others in the District.

Drainage Catchment	Current number of homes within catchment*	Future number of homes (increase of 50)	% increase in adverse effects
Wainui	178	228	**28**
Wharemauku	3,599	3,649	**1.4**
Waikanae	7,507	7557	**0.7**
Otaki	3,132	3,182	**1.6**

*Derived from National Buildings Outline and FWENZ data

Sensitivity Summary

Paekakariki water supply catchment is about 25 times more sensitive than the Waikanae water supply catchment to new housing water demand, due to the small size of the catchment. The demands residents are placing on the Paekakariki water supply catchment with no living ecosystem minimum flows in place, are about double that of the Waikanae system, which does have minimum flows in place.

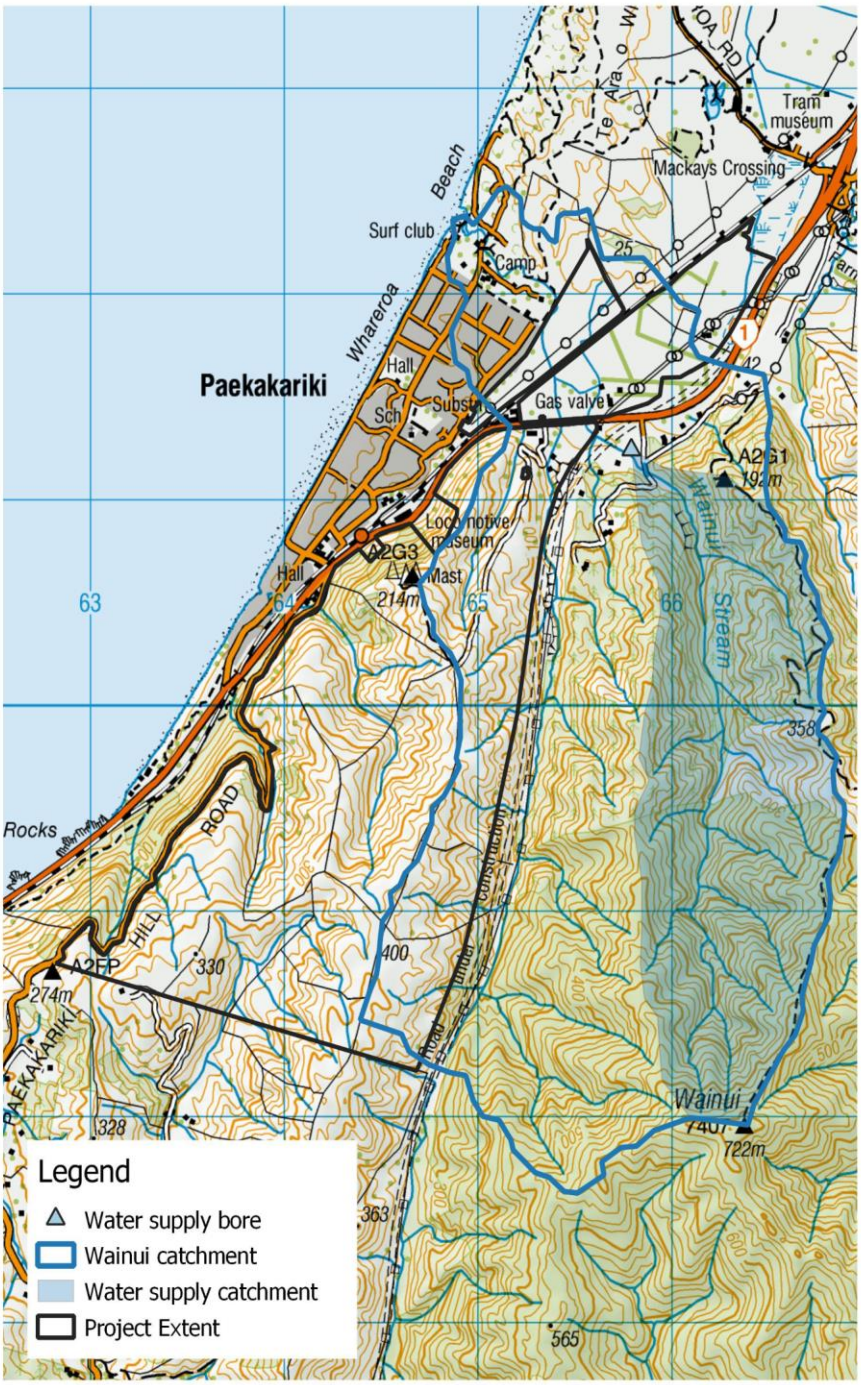
The Wainui catchment is about 29 times more sensitive to the adverse effects on water quality from new housing development than other catchments in the district, due to the low number of homes within the catchment at present.

These pressures both result in the present summer drought adverse effects on the Wainui Stream living ecosystem.



Wainui Stream – summer 2017/8

Effects assessment



Project extent and key locations

Living ecosystem effects

Value	Positive effects	Adverse effects
Wainui Stream water quantity	Nil	1. A 5% reduction in system flow during drought due to increased water consumption in the village. As the living ecosystem comprises both groundwater and surface water in the streambed, the effect is far greater than a reduction in surface flow of 5%. A 5% reduction in living ecosystem flow could easily dry up the surface flow in the stream during times of drought. This effect is more likely in the future, given that climate change will result in greater severity and frequency of droughts, and the water supply catchment is currently being deforested over about half of its extent, reducing its future ability to sustain water yield in times of drought. This stream is already stressed as during the 2017/8 summer, flows reduced so much that fish had trouble moving around and the water became algae ridden. See picture. 2. Increased flooding of the northern area of the village from the impermeable surfaces created by housing and all the associated concrete, driveways, roading etc. The District Plan requires hydraulic neutrality of any development in 100 year rainfall floods, but that means that when rainfall exceeds 100 years levels the floods will be greater. This effect is more likely in the future, given that climate change will result in greater severity and frequency of floods, including those that exceed 100 years rainfall as currently defined.
Wainui Stream water quality	Nil	1. Increased nutrient enrichment living ecosystem health risks from 50 additional septic tanks – a 28% cumulative increase 2. Increased pathogen risks, particularly where there are septic tanks in leaky soils/gravels that are not as effective as sandy ground as in the rest of the village 3. Increased contaminant risks, from roading, infrastructure services, housing, paints, treated timber, galvanising and lead, plastic breakdown, garden pesticides/herbicides, cleaning products, rubbish,

		vehicle oil etc. – a 28% cumulative increase in living ecosystem health risk. 4. Increased siltation during construction. Only the larger particles are controlled by silt measures during construction, leading to loss of living ecosystem health due to smothering and enrichment. 5. All these adverse effects are amplified when low water flows occur during summer, as there is little dilution. There are no living ecosystem minimum flows in place at present to limit such adverse effects.

Social effects

Value	Positive effects	Adverse effects
Paekakariki water supply resilience	Nil	A 5% reduction in water available to existing residents due to increased water consumption in the village. This effect is more likely in the future, given that climate change will result in greater severity and frequency of droughts, and the water supply catchment is currently being deforested over about half of its extent reducing its future ability to sustain water yield in times of drought. Increased risk of water restrictions, boil water notices and water shortages.
Healthy recreational use of Wainui Stream, Wainui Estuary and adjoining Surf Lifesaving beach	Nil	Increased pathogen risks, particularly where there are septic tanks in leaky soils/gravels that are not as effective as sandy ground as in the rest of the village.
Connected/Cohesive Paekakariki community	Nil	Loss of connectedness. Paekakariki is unique because of its cohesion and compactness that provides strong social connectedness. New housing in this area will create a poorly connected group of residents. A bridge and regular mini bus service have been proposed as connectedness mitigation with no resourcing of these indicated, introducing loss of connectiveness and uncertainty.
Shopping increase and parking demands in village	<5% increase in shops patronage.	>5% increased resident demand on parking in the village centre and railway station carpark, due to the distance of new housing from the village centre making it more likely that residents will drive. Parking is already stretched.
Flooding resilience	Nil	Increased flooding of the northern area of the village from the impermeable surfaces created by housing and all the associated concrete, driveways, roading etc. The District Plan requires hydraulic neutrality of any development in 100 year rainfall floods, but that means that when rainfall exceeds 100 years levels the

		floods will be greater. This effect is more likely in the future, given that climate change will result in greater severity and frequency of floods, including those that exceed 100 years rainfall as currently defined.
School roll	Based on experience on the 1960's. Increase of about 42, followed by a significant drop of 31 to a stable ongoing level 11 higher than at present.	Based on experience on the 1960's. Increase of about 42, followed by a significant drop of 31 to a stable ongoing level 11 higher than at present.
Housing needs of the Paekakariki community	As no Housing Needs Assessments have been completed to date, this cannot be assessed at present.	Housing effects as described elsewhere.
Iwi values	As no Papakainga Housing Needs Assessments have been completed to date, this cannot be assessed at present.	Loss of mana and mauri of the Wainui Forks, Wainui Stream, Wainui estuary and Whareroa Beach due to lowered water quantity and quality. Housing effects as described elsewhere.
Primary production and versatile soils protection	Nil	Loss of utilisation of primary production and versatile soils, by physical housing and/or subdivision changing landuse away from primary production at scale.

Effects Summary

There will be significant adverse living ecosystem effects on the Wainui Stream due to pollutants, amplified by reduced surface/groundwater flows.

There will be significant adverse social effects on water supply resilience, healthy water recreation, community cohesiveness, village centre parking, flooding resilience, iwi values, QE Park, primary production and versatile soils.

New housing effects conclusions

Any new housing development in the Wainui ctachment will have significant adverse effects on the Paekakariki community social values and the Wainui Stream/Whareroa Beach living ecosystem values.

Much of this impact is due to the already stressed and sensitive health of the Wainui Stream/catchment living ecosystem and the Paekakariki Water Supply, and the small living ecosystem footprint that we have at present.

We need to live resiliently within the healthy limits of the living ecosystem that also sustains us, while protecting and enhancing the unique social community that is Paekakariki. New housing will not allow us all to live more sustainably and healthily in the future.

Present state effects conclusions

By looking at the effects of new housing, it highlighted the living ecosystem and social values of what we presently are blessed with as a community.

One cannot help realise that some of these values are presently and potentially stressed, and need to be restored to health if we are to sustain a resilient community and living ecosystems in the future.

We are as a community uniquely self sufficienct in water & sewage systems, such that we are not dependent on services from elswhere. Also we do not impose our water and sewage problems onto other communities and living ecosystems.

Lastly, our connected community is special, having grown from our compactness, community building built from 'bumping' into each other in Beach Rd and the other singular social amenities, cultural depth, and the stable population of many decades.

To sustain our present community and living ecosystems in resilience and health, several present and future planned adverse effects require remedying:

- The Paekakariki Water supply needs to ensure minimum living ecosystem flows in all of the Wainui Stream.

- The Paekakariki community needs to reduce its present water consumption and waste to increase its resilience to drought, particularly during the summer.

- The KCDC District Plan needs to be amended to make further subdivision and housing within the Wainui Catchment prohibited activities, to avoid the cumulative and increased adverse social and living ecosystem effects of housing development on the Paekakariki community and the Wainui Stream.

- KCDC needs to purchase all of the private land in the Paekakariki water supply bore catchment after plantation forestry logging is completed, to avoid future adverse effects of exotic forestry and housing/septic tank development on Paekakariki water supply quantity and health quality, and the Wainui Stream living ecosystem.

- Residents living within the Wainui catchment need help to understand the adverse effects that they can have on water quality in the Wainui Stream living ecosystem, and how they can minimise those adverse effects.

- KCDC needs to ensure adequate treatment of all stormwater discharging to the Wainui Stream living ecosystem, to minimise adverse effects on water quality.

Respondent No: 87
Login:
Email:

Responded At: Nov 23, 2021 08:59:14 am
Last Seen: Nov 23, 2021 20:07:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** not answered

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** not answered

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** not answered

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** not answered

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?**	not answered

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?**	not answered

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21. **First name**

Q22. **Last name**

Q23. **Address**

not answered

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.**	not answered
Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?**	not answered
Q27. **Are you providing feedback**	on behalf of an organisation
Q28. **Organisation name**	Kapiti Coast Youth Council
Q29. **Would you like to speak to your submission in person on 30 November 2021?**	not answered
Q30. **Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	not answered

Q31. **Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.** not answered

Q32. **Please upload original submission**

Kāpiti Coast Youth Council Submission to 'Te tupu pai, Growing well'

18 November 2021
To Kāpiti Coast District Council

Overview

Together as a Youth Council, reading through the Proposed Growth Strategy, we have discussed the following aspects we would like to see the plan include and provide greater depth and commitment to. We have outlined these points and provided our reasoning below.

Wellbeing and Youth Spaces

- Be specific as to how you will keep Kāpiti communities together and make our communities stronger
- Value Mana whenua aspirations to shape the Growth strategy
- Include and promote local Māori art in community spaces, places, and walkways
- Make it necessary for the inclusion and provision of places for youth;
    - to feel comfortable;
    - to grow and have access to opportunities to further themselves
- Advocate for the development and provision of spaces for people who learn and work in diverse ways, ie; coworking spaces, learning hubs
- Inclusion and provision of sun shelters in public spaces
- Protection and provision of walkways and green spaces in the Growth Strategy

Climate Change and Transport

- Electrification of the rail to Ōtaki
- Include specific actions to see to the provision of district-wide public transport connectivity
- Free or discounted fares for trains and buses for Young people

Sustainable Communities

- Kāpiti Environmentally Friendly Infrastructure;
    - Ways to recycle resources, such as timber
    - Shared power grids
    - Vertical farming
    - Make it accessible and affordable for homes to be sustainable
    - Electronics and lightning being put in new buildings/any developments are sustainable/sourced well and most environmentally friendly
    - Policy related to energy efficiency in new infrastructure
    - Replanting of natural spaces in newly developed community areas

- Design guidelines for growth and new development in Kāpiti that include;
    - Protecting the natural environment
    - Value Mana whenua aspirations
    - Reducing light pollution
    - Reducing noise pollution
    - Building materials, electronics must be socially procured and meet sustainability standards

Housing

- We want to see Council enable the provision of well supported housing for Young people
- We want to see Young people involved in shaping the future of Housing provision in Kāpiti at all stages

Proposed Growth Strategy Submission 2021
Kāpiti Coast Youth Council

Wellbeing and Youth Spaces

> ***"Revitalising our centres; encouraging more mixed uses, places to connect and a bigger range of businesses and services to support people's everyday needs to live, work and play in Kāpiti"***

- **Be specific as to how you will keep Kāpiti communities together and make our communities stronger**

One major issue we would like more attention to is "having a strong sense of community as we look to expand Kāpiti. As the population of Kāpiti inevitably grows we can't lose what makes it special; the sense of belonging we all love and share. We don't want people to become disconnected from our community.

We believe that by putting the following examples in place in the Growth Strategy we could all stay together.

- **Value Mana whenua aspirations to shape the Growth strategy**

- **Include and promote local Māori art in community spaces, places, and walkways**

- **We want the Growth Strategy to make it necessary for the inclusion and provision of places for youth to feel comfortable;**
    - Places for youth to grow and have access to opportunities to further themselves
    - Advocate for the development and provision of different places and spaces for people who learn and work in diverse ways, ie; coworking spaces, learning hubs
    - Inclusion and provision of sun shelters in public spaces

- **We would like to see the protection and provision of walkways and green spaces in the Growth Strategy.**

This can have a major impact on the community's mental and physical hauora. By having the opportunities to be able to get outside we believe that people will have the chance to connect with other people around them.

To us a prime example of this in Kāpiti at the moment is the Waikanae river loop. To us this is an incredible integration between nature and suburbia. We use it every day to traverse Waikanae and be immersed in native bush.

We would like paths like these to be paved in smooth sealed paths smooth enough for scooters, skateboards, rollerblades. For example the winding path South of MacLean park. We love this path and used it to learn to skateboard and unicycle. More recreational parks like this would be fantastic.

Climate Change and Transport

"Improving access and transport options, making our communities more connected and accessible, and reducing our carbon footprint"

- **We would like to see the electrification of the rail to Ōtaki**

Ōtaki has been adversely disconnected in a transport sense from Kāpiti and Wellington for a long time. A major part of this is due to the lack of electrification of the rail to Ōtaki and other frequent, affordable transport.

The benefits of electrifying the rail to Ōtaki will help Ōtaki to feel more connected to the wider Kāpiti and Wellington region and vice-versa. Enabling Ōtaki Youth to better access activities and events, or access more opportunities.

Electrification of the rail would uplift the whole Ōtaki and wider Kāpiti community as it would provide a better outlet for Young people to get around easily throughout the district regardless of where they reside and makes them feel like a valued part of the wider Wellington family.

- **We propose the Growth strategy includes specific actions to see to the provision of district-wide public transport connectivity**

We need to further our reach with our public transport. This would mean looking at our rural areas and seeing how bus fares would be able to connect them to Kāpiti's hub. Young people in areas without public transport are trapped and cannot get out and embrace the Kāpiti coast community, it is a simple barrier to break down, to extend our everyday bus routes to make the

trip to our rural communities 3-6 times a day. This creates a connection within all Kāpiti's communities and makes us whole.

- **We would like to see free or discounted fares for trains and buses for Young people**

Another barrier local Young people in our community face when commuting to work, university or getting around the district to other activities or for recreation is the expense of public transport. A number of young people who are out of College or Kura Kaupapa and do not attend University or a place that gives 'Student Discount' use the train to commute to work or study at alternative education places, apprenticeships or jobs in town.

We would like to see fares for trains and buses reduced to increase accessibility for young people as young people are often earning low-income, are on minimum wage and spending a significant amount on trains especially, whether or not they have a 'Student Discount'. In our current climate people young and old are being disconnected from the life that the Kāpiti Coast portrays and are separated from our community. The prices of our public transport need to be decreased and further subsided for young people, this could even mean offering students free fares.

It is important to us that we continue to make public transport more affordable as it encourages people to move around the district in a more environmentally friendly fashion and decreases the environmental impact of our region. This is shown in the Youth Action Plan in the Council and Youth Council's joint-commitments to Young people of Kāpiti (Goal 5, Council Action 1.).

Sustainable Communities

> ***"Protecting, enhancing and living sensitively with our beautiful whenua, wai, natural habitats and green spaces"***

As a Youth Council, we believe that community expansion is meaningless without ensuring it is sustainable. As part of the council's Growth Strategy, we encourage the inclusion of specific planning based on the sustainability of communities. It is essential that our shared spaces function in symbiosis with the environment.

Our concerns with the Proposed Growth Strategy as it stands is that it does not provide specific information around how our communities are going to be sustainable in the future. The plan uses vague terms such as "*We **can** design our urban spaces".* This leaves us with a very loose understanding of what sustainability would look like in future spaces.

We think that this is unacceptable and that the strategy should provide us with a concrete understanding of what our future community should look like. Some ideas that the Youth Council have for environmentally friendly infrastructure include;

- **Kāpiti Environmentally Friendly Infrastructure;**
    - Ways to recycle resources, such as timber
    - Shared power grids
    - Vertical farming
    - Make it accessible and affordable for homes to be sustainable
    - Electronics and lightning being put in new buildings/any developments are sustainable/sourced well and most environmentally friendly
    - Policy related to energy efficiency in new infrastructure
    - Replanting of natural spaces in newly developed community areas

In addition to this, we call for greater transparency around areas such as building materials, building decisions and specific information regarding the carbon footprint/environmental impact.

To be clear; we need *exact* plans on what you are going to do. We need almost *exact* timelines for when you are going to accomplish. If you don't give us these key, specific ideas we have nothing to go off, so there's not much we can do.

- **We want to see the design guidelines for growth and new development in Kāpiti include;**
    - Protecting the natural environment
    - Value Mana whenua aspirations
    - Reducing light pollution
    - Reducing noise pollution
    - Building materials, electronics must be socially procured and meet sustainability standards

When developing new housing across the Kāpiti community it is important to look at where our resources are coming from. As a community we need to build for our planet, take a step back and look where our building materials are coming from. When new communities and housing institutes are being built there needs to be a local mandate on the environmental and sustainability standards of building materials. Building on this, all electronics and lighting being put in new buildings/any developments should be sustainable/sourced well and the most environmentally friendly.

Housing

> ***"Offering different kinds of homes and more options for how people live (including papakāinga, apartments and semi-detached and terraced houses)"***

Housing is a major issue the young people in our community are facing. We understand the complexities of this crisis, including substance abuse & the greater need for support for families, not just 'a house' or a 'roof' to tick the box.

- **We want to see Council enable the provision of well supported housing for Young people**

There are many stories of Young people couch-surfing or sleeping and living with friends for extended periods of time, or Young people's whose families move houses extremely regularly (within the Kāpiti Coast area) because of a plethora of reasons (expense, substance use) hence decreasing their sense of belonging and security. It's about young people having somewhere to call home, somewhere to feel safe, respect and build a community.

As our communities increase in size, if unaddressed these issues will exponentially increase with population. It's vitally important that solutions for these issues, such as emergency housing connected to counselors and affordable houses are considered. Failure to act on these problems will severely impact key areas such as local economy and community safety.

- **We want to see Young people involved in shaping the future of Housing provision in Kāpiti at all stages**

We also recognise that this is a long term issue that requires a lot of consideration and action to solve. To help solve housing affordability issues it's important that youth are involved with processes around Resource Management Act reform, including but not limited to involvement in writing local policy as well as representation on the committee that makes decisions around resource management.

Thank you for listening to our submission. We look forward to hearing your response and welcome questions. We would love to be involved in providing a youth perspective in any advisory groups or internships you have.

Ngā manaakitanga,

Kāpiti Coast Youth Council

Written on behalf of the Kāpiti Coast Youth Council by; Jackson Kelly, Samuel Paterson, Ella Harvey, Evy Dewhurst, Gabe Mountjoy, Tama Porter, Olivir Stirling, Leo Cameron, Mia Adams, Imogen Weir, Zoe Fallon, Natasha Cooley, Nicholas Harman



Respondent No: 83
Login:
Email:

Responded At: Nov 23, 2021 08:32:41 am
Last Seen: Nov 23, 2021 20:07:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** not answered

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** not answered

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** not answered

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** not answered

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** not answered

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** not answered

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21. **First name**

Q22. **Last name**

Q23. **Address**

not answered

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** not answered

Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?** not answered

Q27. **Are you providing feedback** not answered

Q28. **Organisation name** not answered

Q29. **Would you like to speak to your submission in person on 30 November 2021?** not answered

Q30. **Please provide your phone number so we can contact you to arrange a time to speak to your submission.** not answered

Q31. **Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.** not answered

Q32. **Please upload original submission**

19 November, 2021

The CEO

Kapiti Coast District Council

By email to growingwell@kapiticoast.govt.nz

Feedback on Growth Strategy

The following feedback on the 2021 Growth Strategy is provided by myself as an individual and not on behalf of any organisation with which I am affiliated.

I am happy for my name to be published with my feedback. I wish to speak to Council about my feedback. I can be contacted on xxxxxxx

Have we reflected all the significant challenges and opportunities? P23-25

While you have mentioned the population demographic you haven't mentioned the business demographic. Kapiti's economy is made up largely of micro businesses. This is both a challenge and an opportunity. We don't have a lot of large businesses that other smaller businesses can feed off (in terms of being their suppliers and selling goods to their employees). On the other hand, there is an opportunity to brand Kapiti as a great place to set up a small business – we have a business ecosystem that supports startups, high tech, etc.

Do you think the growth principles give us the right focus? P31-32

Yes, however these are not reflected in the implementation plan (see comments under the implementation section below)

Do you think our proposed approach will help us achieve good growth? P33-50

You have not given enough attention to business development. Business is not just retail and commercial office space. There has no thought been given to business hubs – eg innovation hubs, creative hubs, clusters of particularly industries (for example plant based foods etc).

Intensification - Do you think these heights and levels of intensification around existing centres will help us grow well?

It will be good to get some intensification in town centres to create a 'heart' for each town centre – so long as there are spaces within those intensified areas where people can congregate. This is important for building connections and community resilience. This could be by way of 'town squares' such as we have in Mahara Place as well as meeting spaces (eg Te Takere in Levin – we need one of those here!)

Greenfield growth – are the locations and scale of proposed greenfield areas suitable for supporting good growth?

Yes, but have you considered transport? We need to keep pushing for an expressway connection at Peka Peka and for improved public transport to connect Otaki with the rest of Kapiti and Levin and Paekakariki to the rest of Kapiti. Transport is vital to growth, particularly for young people.

Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?

Yes, there is a good mix which will still preserve our natural environment.

Implementation – Is there anything else you think is important that we need to do to achieve our approach to good growth for Kapiti? P51-58

This is where the document is sadly lacking. It refers to partnerships with iwi, but what about partnerships with business? How is this going to come about?

A proactive approach is required. KCDC/EDKB needs to seek out opportunities to attract businesses here, not just hope that they will come. When businesses do come looking, how are we going to welcome and support them? How are we going to support startups and existing businesses who want to grow?

There needs to be much better public transport to connect Otaki and Paekakariki to the rest of Kapiti and to connect Otaki to Levin.

Housing development is becoming critical. You have talked about strategic land purchases “if the right opportunity comes up” (p55). That’s not good enough. There needs to be a commitment to proactively finding land that can be purchased. There should be proactive engagements with property developers and housing providers especially for the provision of social housing.

We should note that providing more housing and encouraging people to come to live in Kapiti does NOT imply there will be more jobs here. The worst case scenario for Kapiti is that we become a dormitory suburb for Porirua, Wellington and Lower Hutt. That could easily happen if the points above are not attended to.

Respondent No: 99
Login:
Email:

Responded At: Nov 23, 2021 09:49:26 am
Last Seen: Nov 23, 2021 19:57:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** No

Q2. **If you have any views, please comment here**

Kāpiti's business demographic is not mentioned and this is both an opportunity and a challenge. Small business, given the chance, has every opportunity to become large business which delivers increased employment and wealth to the community.

Q3. **Do you think these give us the right focus?** No

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

The growth principles on page 30, talks about embracing the opportunity for growth. There is mention of City Thinking but it is silent on how business attraction fits into this City Thinking. It mentions creating jobs, but without business there are no jobs. More thought needs to be given to prioritising business attraction in order to realise the 'City Thinking' principle.

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** No

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

Protection of spaces for retail and commercial office space does not go far enough to achieve business growth and there is a corresponding lack of priority for business attraction to ensure any reserved land is developed and occupied. Currently, you cannot construct new commercial or industrial building in Kāpiti as a Permitted Activity under the Operative District Plan. This adds layers of costs, complexity and delays which are seen as unattractive by business and developers who could more readily invest elsewhere. More though needs to be given to the "how" to ensure priorities and approaches are identified to achieve 'Growing Well'. In addition, transport is a critical element of business growth - in order for Town Centres to thrive, people need to be about to move with ease to the different town centres to work, shop and play. Furthermore, this Strategy will only meet Government requirements if it is updated to give effect to the current proposed RMA prescriptions for Tier 1 Councils, specifically the introduction of medium density residential standards.

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** Yes

Q11. **If yes, how?**

As above, the current proposed RMA prescriptions for Tier 1 Councils provides mandatory guidance on densities for residential areas and the Strategy need to be updated to align with this or will otherwise quickly become obsolete. With higher residential densities, creating connected neighbourhoods is essential to 'Growing Well' The importance of fostering Town Centres cannot be underestimated. Each Centre needs a heart and a pulse, and it needs to be a priority of the Strategy to attract business into these town centres.

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** Yes

Q14. **If yes, how?**

However progress in freeing up this land for development is far too slow. The 'high priority' Future Urban Areas were identified in the District Plan a decade ago and are only just going through the Structure Plan process now. These areas have already been partially developed ahead of these Structure Plans being formulated as Council has been too slow in the implementation. In addition, developments of these areas requires significant investment in infrastructure in order to realise an 'urban' development potential. For this reason, some of the greenfield growth areas could be prioritised differently as infrastructure is largely in place in Otaihanga but not in Waikanae North. There have been missed opportunities for Council to provide infrastructure to some of these areas (i.e Infrastructure Acceleration Fund) due to being too slow off the mark. The timing to free up 'Medium-priority green filed growth areas' needs to be brought forward to 'catch up' on this reactive growth planning.

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** Yes

Q17. **If you have any views, please comment here:**

However, timing is critical and Kāpiti's Plans and Strategies need to be kept fresh, and reflect current legislation, opportunities and challenges. The proposed approaches are not progressive and future-facing enough.

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** Yes

Q19. **If you have any views, please comment here:**

When it comes to strategic planning, the details matter. This Strategy is lacking an energetic implementation plan. More discussions, meetings and consultation is proposed alongside more writing of documents and strategies. This approach is lacklustre. The Strategy rightly identifies partnerships with manawhenua but is silent on partnerships with business.

Q20. **If you have any other feedback about how we can grow well, please comment here:**

More needs to be done to ensure better transport between town centres, particularly Ōtaki and Paekākāriki, and a conneciton between Levin and Ōtaki. More needs to be done around business attraction and there needs to be a detailed implementation plan for this. Shared working spaces and meetings spaces are lacking in supply and should be included within the business attraction implementation plan. Central government guidance will promote higher residential density and growth however and increased number of residents will not automatically equate to increased employment opportunities. Business growth needs to be specifically prioritised with a clear implementation plan, in partnership with business stakeholders, to move away from high levels of commuting and to realise the "Growing Well" principles and aspirations. A close eye needs to be kept on District Plan changes which are for the purpose of implementing growth objectives. Previous attempts to allow some sort of development have been hamstrung by layers of rules which make the process unnecessarily costly and complex. For example: the need for a resource consent for what is a small volume of earthworks on residential sections; retail activity is not a Permitted Activity in Commercial Zones due to parking, traffic, earthworks, or other overlays. Central Government released directions to remove carparking standards from all District Plans across the country in order to help free up land for development, however Kāpiti will likely be one of the last to implement and/or look for ways to retain the carparking requirements. The expectation in the community is for a similar slow-paced, reluctant approach to rolling out the new urban development directives. The implementation plan should direct Council to be early-adopters of growth-enabling legislation.

Q21. **First name**

Q22. **Last name**

Q23. **Address**

not answered

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.**	not answered
Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?**	not answered
Q27. **Are you providing feedback**	on behalf of an organisation
Q28. **Organisation name**	Kāpiti Coast Chamber of Commerce
Q29. **Would you like to speak to your submission in person on 30 November 2021?**	Yes
Q30. **Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	
Q31. **Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes
Q32. **Please upload original submission**	not answered



Respondent No: 98
Login:
Email:

Responded At: Nov 23, 2021 09:47:51 am
Last Seen: Nov 23, 2021 20:07:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** not answered

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** not answered

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** not answered

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** not answered

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16.	**Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?**	not answered

Q17. **If you have any views, please comment here:**

not answered

Q18.	**Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?**	not answered

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21.	**First name**	Alastair
Q22.	**Last name**	Morris
Q23.	**Address**	
Q24.	**Email**	
Q25.	**If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.**	not answered
Q26.	**If you are providing feedback as an individual. Do you want your name published with your feedback?**	not answered
Q27.	**Are you providing feedback**	not answered
Q28.	**Organisation name**	not answered
Q29.	**Would you like to speak to your submission in person on 30 November 2021?**	not answered
Q30.	**Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	not answered

Q31. **Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**

not answered

Q32. **Please upload original submission**

Submission on the KCDC Growth Strategy by Alastair Morris, Waikanae

I am aware that the KCDC is considering allowing intensification and the establishment of a local centre at the corner of Te Moana and Ono Street and surrounds.

My family have owned a property in Rangihiroa Street for nearly 50 years and have a good ‘feel’ for the area.

There are a number of points that I would like to raise, some with a recent context and some with a more historical view point.
In no particular order:

- Allowing intensification of housing near an expressway and away from a rail corridor encourages people to drive rather than catch public transport thereby increasing carbon emissions.
- The properties in the area do not often change hands, so intensification will not happen in a time frame that will meet the KCDCs objectives.
- I recall when the KCDC decided to support of the eventual route of the Kapiti Expressway over and above the old State Highway 1. This was on condition that the KCDC would oppose commercial development in the Waikanae Beach area so as to ensure the ongoing viability of the existing retail area, adjacent to the rail corridor. I didn’t expect that support to last forever but I didn’t think it would be withdrawn quite so soon.
- The relatively new Ngarara subdivision has clearly stated their wish for a local centre within their subdivision. I believe that this is a far more appropriate, given they intend to do so. I cannot see that Waikanae Beach needs two, particularly that there is more substantial commercial activity on Tutere Street.
- The Boffa Miskell report identifies the Te Moana/Ono Street intersection as a Growth Zone. I would take issue with this as I have seen many operators in these premises over the years. The current operators of the bakery are popular which may have skewed the view of the report’s authors. There have been many businesses in the same premises that have struggled and failed over the years. The current owners may continue but equally they may lose interest and we will revert to the what has been the norm. Having one successful operator is not an indicator for the future.
- The Boffa Miskell report that there is no special amenity landscapes identified in the area. I would certainly disagree with that, given that the western half of the area is in the Waikanae Beach Special Character Zone. The reason that this was granted include the historical nature of the area including the large lots, the lack of curb and channeling, the low rise housing and the lack of commercial activity. These are worth preserving.

My submission focuses upon the area I know best however I would oppose any four story development in any areas adjacent to the beaches of the Kapiti Coast. The high rise at Paraparaumu Beach was a mistake that I would hate to see repeated along the coast.

I am a member of the Waikanae Beach Residents Association Inc and I fully support their submission.

Thank You
Alastair Morris



Respondent No: 100
Login:
Email:

Responded At: Nov 23, 2021 09:54:29 am
Last Seen: Nov 23, 2021 20:07:27 pm
IP Address: 131.203.251.134

Q1. **Have we reflected all the significant challenges and opportunities?** not answered

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** not answered

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** not answered

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** not answered

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** not answered

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** not answered

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

We have become aware of the proposal to allow buildings of up to four storeys in the vicinity of Te Moana Road. We are opposed to this on the following grounds: 1. Intensification in this area is situated at the major intersection where all traffic for Waikanae Beach and Peka Peka passes and repasses to access the Expressway and Waikanae including the train station, potentially creating significant extra traffic congestion. 2. There is already significant congestion in Ono Street and the top end of Rangihiroa Street, particularly around break times midweek, at the weekend and during the holidays with people purchasing from The bakery in particular. 3. There is increased traffic on Rangihiroa Street to and from the bakery in particular at weekends and holidays, with cars parked on both sides of the road meaning it is only one car wide. 4. Intensification would require more sewage and waste water infrastructure. 5. Intensification would mean properties could not install rain water reserves further exacerbating summer water issues on the Coast. 6. Intensification would mean more land covered and less natural drainage of rain and flood water. The Council have already identified the area as subject to residual ponding and it is in the yellow Tsunami zone. 7. Tall buildings would dramatically affect adjacent properties sunlight and privacy, something that those who buy and live there seek. We purchase for quiet enjoyment. 8. Several of the properties in the affected area are relatively new or substantially renovated, meaning it is a highly unlikely that there will be any housing gain made by these changes. 9. The purpose of intensification is to remove the number of cars travelling, thus locating these area within walking distance of railway stations makes perfect sense. Intensifying this area will in reality do the opposite and have more people driving their cars to access facilities such as the train at Waikanae, or the supermarkets, library etc. 10. We also note that this has not been applied to the area around the Bars & Cafes or Four Square on Tutere Street, the Restaurant and Boating Club on Waimea Road, or The Te Moana Road Dairy.

Q21. **First name**

Q22. **Last name**

Q23. **Address**

not answered

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** not answered

Q26.	**If you are providing feedback as an individual. Do you want your name published with your feedback?**	not answered
Q27.	**Are you providing feedback**	as an individual
Q28.	**Organisation name**	not answered
Q29.	**Would you like to speak to your submission in person on 30 November 2021?**	not answered
Q30.	**Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	not answered
Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	not answered
Q32.	**Please upload original submission**	not answered



Respondent No: 81
Login:
Email:

Responded At: Nov 23, 2021 08:25:48 am
Last Seen: Nov 23, 2021 20:07:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** not answered

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** not answered

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** not answered

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** not answered

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16.	**Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?**	not answered

Q17. **If you have any views, please comment here:**

not answered

Q18.	**Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?**	not answered

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21. **First name**

Q22. **Last name**

Q23. **Address**

Q24. **Email**

Q25.	**If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.**	not answered
Q26.	**If you are providing feedback as an individual. Do you want your name published with your feedback?**	not answered
Q27.	**Are you providing feedback**	on behalf of an organisation
Q28.	**Organisation name**	Kainga Ora
Q29.	**Would you like to speak to your submission in person on 30 November 2021?**	not answered
Q30.	**Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	not answered

Q31. **Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**

not answered

Q32. **Please upload original submission**

Kāinga Ora
Homes and Communities

19 November 2021

Attention: Growth Consultation
Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254
Submission via email: growingwell@kapiticoast.govt.nz

FEEDBACK ON TE TUPU PAI - GROWING WELL

Introduction

Kāinga Ora – Homes and Communities (**"Kāinga Ora"**) provides the following feedback on Kāpiti Coast District Council's ("**the Council**") Te tupu pai - Growing Well Proposed Growth Strategy and consultation document ("**proposed growth strategy**" or "**the Strategy**").

Kāinga Ora thanks the Council for the opportunity to provide feedback on the proposed growth strategy and to the Officers that provided a presentation to Kāinga Ora staff earlier this month.

Of importance to Kāinga Ora is ensuring that the Strategy is consistent with the purpose of the National Policy Statement: Urban Development ("**NPS-UD**") and the Government's Urban Growth Agenda ("**UGA**"). Kāinga Ora's feedback on the proposed growth strategy is informed by its statutory objectives and functions, as well as a wider perspective which seeks to enable a range of housing typologies to be delivered in appropriate locations and contribute to the provision of quality, affordable housing choices that meet the diverse needs of the community.

Kāinga Ora supports and seeks a comprehensive strategy which encourages opportunities for appropriate intensification in and around key centres and transport nodes that aligns with current and future residential demand within the Kāpiti and greater Wellington region.

Background of Kāinga Ora and its interests

1. Kāinga Ora was established in 2019 as a statutory entity under the Kāinga Ora-Homes and Communities Act 2019. Kāinga Ora consolidates Housing New Zealand Corporation ("Housing NZ"), HLC (2017) Ltd and parts of the KiwiBuild Unit and is the Government's delivery agency for housing and urban development. Under the Crown Entities Act 2004, Kāinga Ora is listed as a Crown entity and is required to give effect to Government policies.

2. Kāinga Ora is now the Government's delivery entity for housing and urban development. Kāinga Ora will therefore work across the entire housing spectrum to build complete, diverse communities. As a result, Kāinga Ora has two core roles:

   a) Being a world class public housing landlord; and

   b) Leading and co-ordinating urban development projects.

3. Kāinga Ora is focused on delivering quality urban developments by accelerating the availability of build-ready land, and building a mix of housing including public housing, affordable housing, homes for first home buyers, and market housing of different types, sizes and tenures.

4. Kāinga Ora's statutory objective requires it to contribute to sustainable, inclusive, and thriving communities that:

   a) Provide people with good quality, affordable housing choices that meet diverse needs; and

   b) Support good access to jobs, amenities and services; and

   c) Otherwise sustain or enhance the overall economic, social, environmental and cultural well-being of current and future generations.

5. In the Kāpiti context, the housing portfolio managed by Kāinga Ora comprises approximately 260 dwellings[1], with a large number of homes located in Otaki and Paraparaumu. Kāpiti is identified as a key area for Kāinga Ora to reconfigure and grow its housing portfolio to provide efficient and effective public housing that is aligned with current and future residential demand in the area, and the country as a whole. Kāinga

[1] As of 30 June 2021. This includes public housing and transitional housing. Housing regional factsheets – June 2021 – Wellington. Available here: https://www.hud.govt.nz/research-and-publications/statisticsand-research/public-housing-reports/

Ora is currently assessing and considering future investment and development of its landholdings in the Kāpiti region.

6. In addition to its role as a public housing provider, landowner, landlord, rate payer and developer of residential housing, Kāinga Ora will play a greater role in urban development. The legislative functions of Kāinga Ora illustrate this broadened mandate and outline two key roles of Kāinga Ora in that regard:

   a) initiating, facilitating and/or undertaking development not just for itself, but in partnership or on behalf of others; and

   b) providing a leadership or coordination role more generally.

7. Notably, Kāinga Ora's statutory functions in relation to urban development extend beyond the development of housing (which includes public housing, supported housing, affordable housing, and market housing) to the development and renewal of urban environments, as well as the development of related commercial, industrial, community, or other amenities, infrastructure, facilities, services or works.

8. Strong relationships between local authorities and central government are key to delivering government's priorities on increasing housing supply and building wellfunctioning, sustainable communities.

Scope of submission

9. Kāinga Ora is interested in all issues that may affect the supply and affordability of housing and has a shared interest in the community as a key stakeholder, alongside local authorities. These interests include:

   a) Minimising regulatory barriers that constrain the ability to deliver housing development across the housing continuum;

   b) The provision of public housing to persons who are unable to be sustainably housed in private sector accommodation;

   c) Leading and co-ordinating residential and urban development projects;

   d) The provision of services and infrastructure and how this may impact on Kāinga Ora's existing housing, planned residential and community development and Community Group Housing ("CGH") providers; and

e) Working with local authorities to ensure that appropriate services and infrastructure are delivered for its developments.

10. The Council has structured the Strategy and sought feedback on four key areas of the proposed growth strategy, these being;

    a) Challenges and opportunities

    b) Council's growth principles, priorities and aspirations

    c) Proposed approach for growing up and out and;

    d) Planning for implementation.

11. Kāinga Ora has reviewed the proposed growth strategy. The feedback is primarily focused on area 'c'; Council's "*Proposed approach for growing up and out*", and the proposed spatial maps and relative directions provided in the Strategy.

12. The feedback is informed by the NPS-UD – which provides further direction around where growth should be located (i.e. within proximity to centres, jobs, education, amenities and services). The NPS-UD seeks to ensure that local authorities enable development capacity for housing and business — through their land-use planning and infrastructure.

13. Kāpiti Coast District Council is identified as a Tier 1 local authority with the Wellington urban area under the NPS-UD and must give effect to the relevant intensification policies in its planning documents. This approach is outlined in the NPS-UD for all Tier 1 authorities.

14. Kāinga Ora recognises the importance of the policy directions that are set out in the Strategy as it will inform the Council's future change of the Operative District Plan to give effect to the Strategy and the NPS-UD. District planning rules and infrastructure planning will need to take into account these directions when upgrades, extensions to services and development is planned for the Kāpiti region.

Outline of submission

15. Kāinga Ora generally supports the proposed growth strategy in that it:

    a) Sets out a strategic vision and direction for growth and development in the Kāpiti district over the next 30 years;

b) Is focused on enabling intensification throughout the district to provide for current and future housing demand in a manner that will promote compact and concentrated urban form around centres and public transport hubs;

c) Acknowledges the need to increase housing supply and provide for housing choice throughout the district; and

d) Has now incorporated the NPS-UD requirements to provide for growth in the district, as a Tier 1 local authority.

16. Kāinga Ora supports the Council's proposed approach for intensification in the urban areas 'grow up' and 'grow out' from new greenfield developments, however considers that there are further opportunities for intensification enabled by greater heights and spatial application of residential intensification in the district. Kāinga Ora seeks amendments to the Council's proposed approach for growing up and out as set out below and in Attachment 1.

17. Kāinga Ora supports the priorities and aspirations outlined within the Strategy, in particular those related to enabling affordable and efficient urban form throughout the District. Kāinga Ora recommends that the aspiration "more housing available within existing urban areas" is amended to include particular reference to "enabling housing choice, type and sizes" and that the reference to "existing urban areas" is removed and replaced as this should be a priority for development within future urban areas in addition to existing urban areas.

18. Kāinga Ora supports the Strategy's growth principles in particular Council's growth principle of 'enabling choice'. Kāinga Ora agrees that enabling a range of housing types throughout the District (including social housing), which cater for a variety of household compositions and demographics should be a key consideration throughout the growth strategy.

19. Clear linkages should be made between the growth principles and complementary priorities and aspirations. For example 'enabling choice' and 'enable affordable and efficient urban form' as the two interlink.

20. Further, the Strategy may also need to acknowledge the intent and implementation of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill ("the **Enabling Bill**"), which brings forward the implementation of the NPS-UD intensification policies by using the existing streamlined planning process (the SPP) with appropriate modifications. This will need to be reflected within the Strategy and its

implementation programme by bringing forward the need to prepare changes to district plans within the 'immediate' bracket rather than short term, requiring all Tier 1 councils to notify plan changes to give effect to the NPS-UD by August 2022. While the Enabling Bill is only draft legislation at this time, the Enabling Bill does set out a clear directive, that intensification and rapidly accelerating the supply of housing where the demand for housing is high needs to be implemented immediately.

21. Kāinga Ora welcomes the opportunity to support the Council as they draft their plan change to meet the NPS-UD requirements to facilitate good outcomes.

Compact and concentrated urban form

22. Kāinga Ora supports the Strategy's promotion of the compact and concentrated urban form and intensification approach of 'grow-up', especially to providing for higher densities and height within and around centres and transport hubs. However, the Strategy needs to set a consistent direction. Kāinga Ora seeks that the Strategy expand the approach and application of residential intensification within a 10 minute walking distance (800 metres) to all town and local centres in Kāpiti district, including any new and proposed centres and transport nodes.

23. Kāinga Ora seeks that the heights within the commercial zones adjacent to areas which have been identified for residential intensification need to be complimentary in terms of height and built form to avoid large disparities in height throughout the District.

24. The Strategy has identified the need to provide for and encourage a mixed use development within the District's metropolitan and town centres. Kāinga Ora supports this approach and recommends that the Council extends this direction in the Strategy to supporting mixed use development within higher density areas such as in and around the rapid transit stops / train stations.

25. Kāinga Ora notes that within Council's infographic titled "*different types of housing across the district*" (p. 36), the Strategy illustrates indicative densities for various housing typologies across the Kāpiti district. Kāinga Ora recommends that the column containing indicative densities is removed from the infographic, as density as a measurement (dwellings per hectare) does not accurately represent the level of development which may be achievable within these areas. Furthermore, the densities which have been proposed are considered to be too conservative for the level of development that is anticipated within Kāpiti. Kāinga Ora seeks the deletion of this particular column.

Metropolitan Centre

26. The Strategy proposes Paraparaumu to be a Metropolitan Centre in Kāpiti. Kāinga Ora supports the identification of Paraparaumu as a Metropolitan Centre however, Kāinga Ora recommends that the Council:

    a) Does not restrict height within the metropolitan centre, the height within metropolitan centres should be determined by the markets demand and its appetite for height in this location;

    b) Enable mixed-use development of up to 10 storeys within 5 minutes walking distance (400 metres) from the edge of Paraparaumu's metropolitan centre; and

    c) Increase the proposed height within 10 minutes walking distance (800 metres) of the Paraparaumu metropolitan centre and rapid transit stop from 6 storeys to 8 storeys. The change in heights would provide for a gradual transition in height and built form between the metropolitan centre and train station with the surrounding residential and urban environment.

Town centres

27. Kāinga Ora supports the identification of Raumati Beach, Paraparaumu Beach, Waikanae and Ōtaki as town centres in Kāpiti and seeks the retention of these centres identification as such. Kāinga Ora supports a height of 6 storeys within town centres. However, similar to the points above, the Council has not provided for any gradual transition in height and built form surrounding centres and between town centres and local centres. Kāinga Ora seeks that the proposed height within the 5-10 minutes walkable catchment (400-800 metres) surrounding the proposed town centres is enabled up to 6 storeys.

Local centres

28. Kāinga Ora supports the identification of Raumati South, Kena Kena, Meadows Precinct and Waikanae Beach as local centres in Kāpiti and seeks the retention of these centres as such. However, Kāinga Ora seeks that the height of the local centres in Kāpiti is amended to enable up to 3 storeys along with the medium density residential living surrounding the local centres.

29. Otaki Beach has not been identified as a local centre within the proposed growth strategy and Kāinga Ora recommends that it is included as a local centre, in recognition of the

size of its existing community and catchment, and its equivalent potential to becoming a local centre as a destination similar to Waikanae Beach local centre.

Greenfield development

30. Kāinga Ora generally supports the Council's approach to growth in the Strategy that it provides for both growing up and out throughout the Kāpiti district. However, the Strategy needs to recognise and balance the supply of providing for intensification within existing urban areas with the release of new Greenfield developments. Both approaches are important, however when it comes to allocation of resources, planning and funding, the Strategy needs to provide a clear direction to when and how greenfield development will be enabled and released for development relative to infrastructure investment.

31. Clear timeframes (or staging) of releasing greenfield development with infrastructure (that will be planned, funded and enabled) needs to be articulated in the Strategy, especially for high priority growth areas, followed by medium priority greenfield growth areas and longer-term greenfield growth area and future urban study area. The Strategy should state any interdependencies and constraints that may impact the implementation of releasing these growth areas for development and the likely timing to when these areas will become urbanised over the next 30 years.

32. Kāinga Ora supports the identification of the high priority greenfield growth areas in the Strategy and recommends that:

    a) the greenfield growth area within the Lindale area north of Paraparaumu (between expressway and east of old state highway) is reclassified from 'medium priority greenfield growth area' to a 'high priority greenfield growth area' as this area has existing access to infrastructure services and is in close proximity to Paraparaumu metropolitan centre; and

    b) the Greenfield growth area north of Waikanae is reclassified from 'medium priority greenfield growth area' to a 'high priority greenfield growth area' as it would be able to draw from infrastructure services within Waikanae and is in close proximity to Waikanae town centre.

33. Kāinga Ora generally supports the remaining areas identified as high, medium and longer-term greenfield growth areas.

Climate change and natural hazards

34. The Strategy has identified that areas subject to intensification and greenfield development areas will need to be sensitive to climate change and sea level rise and will need to be managed accordingly. Kāinga Ora generally agrees with this approach, excluding sites and/or areas from intensification where natural hazards pose significant risk. Kāinga Ora would like to further understand how Council anticipates to provide for sufficient development capacity if large areas of land are deemed unsuitable for intensification and seeks further clarity and direction is provided in the Strategy, that will in-turn direct any future plan changes to give effect to this approach.

35. Kāinga Ora generally supports the identification of the six growth principles in the Strategy and suggests that the Council considers including an additional growth principle or expanding on one of the existing principles to include reference to natural hazards and climate change. Reference to this could be included within 'valuing our environment'.

Council's challenges and opportunities

36. Kāinga Ora notes in the Strategy, under Council's 'challenges and opportunities' Council have identified the following challenge and opportunity:

    a) Challenge - *"severe under-servicing by emergency, social and transitional housing".* Kāinga Ora seeks that this sentence is rephrased with the following (or similar) "there is a high need for emergency, social and transitional housing".

    b) Opportunity - *"we can work in partnerships with government, iwi and the private and social housing sectors"*. Kāinga Ora agrees with this approach and acknowledges itself as a key stakeholder to increase social housing throughout the District.

Spatial mapping exercise

37. Kāinga Ora recommends the following changes to the spatial map titled 'Our approach to enabling sustainable growth:

    a) Amend the proposed spatial map to clearly illustrate the location of Waikane's town centre. It is unclear within the proposed map that Waikane has been included as a town centre. Amendment sought by using an icon or similar key feature to identify the location of the town centres.

b) That the map is amended to include the 10 minutes (800m) walkable catchment around Paraparaumu's rapid transit stop as this is not presently captured.

Conclusion

38. Kāinga Ora is generally supportive of the overall direction of Council's proposed growth strategy and seeks amendments are made to the Strategy as described above.

39. Kāinga Ora acknowledges their participatory role within the establishment of the Strategy and provides this feedback as a means of strengthening the Strategy to provide better direction to contribute to sustainable, inclusive, and thriving communities.

40. Kāinga Ora welcomes the opportunity to discuss the feedback above and any further opportunities to engage and input into the development of the Strategy.

41. Kāinga Ora also welcomes the opportunity to support the Council as they draft their plan changes to meet the NPS-UD requirements to facilitate good outcomes.

42. Should you have any questions in relation to the matters outlined above, please do not hesitate to contact me.



……

Brendon Liggett Manager - Development Planning Kāinga Ora – Homes and Communities

ADDRESS FOR SERVICE: *Kāinga Ora – Homes and Communities,*

Attachment 1: Proposed Heights and walkable catchments

Metro centre		Metro catchment	Metro catchment (800m)		Rapid transit stop catchment		Town centre		Town catchment		Local centre		Local catchment	
KCDC	Kāinga Ora	Kāinga Ora 400m	Growth Strategy	Kāinga Ora	Growth Strategy	Kāinga Ora	Growth Strategy	Kāinga Ora	Growth Strategy 400m	Kāinga Ora 800m	Growth Strategy	Kāinga Ora	Growth Strategy 200m	Kāinga Ora 800m
12 Storeys	No limit	10 Storeys	6 Storeys	8 Storeys	6 Storeys	Varied heights	6 Storeys	6 Storeys	4 Storeys	6 Storeys	4 Storeys	3 Storeys	4 Storeys	3 Storeys

11



Respondent No: 107
Login:
Email:

Responded At: Nov 23, 2021 11:05:53 am
Last Seen: Nov 23, 2021 20:07:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** not answered

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** not answered

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** not answered

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** not answered

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** not answered

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** not answered

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

This email is written in support of the detailed submission made by the Waikanae Beach Residents Society Incorporated on the KCDC Growth Strategy and specifically in relation to the possible rezoning of land in the Waikanae Beach area. As a long-term owner / resident at, Waikanae Olde Beach, I am shocked and concerned at the proposed Growth Strategy for the Kapiti Coast, and in particular, the Waikanae Olde Beach area and the possible rezoning of land surrounding the Te Moana Road site. Waikanae Olde Beach (including the proposed Te Moana Road site) has been previously acknowledge/zoned as a special character area and the proposed changes will see us all lose yet another area of "important recreational and tourist value to the wider Wellington region. Their relaxed beach atmosphere and memorable landscape contribute to the local sense of place of each community, as well as to the collective identity of the wider Kāpiti Coast setting, while providing an important visual amenity to local residents and the public" (KCDC 'Olde Beach' Rezoning Provisionshttps://www.kapiticoast.govt.nz/media/23834/rs-19-755-waikanae-beach-variation-for-notificationappendix-1_.pdf). We support the Waikanae Beach Residents Society Incorporated's submission in regards to the proposed changes to the Waikanae Olde Beach area. Please also note that we welcome the opportunity to attend the KCDC meeting to be held on the 30 November 2021 where the submitters can share their thoughts with elected KCDC members. Please advise the time and location for the meeting.

Q21. **First name**

Q22. **Last name**

Q23. **Address**

not answered

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** not answered

Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?** not answered

Q27. **Are you providing feedback** as an individual

Q28.	**Organisation name**	not answered
Q29.	**Would you like to speak to your submission in person on 30 November 2021?**	Yes
Q30.	**Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	
Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	not answered
Q32.	**Please upload original submission**	not answered



Respondent No: 42
Login:
Email:

Responded At: Nov 17, 2021 16:54:04 pm
Last Seen: Nov 17, 2021 05:40:11 am
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** Yes

Q2. **If you have any views, please comment here**

One of the most important things that the Council must do is keep our Regional Airport going regardless of the cost go rate payers. With the projected growth in population in the Kapiti District we will need the airport to continue to be operational. As for the encroachment of the sea in the Southern Coastal regions most substantial sea walls will need to be built. With the sea current depositing sand in the Manley Street Area It's only a half problem for the Kapiti Area fortunately. In my Varsity days this feature of sea currents is a great example of what's called a Cusphate Foreland a natural phenomena. It's nothing to do with Sea rise.

Q3. **Do you think these give us the right focus?** Yes

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

Sounds like a reasonably sensible plan.

Q7. **Do you think our proposed approach will help us achieve good growth?** Yes

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** Yes

Q11. **If yes, how?**

It's probably the only way to increase our population growth proposed.

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** Yes

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?**	Yes

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?**	No

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21. **First name**

Q22. **Last name**

Q23. **Address**

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.**	not answered
Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?**	No
Q27. **Are you providing feedback**	as an individual
Q28. **Organisation name**	not answered
Q29. **Would you like to speak to your submission in person on 30 November 2021?**	Yes
Q30. **Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	

Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes
Q32.	**Please upload original submission**	not answered

Respondent No: 138
Login:
Email:

Responded At: Nov 23, 2021 13:44:05 pm
Last Seen: Nov 23, 2021 19:57:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** not answered

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** not answered

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** not answered

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** not answered

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** not answered

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** not answered

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

Thank you for providing the opportunity to present this submission – as per previous emails we have been working very hard to meet the tight timeframes provided for feedback and we thank you for your patience in receiving our final submission at this point. We are in the process of confirming with our client if they are happy for site specific details to be published online and will confirm shortly. Kind regards, Marie

Q21. **First name**

Q22. **Last name**

Q23. **Address**

not answered

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** not answered

Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?** not answered

Q27. **Are you providing feedback** not answered

Q28. **Organisation name** not answered

Q29. **Would you like to speak to your submission in person on 30 November 2021?** not answered

Q30. **Please provide your phone number so we can contact you to arrange a time to speak to your submission.** not answered

Q31. **Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.** not answered

Q32. **Please upload original submission**

14 GREENAWAY ROAD, WA-03 SITE SPECIFIC SUBMISSION



TE TUPU PAI- GROWING WELL KĀPITI COAST DISTRICTS COUNCILS SITE SPECIFIC SUBMISSION 2021

CONTENTS

Executive Summary 3
Site profile / Overview 3
Kāpiti Coast District Plan 4
Greater Wellington Region Natural Resources Plan 4
Site Summary 4
Criteria rating Assessment 5
Revised Yield Potential 9
Recommendations 9
Additional Information 9
Alignment with draft Te tupu pai principles and objectives 10
Annexures 11
Urban Study WB-03 Area Reference 11
Site contours and Recommended Build Line (RBL) 11
Existing Services Adjoining the site 12

Executive Summary

As part of the Kāpiti Coast Districts Councils (KCDC's) response to projected growth throughout the region they have recently developed 'Te tupu pai – Growing Well', a proposed approach for sustainable growth. The approach is underpinned by two separate studies which identify and assess the feasibility of future sites for development in the region.

This submission is a site-specific response to 'Te tupu pai' and its underlying assessment (*Kāpiti Coast Urban Development Greenfield Assessment* Draft 2021 Boffa Miskell). As a trusted advisor in land development with a breadth of local knowledge – the issues presented in this submission provide a further overview of information which is imperative when considering future land development opportunities in the area and ensuring sufficient capacity in meeting long term growth. As such we are seeking the further investigation and the re-consideration of the priority ratings provided against Future Urban Study area WA-03 which includes 14 Greenaway Road, Waikanae.

With a plan needed to facilitate a projected 30,000 additional people in Kāpiti over the next 30 years we want to ensure we are supporting the council and the community to make sustainable, logical and responsive choices around growth. This initial submission provides a base of information which can be further expanded as required.

Site profile / Overview

- **Client site -** 14 Greenaway Road
- **Area** – 1.102ha
- **Study Area Reference** – WA-03
- **Proportion of WA-03 area** - 10% (approx.)
- **Draft Priority rating** - 'Priority Group 2B'
- **Proposed priority rating** - '1'

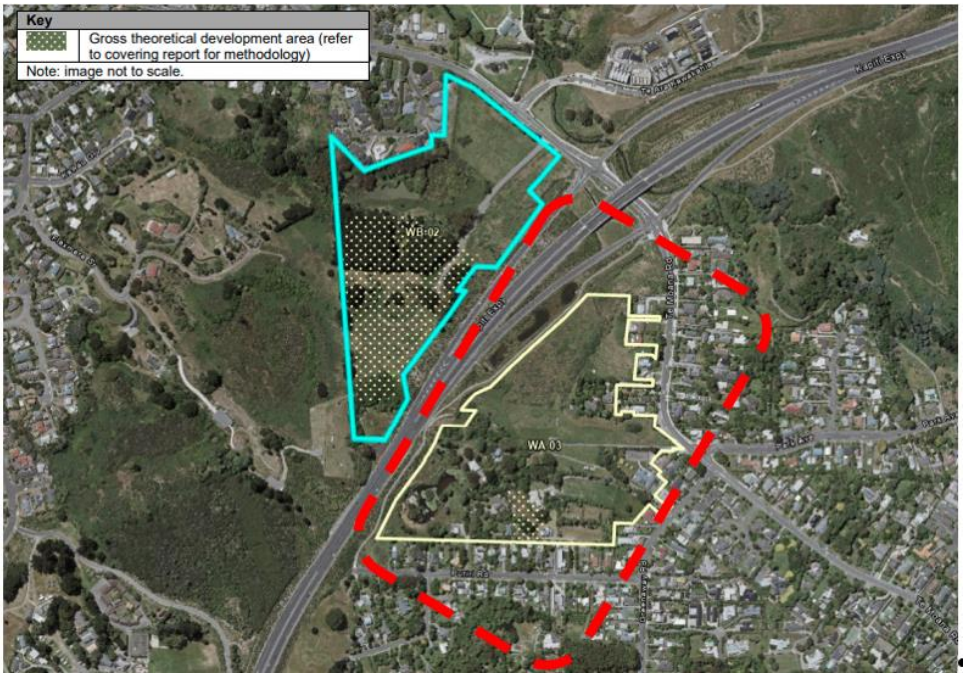


Figure 1: Future Urban Study Area WB-02 – *Kāpiti Coast Urban Development Greenfield Assessment* 10/2021

Kāpiti Coast District Plan

- General rural zone
- Rural Dunes Precinct
- Airport Runways Heigh Surfaces
- Flood Hazard - Ponding
- Flood Hazard – Residual Overflow
- Flood Hazard - Residual ponding
- Coastal Environment
- Major community connector

Greater Wellington Region Natural Resources Plan

- Category 2 surface water bodies
- Lowland areas for Category 2 surface water bodies

Site Summary

The study area identified as 'WB-03' is a well-connected and well serviced site primed and ready for future growth and development. The site is located in an established urban community and has services and infrastructure available to support new development. We believe that the site constraints identified are overstated and not reflective of the easy to support development potential. As such we strongly recommend the site is further investigated and re-evaluated from Priority Group '2b' to 'Priority Group '1' - realising its potential for short term development.

Services and infrastructure in the area can support development, with accessible sewer, water, roading, electric and telecommunications. The site is located on the fringes of both the established 'Waikanae Beach' and 'Te Moana Road' communities, which have a strong sense of self and also host a range of services and facilities.

Since the expressway has been completed there could also be the possibility to facilitate further residential and mixed-use development of the area through utilising areas historically designated for the expressway. We also note further development of this site would be complementary to the adjacent and recently and successfully developing mixed use area. Good urban design could potentially mediate amenity/reserve sensitivity issues.

Our comparative assessment below strongly indicates that aspects of the site labelled as 'constraints' – largely the flood hazard and liquefaction features have been unjustly weighted to preclude shorter term development underestimating the positive benefits of residential development on this site. We also believe the development potential is largely understated and that the development yield for this site could be more in the region of 40-100+ dwellings.

Criteria rating Assessment

CRITERIA RATING				
Criteria	**Headline Observations**	**Draft Rating**	**Commentary**	**Proposed rating**
Mana whenua values	Headwaters of Waimeha to the east significant Te Ātiawa ki Whakarongotai. There are a number of archaeological sites located throughout the area. The influence Takamore urupā and wāhi tapu site to the west is a significant consideration in terms of development of the area.*		Development in consultation with Manu Whenua/Māori landowners. Supporting development around heritage, natural features and manu whenua values.	
Iwi development	The central portion of the area is Māori freehold land		May be an openness to exploring potential of future development.	
Urban form	Development of the area would function as a cohesive consolidation of urban form at Waikanae		Excellent opportunity to integrate with existing urban environment along key transport corridor, current planning	
Local neighbourhoods	Development of the area would be an extension of the established neighbourhood at western Waikanae		Would be an extension of surrounding neighbourhoods including but not limited to the Waikanae beach/Te moana road	
Activity centres	Good access to local centre Te Moana Close to Waikanae Centre		Numerous connection points to established activity centres, excellent transport links to other urban and local centres.	

Residential Development	Extensive flood hazard covering most of the area reduces potential development. Potential to contribute to dwelling supply is marginal as a result. Location within urban Waikanae may encourage the development of a range of typologies		Comprehensive planning required and to realise potential. Further investigation required to mediate flood risk and increase projected density provision. – solutions to flooding issues not prohibitive of development. Contribution to dwelling supply potentially understated. Potential to facilitate a range of development types.	
Business land	No business land zoned in the area.		Business land not proposed but integrated into well-functioning urban environment site is connected to business provision.	
Transport networks	Good access from Te Moana/Greenaway Rd. Access to the expressway and PT.		Good access to SH1, Te moana Road (link to rail), Public transport existing and proposed.	
Infrastructure and Servicing	Existing water supply trunk and reticulation mains run along Te Moana Road adjacent to the area. • Existing waste water reticulation runs along Te Moana Road adjacent to the area. Depending on scale, development in the area may trigger upgrades to the existing waste water plant, and/or pipes and pump stations between the area and the plant		Good provision of existing infrastructure in well-connected urban area. Depending on size of projected developments upgrades may/may not be required.	
Natural ecosystem values	There are no identified ecological sites within the area.		There is however a Kauri tree (notable tree ID T14) which we believe holds some heritage/cultural significance. Development to reflect and integrate heritage/cultural feature.	

Water bodies	There is a pond located in the southwest extent of the site.		Pond does not appear to be noted as an ecological feature. Natural features can be integrated into development and provide focal points for amenity.	
Landscape and open	No identified special amenity landscapes in the area.		Note rural dunes precinct - surrounding open space allows for high amenity value living	
Heritage Values	No listed heritage features in the area/presence of archaeological sites in the area.		Manu whenua values and development in consideration and engagement with manu whenua/Iwi. Accidental discovery protocols apply as ultra vires.	
Topography	Topography flat near Te Moana Road and increasingly hilly towards the expressway.		Development proposed to occur in flatter areas. Good engineering and design practices can support development in areas with steeper topography.	
Natural hazards and land risks	Majority of area subject to flood risk. High consequence hazard in relation to Waikanae River flooding. Southwestern corner subject to 'high liquefaction risk'.		Flood risk can be mitigated and requires further analysis. Desktop data shows gravels across large portion of site however geotechnical engineering solutions and foundational design can mitigate liquefaction risk.	

Land use compatibility	A significant portion of the area is covered by the Expressway designation, although this could be reviewed with Waka Kotahi, and is not necessarily a constraint. Maybe reverse sensitivity effects on The natural gas network runs through the western portion of the area. Established rural lifestyle development in the area may be resistant to urban development. The influence Takamore urupā and wāhi tapu site to the east is a significant consideration in terms of development of the area.*		High quality urban design can mitigate amenity issues from noise, pollution, visual and amenity effects. Higher density urban living needs to be considered in relation to the presence of infrastructure. Cultural and heritage concerns to be explored through engagement with mana whenua and accidental discovery protocols apply as ultra vires. Development to occur around natural gas network.
Highly productive land	Eastern half of site identified as LUC1 soils – however relatively discontinuous with other areas		Incohesive and lack of potential for significant scale productive purposes due to fragmentation, surrounding infrastructure and residential uses
Climate change (low carbon futures)	Consolidation of urban form/development less likely to be resource intensive Good transport links		Consolidation of existing urban form Good transport links and green transport infrastructure (cycle ways) can reduce dependence on private motor vehicle.

KEY CONSTRAINTS	**KEY OPPORTUNITIES**
• Flooding and liquefaction • Expressway designation	• Cohesive expansion of Waikanae • Reasonable access to Waikanae town centre • Partnership with Māori freehold landowners
Review comments	
• Expressway completed - no longer a constraint potential for land previously designated for highway to support future residential development. • Flood risk requires further investigation – desktop data shows risk and site contours do not present a significant difference.	• Provides a site in areas of co-joining urban form. - site is in a prime location given established communities and adjoining amenities and services. • Site provides for potential variety of housing types Site provides for higher residential yield than initially identified.

Engineering solutions can be explored as part of the design process. • Only small section of the site identified as suitable for development which is not an accurate reflection of development potential. • Liquefaction risk requires further exploration and if issue identified – it can be explored/mitigated through geotechnical study/foundation design	• Site is well connected with sound transport links. • Infrastructure is existing and can be readily utilised • Potentially opportunity to partnership with Māori freehold landowners

Revised Yield Potential

The development is likely to be focussed on through the site (particularly those areas which are currently undeveloped/occupied). We propose 40-80 dwellings/units could be possible on this site.

This would be likely to double the immediate yield expectations.

Recommendations

Following our initial analysis, we have provided the below recommendations and next steps.

Further investigation is undertaken on site 'WB-03' focusing on:

- Technical assessments
  - Re-evaluated flood risk analysis post expressway development (refer Councils updated flood risk modelling)
  - Infrastructure analysis (services immediately available in Te Moana Road)
- Cultural and ecological investigation
  - Engagement with Iwi and manu whenua to develop greater understanding of any heritage concerns in relation to the site (supported through Māori landowner relationships)

Geotechnical and liquefaction issues

- Further work on ground conditions is appropriate

Planning matters are further explored

- A re-evaluation of site/reassess draft priority rating from '2B' to '1'
- Further engagement facilitated with council to discuss future development potential, cohesive planning approach, work through approaches to constraints
- Consideration given to revised yield potential assessment – amending analysis to include development potential to the North of the site

Additional Information

- Landlink have made this submission on behalf of 14 Greenaway Road – however we are aware they are exploring support for future development with other landowners of study area WA-03

Alignment with draft Te tupu pai principles and objectives

Enabling Choice

- Site has the ability to facilitate a range of housing types
- Housing options in an established community provides people with options to facilitate their lifestyle choices positive factor for well-being e.g. medical care, mode of travel, schools, employment

Valuing our environment

- Ensuring the development of land practices good urban design principles utilising the natural environment and integrating natural design features e.g. contours
- Ensuring the site is used to provide efficient and appropriate density of development
- Clustering greenfield development in established residential settings (neighbouring the site)

Fostering strong communities

This site is incredibly well connected with its location next to the SH 1 provided direct links to North and South – and being surrounded by established public transport networks

- Provides for development in established residential communities with a strong sense of identity
- Provides housing potential in an area which already hosts a range of amenities and services (schools, health care facilities, open space)

Supporting Manu Whenua Aspirations

- Sustainable growth recognising and protecting the important heritage and natural features of the area
- Engaging with Manu Whenua to progress development of these sites/•Partnership with Māori freehold land owners
- Engagement with iwi and landowners to further understand heritage considerations and implications for development potential

Encouraging low carbon living

- Existing infrastructure provides potential for this development to be less intensive
- Good transport links provide oppertunitiy to encourage low carbon living
- Location in existing/established communities reduce the need for supporting development - e.g. clustered development.
- New development can use good urban design principles and encourage low carbon living

Embracing the opportunities of growth

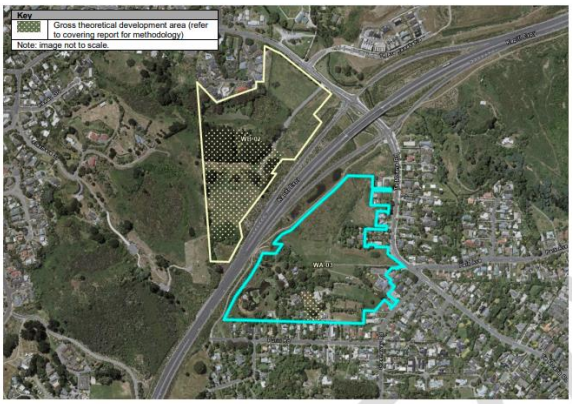
- Providing significant area for development aligning with the regions ambitious housing targets
- Utilising existing services and infrastructure – particularly transport network
- Would be pragmatic in terms of existing utility infrastructure
- Pushes past historically zoning precedents and provides a new opportunity supporting and signalling change and development

Annexures

Urban Study WB-03 Area Reference

Kāpiti Coast Urban Development Greenfield Assessment 13/10/2021

Future Urban Study Area **WA-03**



Area information	
Locality	Waikanae
Location	The area located between the Expressway and Te Moana Road
Total area (ha)	11.1ha
Existing zoning	General Rural Zone

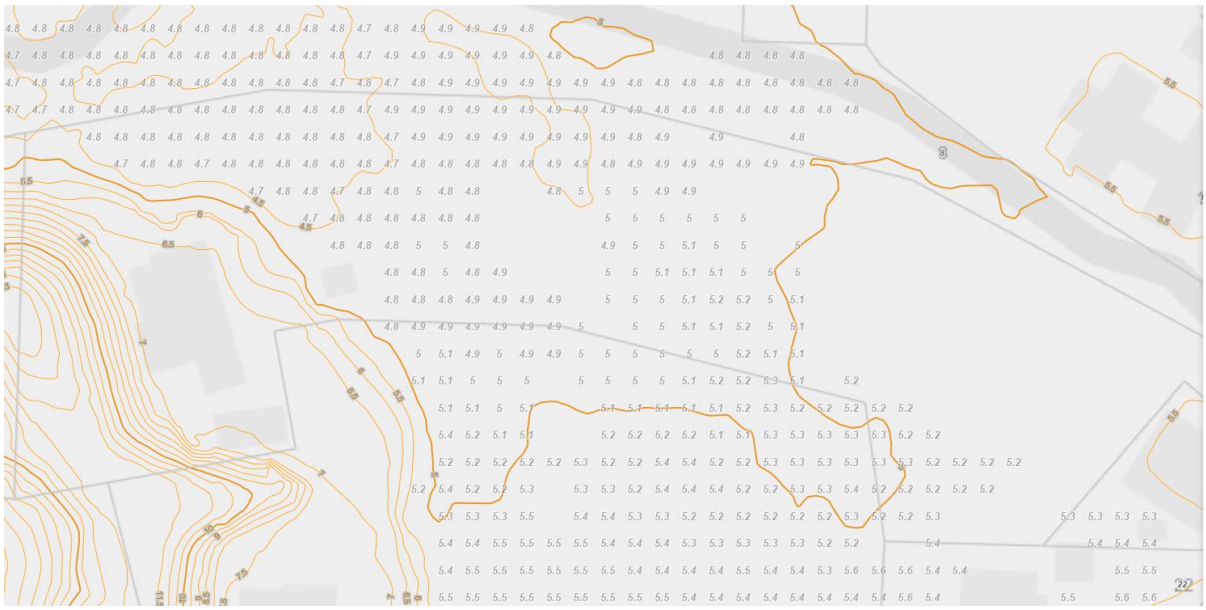
Key constraints	Key opportunities
• Flooding and liquefaction. • Expressway designation.	• Cohesive expansion of Waikanae. • Reasonable access to Waikanae town centre. • Partnership with Māori freehold land owners.

Theoretical dwelling estimate									
Gross theoretical develop-ment area	**Public realm provision (roads and reserves)**	**Net theoretical develop-ment area**	**Density mix**					**Estimated dwellings**	**Notes (refer to covering report for methodology and general notes)**
			Low (20d /ha)	**Low-Med (40d /ha)**	**Med (60d /ha)**	**Med-high (80d /ha)**	**High (100d /ha)**		
0.4ha	0%	0.4ha	0%	100%	0%	0%	0%	20	• Extensive flood hazard in the majority of the area results in a marginal extent of theoretical development area. • Low-medium density is assumed on the basis of close proximity to Waikanae.

Criteria	Observations	Rating
Mana whenua values	• The headwaters of the Waimeha to the east of the area are recognised as a site of significant to Te Ātiawa ki Whakarongotai. • There are a number of archaeological sites located throughout the area. • The influence Takamore urupā and wāhi tapu site to the west is a significant consideration in terms of development of the area.*	
Iwi development aspirations	• The central portion of the area is Māori freehold land.	
Urban form	• Development of the area would function as a cohesive consolidation of urban form at Waikanae.	
Local neighbourhoods	• Development of the area would be an extension of the established neighbourhood at western Waikanae.	
Activity centres	• The area has good access to the local centre on the corner of Te Moana Road and Waimea Road, although this requires crossing the Expressway. • Development of the area is likely to support the development of the existing local centre. • Waikanae town centre is located approximately 3.5km to the east, along Te Moana Road. • The nearest schools are at Waikanae to the east.	
Residential development	• Extensive flood hazard covering most of the area reduces potential development. Potential to contribute to dwelling supply is marginal as a result. • Location within urban Waikanae may encourage the development of a range of typologies.	
Business land	• There is no existing business zoned land in the area.	
Transport networks	• There is access to the area from Te Moana Road and Greenaway Road. • The area has immediate access to the Expressway via the adjacent interchange. • There is an existing bus route that runs along Te Moana Road. • There is reasonable access to Waikanae Station and town centre via active modes along Te Moana Road. Some parts of Te Moana Road include a cycle lane.	
Infrastructure and servicing	• Existing water supply trunk and reticulation mains run along Te Moana Road adjacent to the area. • Existing waste water reticulation runs along Te Moana Road adjacent to the area. • Depending on scale, development in the area may trigger upgrades to the existing waste water plant, and/or pipes and pump stations between the area and the plant.	
Natural ecosystem values	• There are no identified ecological sites within the area.	
Water bodies	• There is a pond located in the south-western extent of the site.	
Landscape and open space values	• There are no identified special amenity landscapes in the area. • The area has good access to open space Waikanae Park.	
Heritage values	• There are no listed heritage features in the area. • There are a number of archaeological sites located throughout the area.	
Topography	• The topography of the area is flat towards Te Moana Road, and increasingly hilly towards the Expressway.	
Natural hazards and land risks	• The majority of the area is identified as being subject to flood risk. High consequence hazard associated with the flooding of the Waikanae river in this location. Could be a potential "fatal flaw" for development in this location. • The south-western corner of the area is identified as being subject to high liquefaction risk.	
Land use compatibility	• A significant portion of the area is covered by the Expressway designation, although this could be reviewed with Waka Kotahi, and is not necessarily a constraint. • Development is likely to have reverse sensitivity effects on the Expressway. • The natural gas network runs through the western portion of the area. • Established rural lifestyle development in the area may be resistant to urban development. • The influence Takamore urupā and wāhi tapu site to the east is a significant consideration in terms of development of the area.*	
Highly productive land	• The eastern half of the area is identified as LUC 1, however it is relatively discontinuous with other potentially highly productive areas.	
Climate change (low-carbon futures)	• Consolidation of existing urban form and connecting to established infrastructure services is likely to be less resource intensive. • The area has good access to activity centres and regional public transport, with reasonable opportunities for access to these areas by active modes of transport.	

Notes:
* Feedback on mana whenua values and iwi development aspirations was obtained during the Council Officer workshop on the 19th of July. It is acknowledged that engagement with mana whenua will provide the basis for understanding mana whenua values and iwi development aspirations.

Site contours and Recommended Build Line (RBL)



Source Kāpiti Coast District Council GIS: Flood Hazards Accessed 22/11/2021
https://maps.Kāpiticoast.govt.nz/LocalMaps/Viewer/?map=4ca9a2e98d134a749c8f4ee4c5f1170f

Existing Services Adjoining the site



Source Kāpiti Coast District Council GIS: 22/11/2021



Respondent No: 112
Login:
Email:

Responded At: Nov 23, 2021 11:32:24 am
Last Seen: Nov 23, 2021 19:57:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** not answered

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** not answered

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** not answered

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** not answered

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** not answered

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** not answered

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

Please find attached two submissions on Te Tupu pai – Growing Well. We have provided: A submission on behalf of Landlink which looks across the strategic approach and provides holistic feedback on a range of growth and development issues A site-specific submission relating to assessment area 'WB-02' (Greenfield Assessment Boffa Miskell Oct21) As per my email earlier in the week we are also working on a further site submission which we will provide ASAP (early next week). Please do let us know if you have any questions or would like to discuss any aspect of our feedback further.

Q21. **First name** Marie

Q22. **Last name** Payne

Q23. **Address**

not answered

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** not answered

Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?** not answered

Q27. **Are you providing feedback** not answered

Q28. **Organisation name** not answered

Q29. **Would you like to speak to your submission in person on 30 November 2021?** Yes

Q30. **Please provide your phone number so we can contact you to arrange a time to speak to your submission.**

Q31. **Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**

not answered

Q32. **Please upload original submission**

100&110 TE MOANA ROAD – OSBORNE, SITE SUBMISSION



TE TUPU PAI- GROWING WELL KĀPITI COAST DISTRICTS COUNCILS SITE SPECIFIC SUBMISSION 2021

CONTENTS

Executive Summary 3
Site profile 3
Overview 3
Location 4
Kāpiti Coast District Plan 4
Greater Wellington Region Natural Resources Plan 4
Site Summary 4
Criteria rating Assessment 5
Revised Yield Potential 7
Recommendations 7
Additional Information 8
Alignment with draft Te tupu pai principles and objectives 9
Urban Study WB-02 Area Reference 10
Wetland Extent 10
Flood Risk Mapping 11
Site contours 11
Existing Services Adjoining the site 12

Executive Summary

As part of the Kāpiti Coast Districts Councils (KCDCs) response to projected growth throughout the region they have recently developed 'Te tupu pai – Growing Well', a proposed approach for sustainable growth. The approach is underpinned by two separate studies which identify and assess the feasibility of future sites for development in the region.

This submission is a site-specific response to 'Te tupu pai' and its underlying assessment (*Kāpiti Coast Urban Development Greenfield Assessment* Draft 2021 Boffa Miskell). As a trusted advisor in land development with a breadth of local knowledge – the issues presented in this submission provide a further overview of information which is imperative when considering future land development opportunities in the area and ensuring sufficient capacity in meeting long term growth. As such we are seeking the further investigation and the re-consideration of the priority ratings provided against 100/110 Te Moana Road, Waikanae.

With a plan needed to facilitate a projected additional 30,000 people in Kāpiti over the next 30 years we want to ensure we are supporting the council and the community to make sustainable, logical and responsive choices around growth. This initial submission provides a base of information which can be further expanded as required.

Site profile

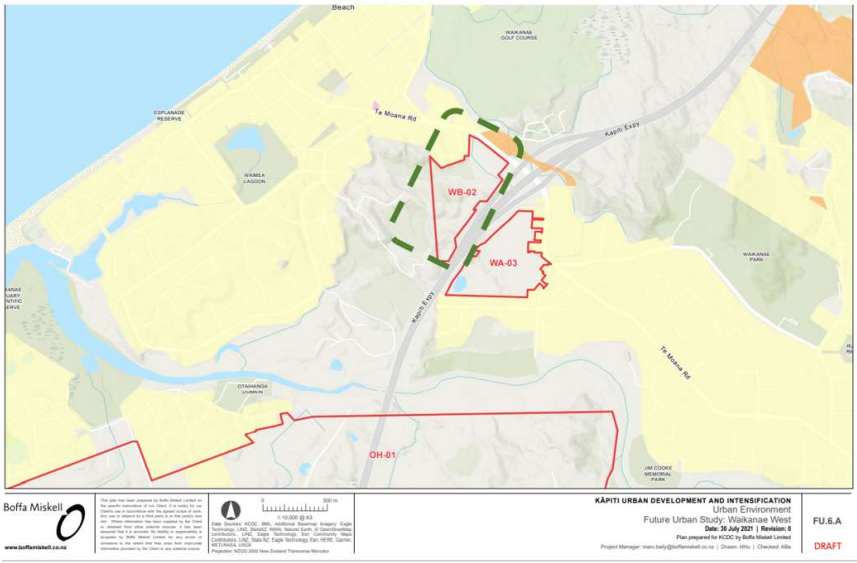


Figure 1: Future Urban Study Area WB-02 – *Kāpiti Coast Urban Development Greenfield Assessment* 10/2021

Overview

- WB-02— *(Future Urban Study Area Reference – Boffa Miskell)*
- Total Ha -10.4ha
- Currently Priority area 2B

Location

- 100 Te Moana Road – 1.531 ha
- 110 Te Moana Road – 3.96 ha
- 53% (approx.) of WB-02 site
- Client – Vince Osborne

Kāpiti Coast District Plan

- General rural zone
- Rural Dunes Precinct
- Ponding hazard
- Stream corridor
- Coastal Environment
- Major community connector

Greater Wellington Region Natural Resources Plan

- Schedule F – ecosystems and habitats with significant biodiversity values
- Category 2 surface water bodies
- Lowland areas for Category 2 surface water bodies

Site Summary

The area identified as site 'WB-02' is a well-connected and well serviced area primed for future growth and development. As such we strongly recommend it is further investigated and re-evaluated to 'Priority Group 1'. Investment in infrastructure and services over the years have brought services 'to the door' of the site. There is accessible sewer, water, roading, electric and telecommunications infrastructure providing a unique opportunity in terms greenfield development of enabling go in terms of short-term future residential and/or mixed-use development. The areas natural features would be mutually complemented through residential development which would have high amenity values, providing further peri-urban choice to a region planned to become denser at its urban core. We also note further development of this site would be complementary to the adjacent and recently and successfully developing mixed use area.

Since the expressway has been completed there would be the possibility to facilitate further residential and mixed use of the area including areas previously designated for the expressway.

High-quality urban design could mediate issues which may be anticipated through reserve sensitivity considerations. A considerable number of landowners in the area have signalled support for the utilisation of this area for residential/mixed use development. The provisional '2B' priority rating of this site overlooks its positioning as a pragmatic and strategic greenfield (upzoning) development option to support shorter term growth in an established and well serviced area. Our comparative assessment below strongly indicates that aspects of the site labelled as 'constraints' – largely the ponding hazard and wetland features have been unjustly weighted to preclude shorter term development underestimating the positive benefits of residential development on this site.

Criteria rating Assessment

CRITERIA RATING				
Criteria	**Headline Observations**	**Draft Rating**	**Commentary**	**Proposed rating**
Mana whenua values	Takamore Urupa location/archaeological sites		Development in consultation with Manu Whenua/Māori landowners. Supporting development around heritage, natural features and manu whenua values.	
Iwi development aspirations			Local Māori landowners have indicated openness to exploring potential of future development e.g. papakāinga housing.	
Urban form	Cohesive consolidation of urban form		Excellent opportunity to integrate with existing urban environment along key transport corridor, current planning	
Local neighbourhoods	Extension of established neighbour		Would be an extension of surrounding neighbourhoods including but not limited to the Waikanae beach/Te moana road	
Activity centres	Good access to local centres		Numerous connection points to established activity centres	
Residential Development	Combined constraints undermine housing feasibility considerably		Comprehensive planning required and to realise potential - further investigation required to mediate flood risk and increase projected density provision. Contribution to dwelling supply potentially understated.	
Business land	No business land		Business land not proposed but integrated into well-functioning urban environment site is connected to business provision.	
Transport networks	Well-connected		Good access to SH1, Te moana Road (link to rail), Public transport existing and proposed.	
Infrastructure and Servicing	Scale of development could trigger upgrades		No major upgrade of infrastructure anticipated due to existing provision.	

Natural ecosystem values	Identified ecological sites and wetlands in the area		Enhancement of ecological sites is a priority and community asset. Residential development to utilise and protect surrounding natural features supporting innovation and well-being.	
Water bodies	Number of wetlands in the area		Wetlands can be integrated as an incredible feature of residential development and complementary open space uses. Potential restorative opportunities.	
Landscape and open space values	No special amenity landscapes		Note rural dunes precinct - surrounding open space allows for high amenity value living	
Heritage Values	No listed heritage values/number of archaeological sites in the area		Manu whenua values and development in consideration and engagement with manu whenua/Iwi. Local and adjoining Māori landowners have signalled support for future development discussions.	
Topography	Relatively hilly area		Development proposed to occur in flatter areas	
Natural hazards and land risks	High flood risk		Flood risk can be mitigated and requires further analysis - current flood mapping is outdated (pre-expressway development) low quality data should not preclude the site from future priority development.	
Land use compatibility	Reverse sensitivity SH1		High quality urban design can mitigate amenity issues from noise, pollution, visual and amenity effects. Higher density urban living needs to be considered in relation to the presence of infrastructure i.e. development often targeted around transport infrastructure. Also provides opportunity to utilise land previous designated for highway which is complete.	
Highly productive land	LUC1 soils which discontinuous with other productive areas		Incohesive and lack of potential for significant scale productive purposes due to surrounding infrastructure and residential uses	
Climate change (low carbon futures)	Consolidation of existing urban form		Consolidation of existing urban form	

KEY CONSTRAINTS	KEY OPPORTUNITIES
Draft comments for NV-01	
• Expressway designation. • Ecological sites, wetlands and waterbodies. • Flooding and liquefaction. • Adjacent wāhi tapu site (urupā).	• Cohesive expansion of established urban form. • Reasonable access to Waikanae town centre
Review comments	
• Expressway completed - no longer a constraint • Natural features can be integrated through design and protected as part of development considerations • Flood risk requires further investigation • Precluding northern end of site from development overlooks the benefits of sound engineering and urban design solutions, further investigation is required and warranted.	• Provides a site in areas of co-joining urban form. • Provides for variety of housing types • Natural features provide opportunity for innovative urban design and complement amenity and wellbeing[1] •Infrastructure is existing and can be readily utilised • Creates open space connectivity and regenerative living opportunities.

Revised Yield Potential

The development is likely to be focussed on the Te Moana frontage (due to the fact that the stormwater issue has been alleviated as shown below) with a likely additional 40-80 dwelling units.

This would be likely to double the immediate yield expectations.

Recommendations

Following our initial analysis, we have provided the below recommendations and next steps.

Further investigation is undertaken on site 'WB-02' focusing on:

- Technical assessments
  - Re-evaluated flood risk analysis post expressway development (refer Councils updated flood risk modelling)
  - Infrastructure analysis (services immediately available in Te Moana Road)
  - Amendments to localised DC boundaries for infrastructure funding
- Cultural and ecological investigation
  - Engagement with Iwi and manu whenua to develop greater understanding of heritage issues in relation to the site (supported through Māori landowner relationships)
  - Ecological impacts exploration and design

[1] Wellbeing - social, natural, human and financial/physical capital

Geotechnical and liquefaction issues

- Further work on ground conditions is appropriate

Planning matters are further explored

- A re-evaluation of site/reassess draft priority rating from '2B' to '1'
- Further engagement facilitated with council to discuss future development potential, cohesive planning approach, work through approaches to constraints
- Consideration given to revised yield potential assessment – amending analysis to include development potential to the North of the site

Additional Information

- As noted in our criteria assessment there are a number of landowners within WB-02 to the south of our client's site that have signalled openness to exploring future development
- These landowners are Māori landowners and the landowner representative is Tony Ropata
- We understand that Council are interested in connecting the standby wastewater main which runs from the treatment plant to the Rauparaha Street pump station through this site and the landowners are open to facilitate this connection.
- The present of natural wetlands onsite do not preclude development in accordance with the National Policy Statement for Freshwater Management 2020 – we are confident feasible development can be achieved.

Alignment with draft Te tupu pai principles and objectives

Enabling Choice

- Site has the ability to facilitate a range of housing types
- Housing options in an established community provides people with options to facilitate their lifestyle choices positive factor for well-being e.g. medical care, mode of travel, schools, employment

Valuing our environment

- Opportunity to retain, manage and integrate natural features of the site into residential scenarios which have high amenity values
- Ensuring the development of land practices good urban design principles utilising the natural environment and integrating natural design features (e.g. Wetlands)
- Ensuring the site is used to provide efficient and appropriate density of development
- Clustering greenfield development in established residential settings (neighbouring the site)

Fostering strong communities

This site is incredibly well connected with its location next to the SH 1 provided direct links to North and South – and being surrounded by established public transport networks

- Provides for development in established residential communities with a strong sense of identity.
- Provides housing potential in an area which already hosts a range of amenities and services (schools, health care facilities, open space)

Supporting Manu Whenua Aspirations

- Sustainable growth recognising and protecting the important heritage and natural features of the area
- Engaging with Manu Whenua to progress development of these sites
- Engagement with iwi and landowners to further understand heritage considerations and implications for development potential

Encouraging low carbon living

- Providing significant area for development aligning with the regions ambitious housing targets
- Utilising existing services and infrastructure – particularly transport network
- Would be pragmatic in terms of existing utility infrastructure
- Pushes past historically zoning precedents and provides a new opportunity supporting and signalling change and development

Embracing the opportunities of growth

- Providing significant area for development aligning with the regions ambitious housing targets
- Utilising existing services and infrastructure – particularly transport network
- Would be pragmatic in terms of existing utility infrastructure
- Pushes past historically zoning precedents and provides a new opportunity supporting and signalling change and development

ANNEXURES

Urban Study WB-02 Area Reference

Future Urban Study Area **WB-02**



Area information	
Locality	Waikanae Beach
Location	The area to the west of the Expressway and south of Te Moana Road
Total area (ha)	10.4ha
Existing zoning	General Rural Zone

Key constraints	Key opportunities
• Expressway designation. • Ecological sites, wetlands and waterbodies. • Flooding and liquefaction. • Adjacent wāhi tapu site (urupā).	• Cohesive expansion of established urban form. • Reasonable access to Waikanae town centre.

Theoretical dwelling estimate									
Gross theoretical develop-ment area	Public realm provision (roads and reserves)	Net theoretical develop-ment area	Density mix Low (20d /ha)	Low-Med (40d /ha)	Med (60d /ha)	Med-high (80d /ha)	High (100d /ha)	Estimated dwellings	Notes (refer to covering report for methodology and general notes)
4.2ha	30%	2.9ha	80%	20%	0%	0%	0%	70	• Theoretical development area avoids combined constraints associated with flooding and wetlands in the north. • Proximity to Waikanae and Waikanae Beach is assumed to support a mix of densities.

Criteria	Observations	Rating
Mana whenua values	• The Takamore urupā is located in the area, and there is a wider wāhi tapu area associated with this that covers the majority of the western half of the area. • There are a number of archaeological sites located throughout the area. • The influence Takamore urupā and wāhi tapu site to the west is a highly site, and there is likely to be sensitivity towards urban development near the site.*	
Iwi development aspirations		
Urban form	• Development of the area would function as a cohesive consolidation of urban form at Waikanae, although constraints associated with the site mean that development is likely to establish away from Te Moana Road.	
Local neighbourhoods	• Development of the area would be an extension of the established neighbourhood at Waikanae Beach.	
Activity centres	• The area has good access to the local centre on the corner of Te Moana Road and Waimea Road. • Development of the area is likely to support the development of the existing local centre. • Waikanae town centre is located approximately 4km to the east, along Te Moana Road. • The nearest schools are at Waikanae to the east.	
Residential development	• Combined constraints in the area limit the theoretical development area, and as a result the potential to contribute to housing supply is marginal.	
Business land	• There is no existing business zoned land in the area.	
Transport networks	• There is access to the area from Te Moana Road, Flaxmere Street and Gates Road. • The area has immediate access to the Expressway via the adjacent interchange. • There is an existing bus route that runs along Te Moana Road. • There is reasonable access to Waikanae Station and town centre via active modes along Te Moana Road. Some parts of Te Moana Road include a cycle lane.	
Infrastructure and servicing	• Water supply and waste water reticulation extent in to the area via Flaxmere Street. • Depending on scale, development in the area may trigger upgrades to the existing waste water plant, and/or pipes and pump stations between the area and the plant.	
Natural ecosystem values	• There are a number of identified ecological sites associated with wetlands in the area. • There is a QEII covenant site located in the north of the area.	
Water bodies	• There are a number of significant wetlands located throughout the area. • A tributary to the Waikanae River is located in the south-western extent of the area. • The Waimeha Stream is located to the north of the area. A drain that flows to the stream runs through the north of the area.	
Landscape and open space values	• There are no identified special amenity landscapes in the area. • The area has good access to open spaces within Waikanae Beach, as well as coastal open space.	
Heritage values	• There are no listed heritage features in the area. • There are a number of archaeological sites located throughout the area.	
Topography	• The area is relatively hilly.	
Natural hazards and land risks	• North eastern and south-western parts of the area are identified as being subject to flood risk. High consequence hazard associated with the flooding of the Waikanae river in this location. • The majority of the area is identified as being subject to high liquefaction risk. • There is a SLUR site located along the northern extent of the area.	
Land use compatibility	• A significant portion of the area is covered by the Expressway designation, although this could be reviewed with Waka Kotahi, and is not necessarily a constraint. • Development is likely to have reverse sensitivity effects on the Expressway. • Established rural lifestyle development in the area may be resistant to urban development. • Significant presence of urupa and wāhi tapu sites over much of the western extent of the area.	
Highly productive land	• The north-eastern portion of the area is identified as LUC 1, however it is relatively discontinuous with other potentially highly productive areas.	
Climate change (low-carbon futures)	• Consolidation of existing urban form and connecting to established infrastructure services is likely to be less resource intensive. • The area has good access to activity centres and regional public transport, with reasonable opportunities for access to these areas by active modes of transport.	

Notes:
* Some high-level observations were provided during a workshop with Council officers in July. Observations are subject to further engagement with mana whenua.

Kāpiti Coast Urban Development Greenfield Assessment 13/10/2021

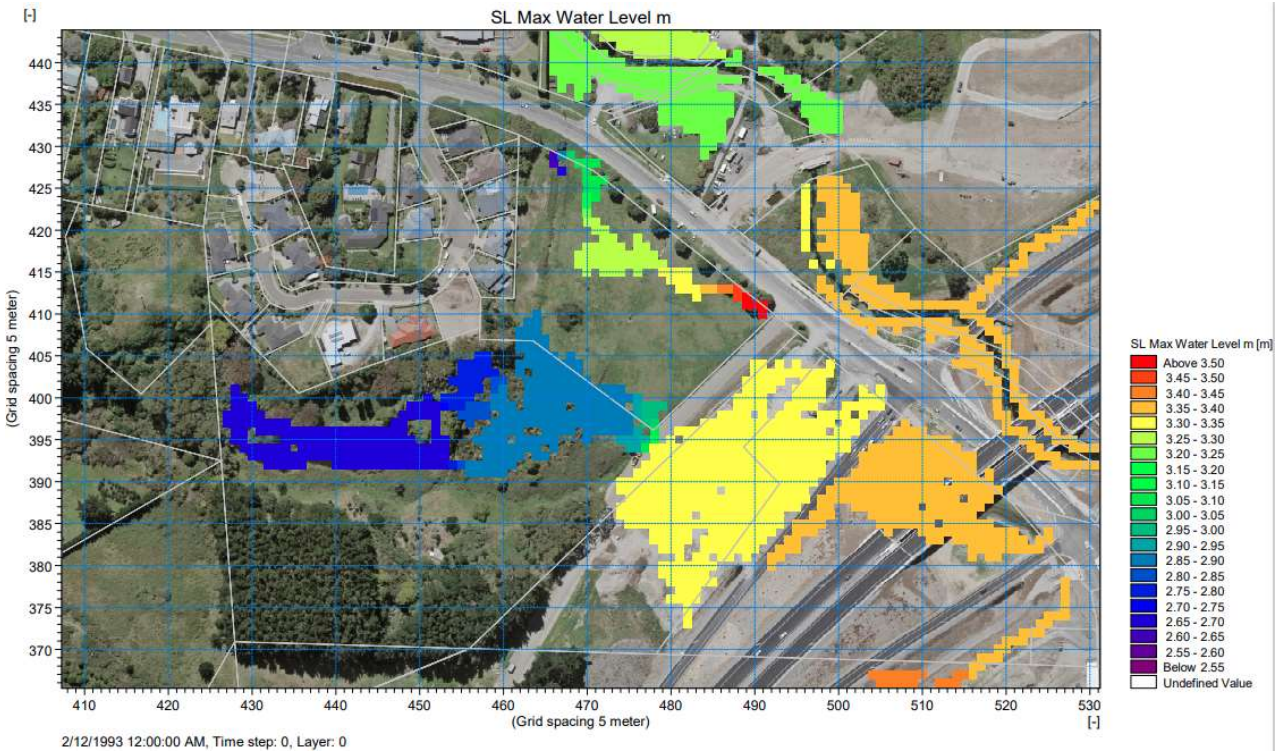
Wetland Extent



Source: *Current Wetland Extent MFE 2013* (Accessed 17/11/2021)
https://data.mfe.govt.nz/layer/52676-current-wetland-extent-2013/

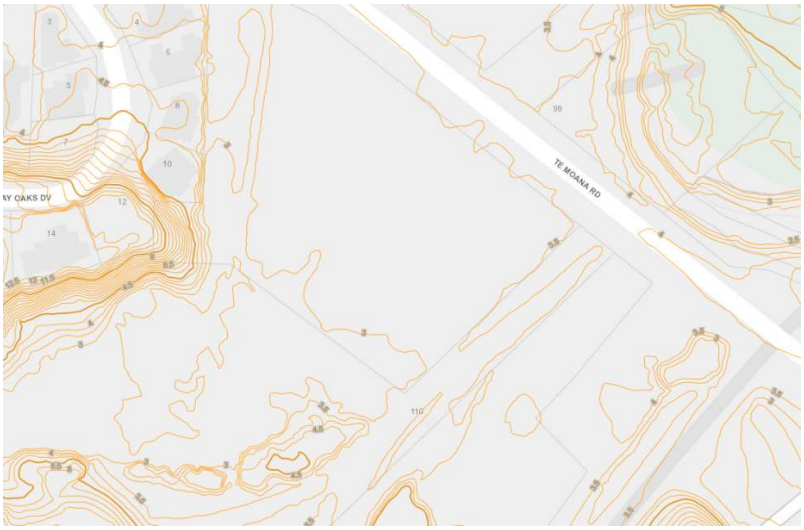
Flood Risk Mapping

The attached plan has been sourced from Councils flood mapping consultants (refer Rita O'Brien and Jacobs emails from Nov 2019) and indicates that the site is subject to minor localised surface water and a water body (which is protected by a QEII Trust covenant). This data is in contrast to council current GIS data which we believe only to show pre-expressway flood hazard. The data should be interpreted in the context of the sites contours as provided below.



11/2019, Kristen Stokes (Jacobs)

Site contours



Source Kāpiti Coast District Council GIS: Flood Hazards Accessed 18/11/2021
https://maps.Kāpiticoast.govt.nz/LocalMaps/Viewer/?map=4ca9a2e98d134a749c8f4ee4c5f1170f

Existing Services Adjoining the site



Source Kāpiti Coast District Council GIS: 19/11/2021



Respondent No: 117
Login:
Email:

Responded At: Nov 23, 2021 11:57:32 am
Last Seen: Nov 23, 2021 20:07:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** Yes

Q2. **If you have any views, please comment here**

My main concern is: we at the beach will lose what I love and why I have lived here nearly 40 years, supporting all the small and personal businesses. We are all friends. MacLean Street Park as it is for all the grandchildren and the only cost is an ice-cream.

Q3. **Do you think these give us the right focus?** Yes

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

My only real concern, is the devious developers. Legally the airport land should never have been sold. As a community in a natural disaster we need the airport. And affordable housing for the elderly and young couples, ie. G J Gardeners tiny homes: for under $300,000 not the million dollar Auckland type homes: no one can afford.

Q7. **Do you think our proposed approach will help us achieve good growth?** No

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

The developers with their GREED have already impacted on several aspects associated with the airport land. Pushing out and spoiling the life of the small plane owners who have had a safe place to house them.

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** No

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

- we lose our reason to live here - we will become what we don't want. There is a very fine line in growth naturally but I do not want to feel Beg City and not want to live here anymore. I moved from Auckland to get away from that.

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** Yes

Q14. **If yes, how?**

I agree with the idea of protecting spaces for business and industry. Plus our highly productive rural areas, ie Riverbank Road, Otaki.

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** No

Q17. **If you have any views, please comment here:**

Everyone I speak to is petrified of too much development encroaching into their peaceful lives.

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** Yes

Q19. **If you have any views, please comment here:**

Please listen to what the people and ratepayers want. Don't sell our assets and soul for short term gratification to the greedy short term developers who take our money and disappear, ie. Noel Robinson never to be heard of again.

Q20. **If you have any other feedback about how we can grow well, please comment here:**

And as for the so called Visitor Centre, it looks very much like the concrete block soul-less centre Waikanae was given... ugly as. Plus the financial figures don't stack up. My father Reg booked a day trip for our English cousins who were with us for 3 months visiting. In that time the weather was not conjusive for his bookings and they went home to England because it never happened. Boat or weather wise. (wishful thinking) It is not financially viable and we the ratepayers will be left with the debt.

Q21. **First name** Donna

Q22. **Last name** Platt

Q23. **Address**

Q24. **Email** not answered

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** not answered

Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?** not answered

Q27.	**Are you providing feedback**	as an individual
Q28.	**Organisation name**	not answered
Q29.	**Would you like to speak to your submission in person on 30 November 2021?**	Yes
Q30.	**Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	
Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	not answered
Q32.	**Please upload original submission**	not answered

COMMENT

Community voice strong in representation review



Notes from a corner dairy

K Gurunathan
Kāpiti District Mayor

This week councillors will be ruminating on the bottle of messages following the tide of 532 submissions responding to our Representation Review consultation.

It's a process councils are forced to undertake by the Local Electoral Act at least once every six years, and requires councillors to table a preferred option to kickstart the consultation. There are some key points to consider.

Firstly, the staff recommendation to councillors was for councillors to appoint an independent panel of six people appointed from our communities to come up with the preferred option.

This option would be put out for public consultation. By a slim majority, councillors rejected this prudent staff recommendation. They instead chose a process led by councillors and staff.

I believe a community-sourced, independent panel could have chosen a different option for consultation. This fact should effectively counter criticism that staff were responsible.

Secondly, public consultation brought two strong areas of response. One was around the proposed amalgamation of the Paraparaumu and Waikanae wards. Analysis shows 67 per cent of submitters disagreed or strongly disagreed.

Among Waikanae submitters, this opposition was greatest with 73 per cent strongly opposed. Comments included fear of being swallowed up by the more-urban Paraparaumu, and the argument that Waikanae was a distinctly different community.

An important observation is that the Waikanae ward suffers a significant under-representation. At a minus 26 per cent Waikanae is well outside the tolerance band between a minus/plus 10 per cent.

The amalgamation would have increased Waikanae's representation ratio. The opposition to amalgamation indicates Waikanae values its separate identity and separate representation despite the under-representation.

The other strong area of response has been the visceral opposition to the preferred option's proposal to get rid of community boards.

It saw 69 per cent disagree or strongly disagree, with 73 per cent of Ōtaki submitters registering a strongly disagree response. And 68 per cent of Paekākāriki and Raumati submitters also strongly disagreed.

But 25 per cent of submitters agreed with getting rid of community boards. Comments expressed included fixing shortcomings "due to the people in various roles and not the structure of representation". Such observations highlight the dysfunctional situation at Waikanae and Ōtaki boards caused by infighting, and resignations.

There were also calls to give boards "more teeth".

Such calls need to be balanced against the lack of engagement by the boards to a challenge to board members to respond to a five-point letter from the mayor's office sent in February last year. It presented an opportunity to look at leveraging the range of powers and tools of community engagement that boards already possessed, but failed to activate.

The boards were asked to discuss the ideas and engage with the mayor. There was no response.

If a majority of councillors exercising the prudence of an open mind decide on continuing the function of boards, this five-point approach would be a good place to start.

The analysis revealed other significant signals. On the combination of ward and districtwide councillors, 44 per cent endorsed the present mixed model but, importantly, with almost all these submitters favouring more wards than districtwide representation.

Also, another 44 per cent preferred all representation to be wards based. Only 10 per cent preferred only districtwide representation.

One can discern a democratic pivot towards more grassroots representation than centralised power.

I see two reasons for this. One is the continuation of our recognition and comfort in the notion that the Kāpiti Coast is a string of unique townships.

Our recent Destination Strategy recognised this strength, which, as identified by a submitter, is also reflected in our district plan.

The other is discomfort with the rapid change that's happening locally with increased growth, especially in communities like Ōtaki.

There is also the push by the current reformist government, which is restructuring and centralising key areas including the Three Waters, the RMA reforms (with its regionally centralised spatial planning), and the reform of the local government sector.

Caught in the midst of this avalanche of change the people may well be feeling that enough is enough.

Add the impact of uncertainty from the Covid pandemic to this and you can understand the reaction of the majority of submitters.

The single message in the bottle should be clear to any open mind.

You can help decide Kāpiti's future

Kāpiti Coast District Council wants to hear from the community on what it means to 'grow well' as the district prepares for population growth of about 32,000 people over the next 30 years.

That's roughly equivalent to a doubling of the populations of Paraparaumu and Raumati.

Consultation opened yesterday on the council's proposed approach to growth and its updated open space strategy.

"We want to hear from the public on what matters most in their vision of a 'future Kāpiti' and how we can take advantage of this anticipated growth," Mayor K Gurunathan said.

The council has to plan a future for Kāpiti that meets the needs of the district's children and future residents, meets the requirements of new government regulations, and responds effectively to challenges such as housing and climate change, he said.

"'Growing well' means different things to our iwi partners and different sectors like business, our rural communities, families, and youth.

"We want to be able to see our future growth through all these different lenses then plan for a future that reflects their varied priorities and aspirations to create a thriving environment, vibrant economy and strong communities.

> We need to plan boldly but holistically so that growth enhances our district and enriches our community.
>
> Kāpiti Mayor K Gurunathan

"We need to plan boldly but holistically so that growth enhances our district and enriches our community.

"Growth can be positive.

"It can provide the scale to support a fuller range of services like hospitals and tertiary education facilities.

"Done well, it can also help us respond effectively such as by increasing the supply of affordable housing through greater density.

"Council recognises that some people may be apprehensive about our community getting bigger, but we also have to plan for the future in a way our children and future residents will thank us for.

"That's why we want people to have a say on where, when, and how we grow, and how we harness the benefits of growth.

"Public feedback on our proposed approach to growth will help Council develop a growth strategy to retain the things people love about our district, like the village vibe, while delivering more housing and transport options, protecting and improving our natural environment, making low carbon living easier to achieve, and providing greater opportunities for our young people."

Managing future growth and our valuable network of open spaces are closely linked, which is why we are talking about both at the same time.

"Kāpiti's open spaces have shown their enormous value to the wellbeing of our community throughout the pandemic.

"The provision and enhancement of these spaces is guided by our open space strategy," Gurunathan said.

"The draft updated strategy outlines a vision for a diverse and cohesive network that supports the connection of the community to the environment and enhances the mauri or essential vitality of both.

"It will help to make sure that we have the right spaces in the right places and that we take care of them for generations to come."

Consultation on both topics began yesterday and runs for a month.

Council will not be holding face-to-face public meetings under alert level 2 so get more information about the alternatives and have your say online at haveyoursay.kapiticoast.govt.nz.


possibility
Magic lies in challenging what seems impossible.
Carol Moseley Braun

1/

To Whom it may concern.

These are other very important issues which I have personally experianced + witnessd in our own very loved Town of Paraparaumu Beach. After about 30 years we are all trusted friends Shopkeeper + Clients. ie We wish to keep it that way - Suporting local. ; Knowing our neighbours for Safety etc.

We as "Grannys - Children & Grandchildren" dont want any dramatic changes ; ie Machean Park its cheep & cheerful for the cost of an icecream happy tired homebound to (their Parents) Children : for Bath + Bed : Comonsense thinking

The ONE comon ill feeling was the destruction of the Duck Pond. The toddlers loved it. It was nature for them!

* Urgent Requirement more portaloos or toilets only Two are usually open at a time Mothers with a few children busting. Boys are just watering the trees

Every one loves the Skate park : I often used to Chat with Dane Coles when he was injured

at times and he had his children. He always said to me Donna – Id rather be playing rugby its easier than minding children & Mothers take a Bow ♡

Now as far as the kind invitation for me to come & speak at the Council Meeting which I am extremly grateful to do so!

I wish to address the Elephant in the room First

And 5 mins may not let me address the important things: So a brief Background Check on where & what Im coming from. My Parents Reg & Polly Platt were local identies.

My Parents were hard working citizens till the day they died in there late nineties.

We as a family of 5 children Im the eldest were brought up on Honesty & interity unfortunattey theres not much of that around now: My father Reg a bookbinder Master Craftsman Sold his business and retired early and

Moved to Raumati: Where he became greenkeeper with Doug:

Joined the Pakeki Lions club and was club Presidant twice, plus other Roles I believe the start of the Book Fair was one of his ideas: He worked tirelessly for the club e comunity: Selling Raffle tickets - Cakes whatever He taught Senoir Net, Woodworking for sellable items. He still made all the large Doc Visitor Books till in his Eightys. When his hands couldnt hold the weight anymore.

My Point is this Dad told me before he died that as a passionate fisherman: He'd researched the Kapit Visitor idea: And as our English Cousins were here for 3 months one summer Not one day was Suitable weather wise for a trip to be made. They went home without being able to do it. He told me then it was not financially Viable.

Now in the moment we need to deal with the unviability Financially of the so called visitor Centre: Sharron Hunter is a long standing family friend e extremly wise for her age. She was the Beehive Star computor + Phone Lady for years: She knows her stuff. She like the rest of us locals understand that we need more debt on our Rates like we need a hole in our heads: How dare people give her a hard time for her integrity + Honesty. But from my balcony at the Maclean St Apartments I have watched the Do up of the Building in front and upon inspection its a very lovely set up for everyone in Kapiti Yours, and hasn't cost 4 million etc

Win Win as I see it!

As soon as I get settled: I Plan to Join as a Volanteer for Grey Power:

My 60 years of being a passionate Hairdresser

and confidante to so many people of all walks of life. has shown me that the elderly are becoming extremly vulnorable to Pests + pestulance:

1 ie / Their own Children? Stealing their Cars, money furniture & Homes.

2, The Rest Homes they are in.

3, With my own Parents end of life Care or lack of it when no ones looking!

4, The rest home add on internal Charges which get given to family members

5, Personal effects Jewellry, Clothes, etc Stolen by staff members!

6, Rest homes who bring in Special Staff when they Know an audit is due. to cover whats really going on.

7, Lots of intimadating bullying by certain staff

I have witnessed all this.

Banks

My Own Self included have Suffered in their Hands.

Getting the Personal Service: Knowing the Manager and staff.

6/

Being forced to a Hole in the Wall to put in or withdraw large sums of Cash to pay bills with out (Cheques)
We feel unsafe and vulnerable.!
What the Banks fail to realise is not all of us wants to be tech Savy.
With Old age comes thing like memory Loss medication - Feeble hands + Hearts:
Whilst Changing my own Bank for exessive charges: I sat listening to 5 other operators dealing with people on the phones whod all had money fleeced from their accounts
And listening to them being told they may not get it back!

7/ The Airport Saga.

From then till now: The twists & Turns of manipulation & Greed.

The lives + people this has effected:

1/ From the point of View of all the local passionate airmen, many teaching others to fly.

Using their own Planes with a safe place to house them! I have a girlfriend who married a Southland Farmer with his own plane, He used to fly her in, park the plane and walk along Toru Rd to my Salon + house for Haircuts etc
1 Park Rd

He also used to love coming up for the little air shows.

After the dubious Sale to Murray Cole: They no longer felt safe or secure with the Base. The flying school got moved on etc etc.

How would all the passionate Fishermen or Golfers feel if you did this to them. ?

They must have horrible mental Health issues Let alone Financial ones.

8

The Airport Saga.

Whilst we all Know the truth - The Council or Government will have to buy the land back at a fair price. Because we all Know we need that asset for the emergancy thats coming: Earthquake in Wellington etc I also believe all the muk raking & Shit Stirring from the folk who bought in Midlands Knowing the fence backed onto the airport. After moving in they decided they didnt like or want the noise, Stiff bikkie Ive lived in Reikorangi on farmland we still got planes flying around us everyday. You Know your still alive on this planet. Unfortunatley for the new values on their homes I believe they were listened too.

I would like to Know the names of the people who sold there (Souls) to allow the Sale to have happened in the first Place.

The honesty of the men from Chatham Air who tried to help us out. They deserve Gold Medals →



Respondent No: 102
Login:
Email:

Responded At: Nov 23, 2021 09:59:31 am
Last Seen: Nov 23, 2021 20:07:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** not answered

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** not answered

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** not answered

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** not answered

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16.	**Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?**	not answered

Q17. **If you have any views, please comment here:**

not answered

Q18.	**Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?**	not answered

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21. **First name**

Q22. **Last name**

Q23. **Address**

not answered

Q24. **Email**

Q25.	**If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.**	not answered
Q26.	**If you are providing feedback as an individual. Do you want your name published with your feedback?**	not answered
Q27.	**Are you providing feedback**	on behalf of an organisation
Q28.	**Organisation name**	Paekakariki Community Board
Q29.	**Would you like to speak to your submission in person on 30 November 2021?**	Yes
Q30.	**Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	

Q31. **Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.** not answered

Q32. **Please upload original submission**

Te tupu pai: Growing well

Submission from the Paekākāriki Community Board

The Paekākāriki Community Board applauds council on this consultation document and agrees generally with the vision, principles, priorities and aspirations. We think the balance is right and the approach is sound. We have the following particular matters to raise for your consideration.

Housing

The need is real and we support the submission from Paekākāriki Housing Trust. We would be concerned to see 6-storey buildings within 10 minutes of the railway station however - within a minute's walk from the station you are into suburban housing and this would not be appropriate. Two-to-three storeys would be more appropriate for this beachy, bachy seaside village.

Character of communities is not mentioned at all, and we believe this should remain in the District Plan and be a factor taken into account. The local ourcomes statements should also be taken into account.

Housing needs not only to be affordable but we believe new housing should be future-proofed so that people can remain in their homes for their lives - they should be suitable for those with physical disabilities. Paekākāriki has the lowest percentage of elderly on the coast - the reason for this is the lack of suitable housing. The strategy must take this into account.

Mana whenua

We support mana whenua as partners and encourage council to continue on its journey of understanding just what true partnership means. A Te Ao Māori lens will mean the vision set out in this document can be achieved. We request that council consults with Ngāti Haumia ki Paekākāriki as mana whenua in this rohe. And we encourage council to consider what it costs for consultation and enable true partnership through resourcing of consultaion for our Treaty partners.

Wainuiwhenua

There is no mention of Wainuiwhenua in the document. This project will support this vision in many ways and we encourage council to continue to be involved, to enable this land to be secured for the community, iwi and hapū.

Local outcome statements

Regarding local outcome statements, we would like to have input into the development of the proposed framework.

Environment

We strongly support a strategy that enhances our environment.

We would like to speak to our submission.

Respondent No: 121
Login:
Email:

Responded At: Nov 23, 2021 12:08:58 pm
Last Seen: Nov 23, 2021 20:07:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** not answered

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** not answered

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** not answered

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** not answered

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** not answered

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** not answered

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

My comments are as follows and I would welcome discussion on these 1. More thought and consultation needs to go into the specific growth areas 2. Future Urban (priority) areas need to be reviewed in terms of existing infrastructure servicing 3. Order of priority areas needs to be reviewed 4. Future Urban areas need further thought and discussion 5. Greenfields areas should be expanded to cater for demand instead of going up 6. Height limits need further thought and consultation 7. Densities need further thought and consultation. Happy to work through specific points on the above with the team.

Q21. **First name**

Q22. **Last name**

Q23. **Address**

not answered

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** not answered

Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?** not answered

Q27. **Are you providing feedback** as an individual

Q28. **Organisation name** not answered

Q29. **Would you like to speak to your submission in person on 30 November 2021?** Yes

Q30.	**Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	
Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes
Q32.	**Please upload original submission**	not answered



Respondent No: 103
Login:
Email:

Responded At: Nov 23, 2021 10:42:45 am
Last Seen: Nov 23, 2021 19:57:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** not answered

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** not answered

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** not answered

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** not answered

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** not answered

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** not answered

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

Please find our submission on Growth Strategy as it affects XXX Waikanae Beach . We await an outcome and contact please.

Q21. **First name**

Q22. **Last name**

Q23. **Address**

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** not answered

Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?** not answered

Q27. **Are you providing feedback** not answered

Q28. **Organisation name** not answered

Q29. **Would you like to speak to your submission in person on 30 November 2021?** not answered

Q30. **Please provide your phone number so we can contact you to arrange a time to speak to your submission.** not answered

Q31. **Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.** not answered

Q32. **Please upload original submission**

SUBMISSIONS ON GROWTH STRATEGY FROM XXX AND XXX

1 . INTRODUCTION

1 .1 xxx and xxx through their Trusts are the Registered Proprietors of the Real Estate at xxx Waikanae Beach being all of the land contained in Certificate of Title WN59A/825 (attached numbered "1 ") ("Our Property").

1 .2 xxx Trust first became registered proprietor of Our Property in 2001.

1 .3 Our Property at the date of purchase by xxx Trust was designated Urban as to part and as rural as to part as shown on Lattey Consultants Ltd plan dated 15 February 2001 (attached numbered "2A" and "2B").

1 .4 Plan 2A shows xxx legal road ending somewhat south of Lots 10 and 11 on that Plan but you will note from Plan 2B the xxx legal road was extended north into Lots 10 and 11 thereby reducing their size and providing for 203m2 to be transferred from Lot 10 to Lot 13 DP 85461 allowing for a driveway to be created to access Lot 13, the resultant land areas being Our Property as it is in actuality today.

1 .5 An aerial photo is attached showing Our Property (attached numbered "3").

1 .6 Kapiti Coast District Council ("KCDC") changed that portion of Our Property zoned Urban to Rural during the time xxx and xxx have been Registered Proprietors of Our Property.

2. PURPOSE OF SUBMISSION

2.1 This submission is of a specific nature relating to Our Property.

22 Notwithstanding its specific nature it is a submission as part of the KCDC growth strategy "to create the vision and framework for diverse, high quality development so we 'grow well' as a District" (KCDC Growth Strategy document).

2.3 This submission advances the Housing and Business Assessment undertaken by KCDC which "identified long-term shortages in residential development capacity in Kapiti and the need to manage this capacity." (KCDC Growth Strategy document).

2.4 This submission also advances the New Zealand Government National Policy Statement on Urban Development (NPS-UD) issued as an intensification directive to Local Authorities in Tier 1 of that NPS-UD document. KCDC is such a Local Authority, Those outcomes are designed to enable intensification, allowing for growth both upwards and outwards.

25 This submission also advances the New Zealand Government's Bill before the House of Representatives entitled "Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill.

2.6 In line with and to advance the foregoing, our submission is to enable the subdivision of part of Our Property as it abutts Fieldway legal road as shown marked only as 4 Lots numbered "A", "C" and "D" on the Plan attached and numbered "3". Please note these Lot outlines are indicative only as no survey work has been undertaken at this point.

2.7 xxx and xxx proposal is KCDC redesignates the portion of Our Property abutting xxx as shown indicatively on Plan numbered "3" as Urban land to allow a subdivision of that land into residential Lots.

3.NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT

3.1 The New Zealand Government has issued the above directive to Local Authorities, of which KCDC is in Tier 1 of such directive, which requires Tier 1 Local Authorities amongst other things to:

3.1 .1 Invoke descriptive and prescriptive Policies setting guidelines for density in certain areas.

3.1 .2 Detailed Assessment of "take up" in intensified zones.

3.1 .3 Remove minimum car parking.

3.1 .4 Provide sufficient development capacity to meet demand.

3.1 .5 Provide well functioning urban environments,

3.1 .6 Provide responsive planning policies.

3.1 .7 Enable greater density of urban form in locations with good public transport accessibility.

.

3.4 Again and importantly the NPS-UD states "by removing these barriers the Government will provide for the construction of a range of housing typologies,

…".

3.5 To achieve this, the Government recognises not only greenfield development but also brownfield development to obtain "the intensification of existing developments in urban areas". We submit Our property falls within that criteria.

3.6 Most importantly paragraph 48 of the National Policy statement on urban development provides:

"."

Our Property, we submit, falls squarely within those guidelines.

3.7 Paragraph 60(a) also requires a well functioning urban environment "having or enabling a variety of homes that meet the needs, in terms of type, price and location of different households".

Again, Our Property falls squarely within those guidelines and in addition is close to public transport and open spaces.

3.8 Lastly the NPS-UD notes:

.

3.9 To achieve the intentions of the New Zealand Government as enunciated we submit returning part of Our property to urban as it once was, will advance that objective.

4. RESOURCE MANAGEMENT (ENABLING HOUSING SUPPLY AND OTHER MATTERS) AMENDMENT BILL

4.1 The Bill seeks to rapidly accelerate the supply of housing where the demand for housing is high. The KCDC Housing and Business Development Capacity

Assessment document has recognised this demand generally across the district but specifically:

> "The strongest demand for residential housing js in the Waikanae area which accounts for almost half of all the district's anticipated growth and development out to 2047" (page 246 of Capacity Assessment).

Specifically the report goes on to identify Waikanae Beach/Peka Peka as areas of increase in occupancy.

42 The Bill brings forward the implementation of the NPS-UD by requiring KCDC as a Tier 1 Local Authority to notify intensification planning instruments by 20 August 2022. Local Authorities are directed to "increase housing development capacity and promote provision of a wider variety of housing types offering New Zealanders a wider variety of options to suit their needs at different stages in their lives."

4.3 The medium density residential standard which is required in all Tier 1 urban environments requires relevant territorial authorities, of which KCDC is one, to apply that standard to all existing residential areas except for areas zoned large lot residential. Our Property is in an existing residential area and is not zoned large lot residential and therefore falls within the New Zealand Government's Tier 1 directives.

4.4 In addition section 77K of the Bill provides:

"(1)

(3) In carrying out its function under subsection (1), a relevant Territorial Authority —

(a) may create new urban non-residential zones or amend existing urban non residential zones;

(b) may modify the requirements set out in policy 3(a) (b) or (c) to be more permissive than provided in those policies;

"

This is a clear directive by Central Government to incorporate intensification policies into plans where there are existing urban non-residential zones. Again our property fits squarely in this Policy,

5. KCDC HOUSING AND BUSINESS DEVELOPMENT CAPACITY ASSESSMENT

5.1 The Assessment identified a number of local shortages of capacity for housing and type of housing.

5.3 The Assessment identified 19,785 additional dwellings from infill/redevelopment of existing areas. We submit part of Our Property should fall into this category.

5.4 The Assessment also noted "realisable development" only included "stand alone housing [s]'. Again a subdivision of part of Our Property would fulfil "stand alone" "realisable" housing development.

5.5 The Assessment notes "the strongest demand for residential housing is in the Waikanae area which accounts for almost half of all of the district's anticipated growth and development out to 2047.

5.6 The Assessment further notes "a strong preference for stand alone housing continues across the district making up 84% of future demand'

5.7 Our submission is KCDC considers the rezoning of part of our Property from rural to urban, as it once was, to meet the objectives of the capacity assessment.

6. CONCLUSION

:

6.1.1 National Policy Statement on Urban Development; and

6.12 Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill; and

6.1.3 KCDC Housing and Business Development Capacity Assessment

the rezoning of part of Our Property from rural to urban to achieve the outcomes in each of the foregoing documents, fulfils the requirements and outcomes contained in those documents.

6.2 In addition to the general nature of the foregoing submission Our Property specifically has the additional attributes to be applied in a rezoning from rural to urban of part of our Property:

6.21 Historically most of that part of Our Property we desire to be rezoned from rural to urban was already zoned urban during our ownership of our Property, before KCDC changed that part zoning to rural. A return as to part urban is returning to the status quo.

6.2.2 If green belting the northern extremities of Waikanae urban areas by virtue of rural block designations was relevant in 2001 it is not relevant now, some 20 years later, as is evidenced by the urban encroachment of subdivided sections occurring north of our Property in Peka Peka. Further greenfield development in this area will advance that urban encroachment.

6.2.3 It should be noted we are not requesting a complete rezoning of all of Our Property from rural to urban but essentially just that portion abutting xxx.

62.4 The proposed subdivision of part of Our Property abutting xxx is merely a continuation of the existing urban environment all around Our Property in the

.

6.2.5 Our Property is on an existing public transport route.

6.2.6 All services and amenities are in place and operational.

6.3 Accordingly, both from the general perspective of the New Zealand Government's and KCDC's projected housing objectives and requirements and from the specific perspective of the subdivisional attributes of Our Property we submit KCDC include our Property in its work to

> "Explore its role to influence housing issues in the district to identify portunities (sic - Our Property presents to) enable housing and to r move barriers to areas of housing supply in need (last paragraph age 294 of KCDC Capacity Assessment),

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R W. Muir
Registrar-General
of Land

Identifier xxx
Land Registration District Wellington
Date Issued 03 September 2001

Prior References
xxx xxx

Estate Fee Simple
Area 1.4694 hectares more or less
Legal Description Lot 9 Deposited Plan 91324 and Lot 13
Deposited Plan 85461

Registered Owners
Xxx and xxx as to a 77/100 share
Xxx and xxx as to a 23/100 share

Interests

B687268.6 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 1.10.1998 at 3.36 pm

Subject to Section 241 (2) Resource Management Act 1991 (affects DP 91324)

The easement created by Transfer 5078774.8 is subject to Section 243 (a) Resource Management Act 1991

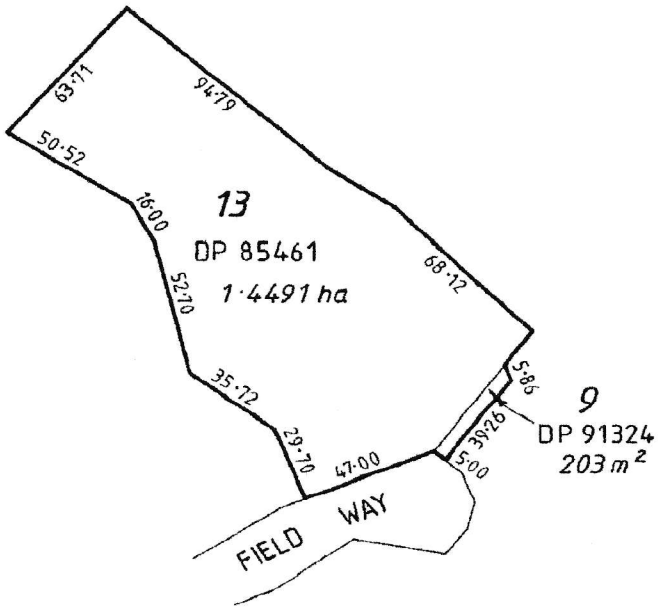
Fencing Agreement in Transfer 5106276.1 - 9.1 1.2001 at 12:15 pm (affects Lot 13 DP 85461)

Land Covenant in Transfer 5106276.1 - 9.11.2001 at 12:15 pm (affects Lot 13 DP 85461)

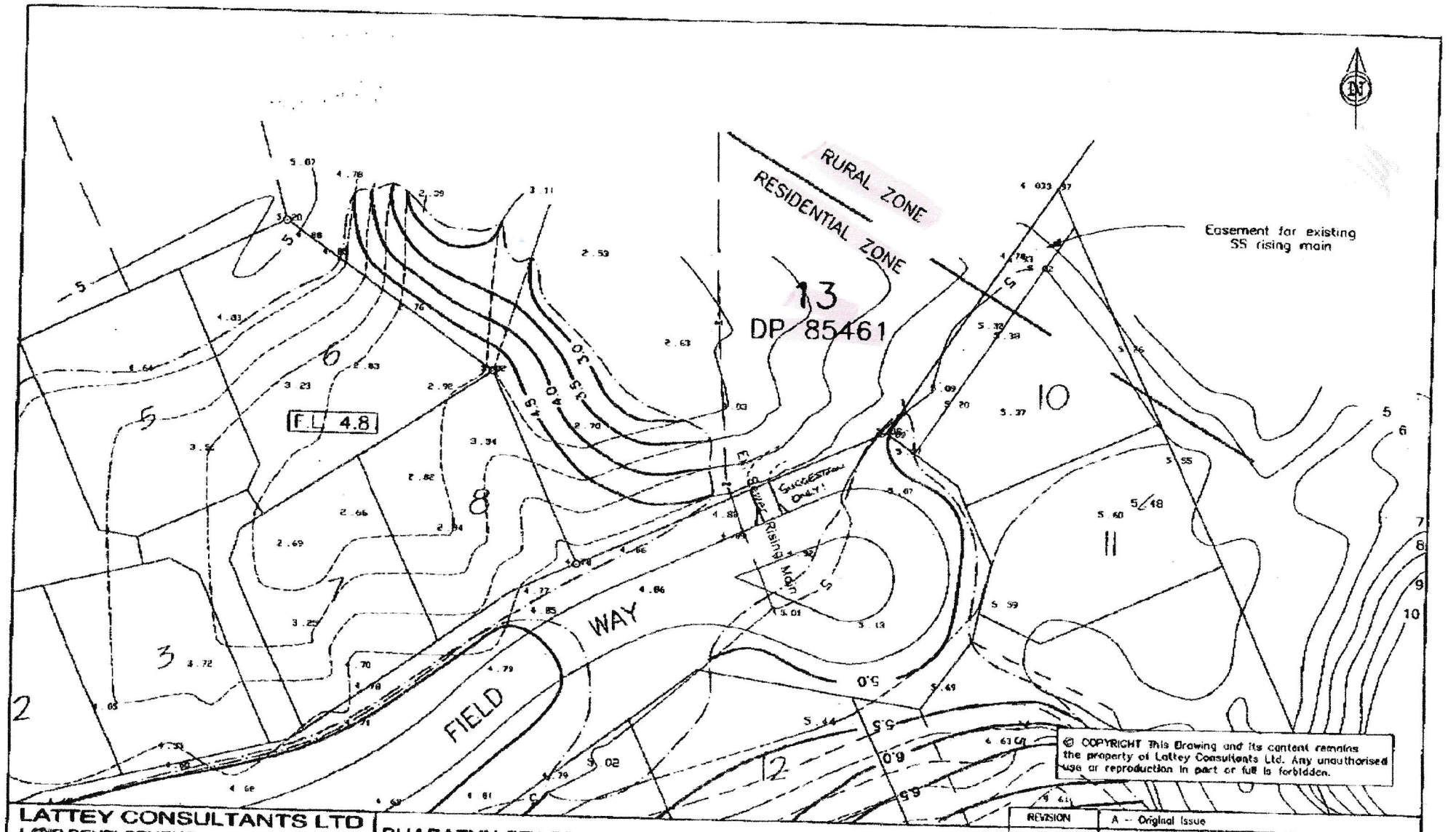
9215576.3 Mongage to ANZ National Bank Limited - 24.10.2012 at 5:03 pm

Identifier **WN59A/825**

DocID: 4103139 25



TOTAL AREA: 1·4694 ha



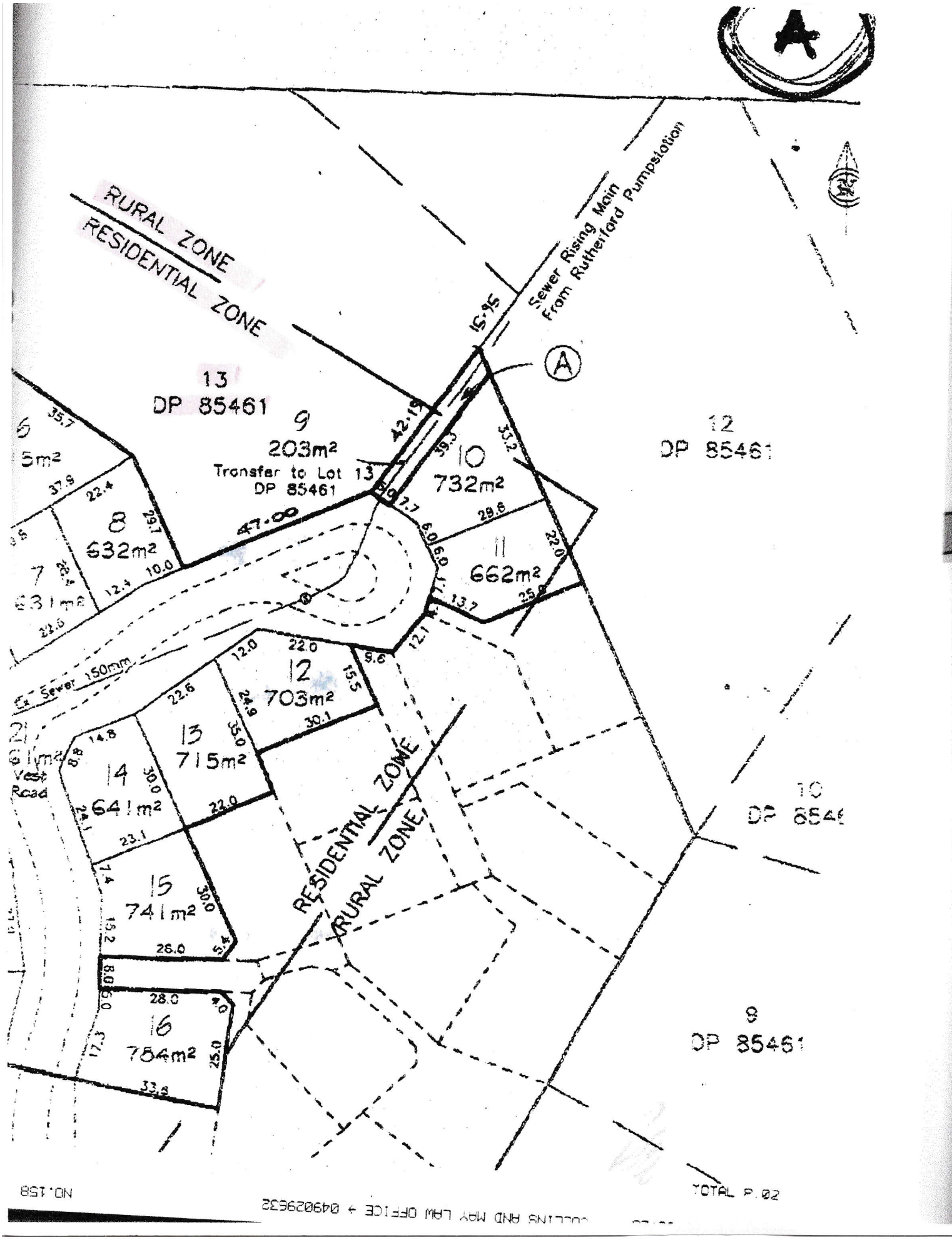
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LATTEY CONSULTANTS LTD
LAND DEVELOPMENT + LAND SURVEYING
RESOURCE MANAGEMENT + DEVELOPMENT MANAGEMENT
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FACSIMILE (04) 902-8182
E_MAIL contactus@lattelink.co.nz
WEB SITE www.lattelink.co.nz

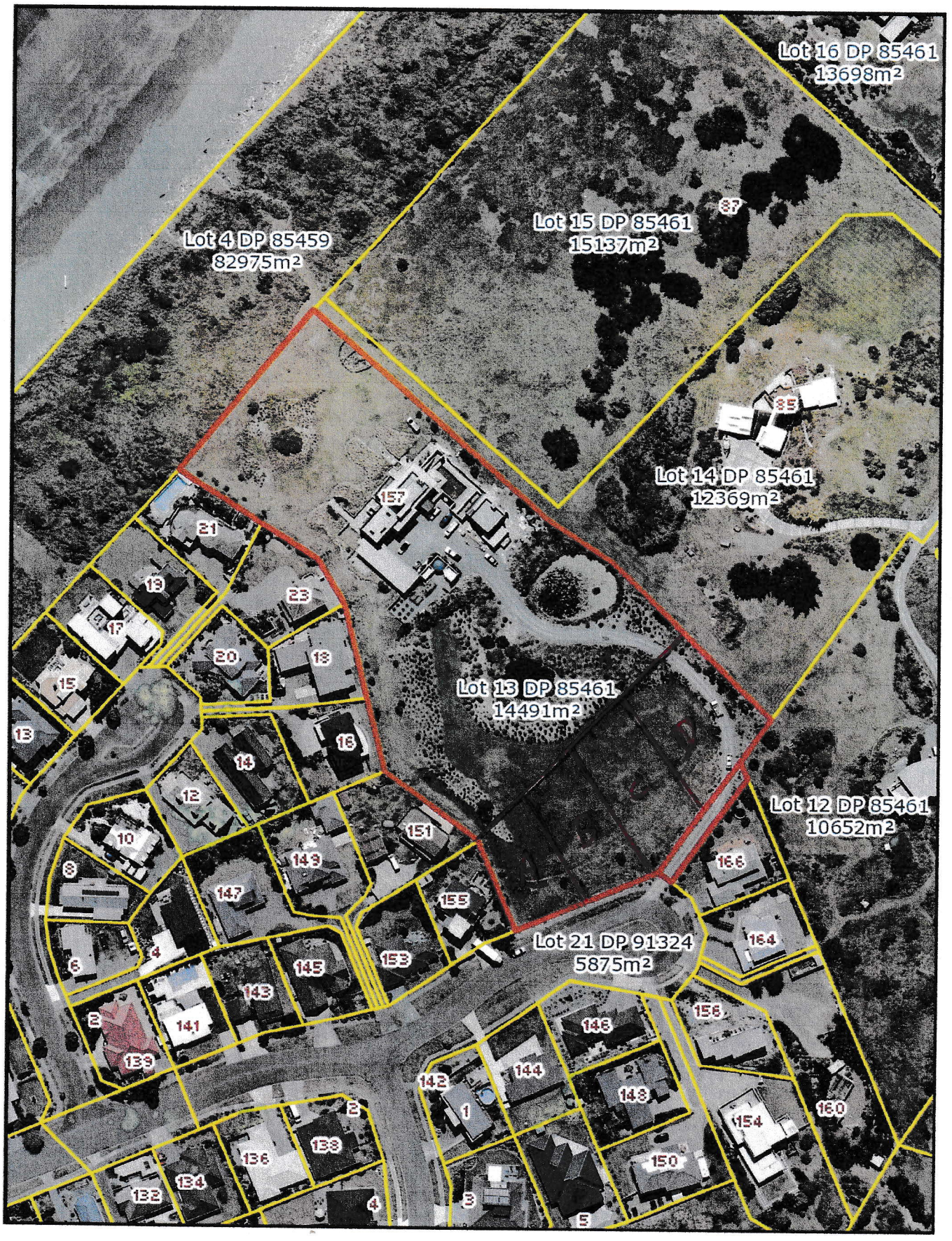
PHARAZYN STAGE 5 - POSITION OF COLLIN'S DRIVEWAY
PHARAZYN CHARITABLE TRUST
FIELD WAY, WAIKANAE BEACH

REVISION	A -- Original Issue
SURVEYED	
DESIGNED	
DRAWN	FWJ
CHECKED	
APPROVED	

DATE 15 FEBRUARY 2001
Scale 1:500
Original Plan A3
DRAWING NO. 107.55
ISSUE


A
RURAL ZONE
RESIDENTIAL ZONE
Sewer Rising Main From Rutherford Pumpstation
15.15
13
DP 85461
9
203m²
Transfer to Lot 13 DP 85461
10
732m²
11
662m²
12
DP 85461
8
632m²
7
631m²
12
703m²
13
715m²
14
641m²
15
741m²
16
754m²
Sewer 150mm
RESIDENTIAL ZONE
RURAL ZONE
10
DP 8546
8
DP 85461
42.19
47.00
33.2
29.6
22.0
37.9
22.4
29.7
10.0
12.4
22.0
22.6
24.9
30.1
35.0
14.8
30.0
22.0
23.1
26.0
28.0
33.8
25.0
NO.158
TOTAL P.02

3



terranet
property information online

N

Property Information

Search Result:
Date of Imagery: February 2017
Report Date: 28 Sep 2020

Copyright Notice

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Data Statement

Accuracy of aerial imagery +/-0.5m. Accuracy of property boundaries 1-3m in urban areas, up to 30m in rural areas. Property boundaries and legal descriptions sourced from LINZ.



Respondent No: 108
Login:
Email:

Responded At: Nov 23, 2021 11:12:00 am
Last Seen: Nov 23, 2021 19:57:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** Yes

Q2. **If you have any views, please comment here**

This submission is aimed specifically at Te Horo, that is the area south of the Otaki river (including Kaitawa, Parenga, and Waiohanga Roads, and down as far as Te Hapua Road, and is a result of a series of Public meetings held by members of theTe Horo Community at the Te Horo Hall. It would be helpful to understand 'which part' of the 30,000 new population KCDC would forsee by 2051 becoming residents of Te Horo? Is this figure 1000, 3000, or 5000? It does affect the starting point for analysis and planning. The fact that a 'new town' for (Hautere)Te Horo, shaded in yellow on page 38 of the 'Growth strategy', is marked as 'for discussion' suggests it may well be at least 3000? A second helpful 'starting point' would be a far 'deeper' and higher quality analysis of the 'highly productive' and other various soil types referred to in the KCDC growth document, to identify those soils of 'lessor quality' which may be best suited to more intensive Development? These two points may tie in with a preferred site for a future railway station, this becoming a 'growth hub' allowing less pressure on the 'rural production and open space' areas.

Q3. **Do you think these give us the right focus?** Yes

Q4. **If yes, why?**

It is a recurring theme for Te Horo residents that they would like to see enhanced 'centres' to the Community, at least two hubs, possibly three, where village facilities such as meeting places, creche, cafe, sports facilities, and places of work, are clubbed together to create energy and activity. It is also important as part of intensification to provide for enhanced walking paths, cycleways, and bridlepaths, not only for locals but also for visitors from the wider wellington region, for many of whom Te Horo is the 'first stop' rural area coming north. This builds on the superb expressway path through our District, and gives a real boost to visitor growth to Kapiti. A third aspect is being able to access the Kapiti Expressway at Peka Peka, as 80% of the Te Horo working population are likely to be working in Kapiti, Porirua, and Wellington. Given the population growth projections for Te Horo, the intensification already underway at Peka peka itself, and the increased growth planned for the hillside of Peka Peka, (Octavious Road through to Huia St) then on/off ramps at peka peka become even more necassary and important?

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

Growth principle three. It was apparent from our last meeting that many people felt very strongly that Te Horo needs to 'allow' a wider range of lot sizes, for easy transition from being a '10 acre blocker' to a 'one acre blocker' within the same Community. Many would love to do this while staying in their own home and being able to subdivide this main house, and sell the then surplus land (10 becomes 9+1?). We are confident this can be achieved while retaining the rural flavour, keeping good spacing between residences, and allowing a 'continuity' for residents and enriching friendships, clubs and organisations and Another strongly verbalised idea was the extension of 'Papakainga housing' rights to all residents, not just on Maori land, thus allowing families to coexist and support each other through different phases of family life, and making generational transitions much easier. The current situation of 'sheds without kitchens' is so widespread, a less than satisfactory outcome of an over restrictive regulations. Extended family living is as much a European tradition, and is still prevalent in longer established societies!

Q7. **Do you think our proposed approach will help us achieve good growth?** Yes

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** Yes

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** Yes

Q14. **If yes, how?**

With reference to Te Horo, the yellow shaded area is a potential worry. The Kapiti Coast is best described as a 'String of Pearls' towns and villages ,with beautiful green areas between. With the greater intensification that is now being allowed/encouraged at Peka Peka, there is a need for a strong 'green belt' at Te Horo, focussed around retaining productive land and open spaces. Hence the option of developing several small 'self sufficient' Villages, on suitably unproductive land, may have less impact, and be a better option than one 'new town'. Down lighting only may be a good thing to retain low light in the rural area? The Community have expressed a strong desire to be actively involved with discussions around any intensification of Te Horo, how and where it may be implemented! Starting with the two suggestions made in Question 1.

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** Yes

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** Yes

Q19. **If you have any views, please comment here:**

For Te Horo again, There is a need to retain a balance between either side of the highway, not just endless growth on the sandhills, but a 'reflective' focus on development in the foothills enviroment, so appealing to many. Water and Groundwater integrity are important, thus tapping into newly engineered water sources around the Otaki river supply is essential. The Mangaone stream corridor needs major work, for flood management, and habitat enhancement, and can be an excellent 'corridor' for off road paths and bridlepaths, right from the foothills to the sea! Down lighting only may be a good thing to retain low light in the rural area. The Community have expressed a strong desire to be actively involved with discussions around any intensification of Te Horo, how and where it may be implemented! Starting with the two suggestions made in Question 1.

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21. **First name**

Q22. **Last name**

Q23. **Address**

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.**	not answered
Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?**	not answered
Q27. **Are you providing feedback**	on behalf of an organisation
Q28. **Organisation name**	The 'future of Te Horo' Group
Q29. **Would you like to speak to your submission in person on 30 November 2021?**	Yes
Q30. **Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	
Q31. **Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes
Q32. **Please upload original submission**	not answered



Respondent No: 126
Login:
Email:

Responded At: Nov 23, 2021 12:32:58 pm
Last Seen: Nov 23, 2021 20:07:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** not answered

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** not answered

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** not answered

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** not answered

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16.	**Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?**	not answered

Q17. **If you have any views, please comment here:**

not answered

Q18.	**Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?**	not answered

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21. **First name**

Q22. **Last name**

Q23. **Address**

not answered

Q24. **Email**

Q25.	**If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.**	not answered
Q26.	**If you are providing feedback as an individual. Do you want your name published with your feedback?**	not answered
Q27.	**Are you providing feedback**	on behalf of an organisation
Q28.	**Organisation name**	Waikanae Beach Residents Society Incorporated
Q29.	**Would you like to speak to your submission in person on 30 November 2021?**	Yes
Q30.	**Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	not answered

Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes

Q32. **Please upload original submission**

Submission on the KCDC Growth Strategy by the Waikanae Beach Resident's Society Incorporated (WBRSI)

Summary

1. This submission on the growth strategy has been compiled with input from various members of the WBRSI and we believe reflects the strongly held community view that intensification around the Te Moana local centre is impractical, unrealistic and unwelcome because:

    a. Stormwater constraints, including overland flow paths, flooding and ponding issues will be exacerbated.
    b. The land is tightly held in large lots with many developed houses. Further intensification will not realistically follow for many years, even if the zoning allows, defeating the purpose of the strategy.
    c. The small number of additional dwellings created will not alter the housing supply significantly but will significantly add to greenhouse gas emissions as it incentivises people to drive via SH1.
    d. If a local centre is deemed necessary, and it is unclear that it is, then this should be located on the greenfield site adjacent to SH1 interchange (sites WB-02 and WA-03), or at the Ngarara subdivision where development can proceed apace in a controlled manner.

The RMA Amendment Bill

2. The growth strategy must take into account the intensification planning instrument that is now required by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill.

Kapiti as a Tier 1 Council

3. Presumably Kapiti has been identified as a Tier 1 Council in the NPS-UD simply because it is part of the Wellington Region, and/or because of its actual or potential as a higher population density area including Wellington commuters.

4. While there is little prospect of having the Tier 1 status removed, it makes little sense given the topography of Kapiti, which will likely create some unintended outcomes. In particular, the concentration of land that can accommodate 3 houses around SH1, will encourage densification in that area at the expense of town centres which are immediately adjacent to rail corridors. That will increase vehicle trips and disincentivise rail travel which will increase emissions. The town centres of Waikanae and Paraparaumu would benefit from intensification and are both on the electrified rail network.

5. It will still be necessary therefore to have a growth strategy that incentivises concentration around existing *town centres*.

Amendment Bill and Residential Zones

6. The Amendment Bill applies to "residential zones" which are defined as *all residential zones listed and described in standard 9 (zone framework standard) of the national planning standard <u>or an equivalent zone</u>* [underlining added].

7. Section 8 of the National Planning Standards is entitled "Zone Framework Standard" and includes Table 13 "Zone Names and Descriptions". This includes:

Large lot residential zone	Areas used predominantly for residential activities and buildings such as detached houses on lots larger than those of the Low density residential and General residential zones, and where there are particular landscape characteristics, physical limitations or other constraints to more intensive development.
Low density residential zone	Areas used predominantly for residential activities and buildings consistent with a suburban scale and subdivision pattern, such as one to two storey houses with yards and landscaping, and other compatible activities.
General residential zone	Areas used predominantly for residential activities with a mix of building types, and other compatible activities

8. Kapiti has a beach residential zoning and these are likely sit someone between large lot residential zone and low density residential zone. Note the reference to landscape characteristics associated with large lot residential zones, and the reference to one to two storey houses with yards and landscaping in the low density zone.

9. So it would seem as though beach residential zones are captured by the bill.

10. However, Council needs to consider constraints that might be a qualifying matter within section 77G of the bill and so would allow the MDRS to be *less permissive* in relation to an area where one or more of the matters listed in section 77G.

11. The only matter under section 77G that might be relevant is 77G(h):
any other matter that makes higher density as provided for by the MDRS inappropriate in an area, but only if section 77I is satisfied.

12. Section 77I requires an evaluation report into any specific characteristic that makes the level of development in the MDRS inappropriate.

13. The issue for Kapiti is therefore its infrastructure capacity, and its ability to absorb the predicted new numbers of dwellings consequent upon the Amendment Bill.

14. Effectively constraints which have been coincidentally managed in the past through other tools in the plan (eg minimum lot size, character overlays) will now need to be managed in their own right in light of the Amendment Bill's permitted standards.

15. This is particularly important for the Council because there are liability issues associated with infrastructure being insufficient to meet projected demand with the result that adverse

consequences ensure – eg flooding. The road network within Waikanae Beach would also require substantial upgrades, which the local community would undoubtedly resist – the lack of kerb and channel in the area is a particular feature of the area.

16. In those circumstances, it would be appropriate for the Council to commission evaluation reports under section 77I into the ability of infrastructure to handle the anticipated demand as part of its growth strategy. That would include wastewater, stormwater and roading.

17. It is noted that the Boffa Miskel intensification report referred to below proceeds on the basis that all land is to be rezoned "Urban Residential Development" which rather pre-determines the matters identified above regarding the Amendment Bill and Sections 77G and I insofar as the issues of flooding, ponding and other infrastructure issues are addressed.

18. The Council must reconsider its growth strategy in light of the Amendment Bill in any event. As noted by the Boffa Miskel intensification strategy:

This assessment does not cover the approach to a general uplift in residential planning provisions to enable greater intensification across the district – which is precisely what the Amendment Bill does.

The Growth Strategy

19. The Growth Strategy is the subject of 3 reports, two by Boffa Miskell and one by 4sight Consulting which has as Appendix A and an economic report prepared by Market Economics.

The Greenfield Analysis

20. The Greenfield report prepared by Boffa Miskell appears to have a pessimistic view of the number of dwellings that can be constructed in greenfield sites, and will certainly not have taken into account the impact of the Amendment Bill if these sites are zoned residential – something specifically provided for in section 77F(4) of the Amendment Bill. These sites should be revisited for an accurate assessment of their potential housing yield under the Amendment Bill.

The Urban Intensification Analysis

21. The Urban Intensification report prepared by Boffa Miskell is supported insofar as it recommends intensification around:
    a. Metropolitan Centre and Paraparaumu Railway Station;
    b. Rapid Transit Stops at Waikanae and Paekakariki.
    c. Town Centre zones.

22. This is quite sensible. Intensification around the metropolitan centre, rail stops and existing town centres is sensible, and will likely lead to urban renewal in many areas.

23. This accounts for 24,006 dwellings of the 24,821 dwellings identified by the report, or 96.7%.

24. Once again these sites will need to be revisited for an accurate assessment of their potential housing yield under the Amendment Bill.

25. The Urban Intensification report prepared by Boffa Miskell is not supported insofar as it recommends intensification around:
    a. Local Centres and "Surrounding General Residential Zone".

26. From this point forward this submission focuses on the Waikanae Beach Local Centre which is proposed in the Growth Strategy to allow buildings up to 4 storeys in the area.

27. The Boffa Miskell Report is flawed in its approach to the identification of the Waikanae Beach Local Centre Zone as a growth area. The report states as follows (page 9):

Note that the Local Centre zone in the Kāpiti district includes some individual sites that are zoned as local centres, but which otherwise do not support a significant degree of local activity. On this basis, some Local Centre Zones have been identified or assessed as potential intensification areas. Specifically:

- *The local centre zoned site on the corner of Mazengarb Road and Guildford Drive has been excluded based on the small scale of activity on the site (the centre is presently one food and beverage outlet)[19]. In addition to this, there centre shares a broader catchment with the local centres located at Donovan and Te Kupe Roads in Kena Kena and Mazengarb Road at Meadows.*
- *The local centre zoned site near the corner of the Parade and Paneta Street in Paekākāriki has been excluded based on the small scale of activity on the site (the site has occasionally been a café/store).*
- *While the local centre on Te Moana Road at Waikanae Beach is composed of a single site, the site has been assessed as a potential intensification area there are a range of activities that take place on the site. In addition to this, the centre has a large catchment, serving the full extent of Waikanae Beach.*

[19] *Note that this area was originally included in the assessment, however upon assessing the area the limited scale of activity in the centre became apparent. In addition to this, when assessing the estimated theoretical dwelling capacity within and around the centre, the nature of surrounding land use (the area is bordered by open space and a large school site) resulted in only a marginal degree of intensification being enabled.*
[Underlining Added]

28. This paragraph makes no acknowledgement, of the small scale activity undertaken at the Te Moana Road site. It states, in a rather coy fashion that "a range of activities take place on the site" without any acknowledgement that those are a dairy, a bakery and a fish & chip shop. This is similarly small scale as the Mazengarb Road site, which is a pub. In addition there is zero acknowledgement of the large 4 Square and 2 restaurants (considerably larger than the bakery) located in Tutere Street a short stroll from the Te Moana Road Site (zoning aside, these facilities service the community – the Four Square in particular is significantly larger than the dairy).

29. The Waikanae Beach site is also unfairly targeted as having "a large catchment". That is a statement that is equally applicable to any of the local zones, but somehow only applies to Waikanae Beach. To say it serves *the full extent of Waikanae Beach* is incorrect. As already pointed out the 4 Square is larger than the Dairy at Te Moana and many prefer to frequent it. It is a surprise that the Te Moana dairy has remained commercially viable.

30. The reason that there is a local centre zone at the corner of Te Moana Road is probably historical accident. It has likely been rolled over from District Plan to District Plan with no qualitative assessment.

31. Neither of the Boffa Miskel reports canvass the possibility of a *new* local centre – at sites WB-02 and WA-30, or at the new Ngarara subdivision, which would make much more sense than the site at Waikanae Beach. The Ngarara subdivision website (https://ngarara.nz/) states:

The vision for Ngārara is to create somewhere not just to live, but to belong. Designed for convenience and connection, living in Ngārara will give you easy access to so many recreational and commercial amenities. Within Ngārara there are commercial spaces planned such as a café, wellbeing centre and childcare facilities creating an environment that is vibrant and focussed on meeting resident's needs.

[emphasis added]

32. It is noted that new local centres are canvassed for other areas, for example Waikanae North and Waitohu. Of sites WB-02 and WA-03, adjacent to the Te Moana interchange with SH1, the Boffa Miskel Report simply says *The area has good access to the local centre on the corner of Te Moana Road and Waimea Road, although this requires crossing the expressway.* It then notes that *Development of the area is likely to support the development of the existing local centre* and that *Waikanae town centre is located approximately 3.5km to the east, along Te Moana Road* – a statement that is equally true of Te Moana Road.

33. Further these statements completely overlook the ability of sites WB-02 and WA-03, or the Ngarara subdivision to become a local centre in their own right. WB-02 or Ngarara would be preferable because like Waikanae Beach, WA-03 appears to have stormwater constraints. This would be preferrable than the existing constrained site at Te Moana Road because:
    a. It is a green field and would readily accommodate further coherent intensification in a shorter period of time than Te Moana Road;
    b. It would readily accommodate the scale of activity current at Te Moana Road – indeed more so.
    c. WA-03 and WB-02 are immediately adjacent to SH1;
    d. Critically, the intensification report ignores the economics of attempting to expand the local zone at Te Moana Road, as noted in Appendix A to the 4Sight Report by Market Economics Research & Consulting which states:

    Achieving intensification is typically dependent on redevelopment of existing urban area. A fragmented land ownership structure can be a constraint to achieving intensification as high-rise developments usually require an amalgamation of adjoining titles to enable a comprehensive development. Even when the sale value of land is high, not all landowners are incentivised to sell and move elsewhere so that redevelopment can take place.

    And

    Scenario 2 also requires a significant shift from the current market operation. It would require development of a large number of low-rise apartment buildings that are only currently built in the inner suburbs of the large cities in New Zealand (i.e. Auckland,

Christchurch and Wellington) and the central parts of some of the small cities (Hamilton, Tauranga and Queenstown). These urban centres have much higher levels of amenity than those in the district and offer much greater relative differences in the level of accessibility to alternative areas of greenfield development that is much further away in larger cities. <u>While there may well be low-rise apartment developments in Kāpiti Coast in the future, it would not be prudent to rely heavily on this capacity within the coming few decades (i.e. it may not all be reasonably expected to be realised)</u>.

And

Scenario 2 contains some greenfield capacity (around 5,000 additional dwellings) in the locations already provided for in the Proposed District Plan. These are reasonably well located in relation to the existing urban area where they form a continuation of the surrounding areas of urbanised land.

[emphasis added]

e. In summary it is unlikely that re zoning around Te Moana local centre will achieve any objective of intensification because the land is tightly held.

34. Quite simply, the land in and around the Te Moana Local Centre is so tightly held that any multi storey development outside that permitted by the Amendment Bill is likely tens of years away or never going to happen, which will not satisfy growth requirements in the same way as a new local centre where common ownership allows managed development.

35. Moving to the assessment of the Te Moana Local Centre zone itself (page 132 of the pdf report) the Boffa Miskel intensification report a number of criticisms can be made:

a. It is said that a "Key Opportunity" *is to improve the legibility and vibrancy of the Waikanae Beach local centre through intensification.* The Dairy, Bakery and Fish and Chip shop have now morphed into the *Waikanae Beach local centre.* That ignores the 4 Square and the two restaurants on Tutere Street, the third restaurant and the Boat Club at the end of Te Moana Road.

b. Of "Urban Form" it states:

The existing cluster of shops is not large, and difficult to distinguish from surrounding residential development. A moderate increase in building height and density may be appropriate in the area and may assist in improving the legibility of the Waikanae Beach local centre.

There is no evidence to support this statement. The "legibility of Waikanae Beach" is just fine as it is. It is well recognised, as demonstrated by its beach residential zoning. Far better to *increase the legibility* of the greenfield sites around SH1 (including the new Ngarara Subdivision if necessary) by having a new local centre there. This should not be a "green" but a "red".

c. Of "Local Neighbourhoods" it says:

- *The area is predominantly defined by single storey dwellings with larger yards.*

- *Intensification could alter the existing low density character of the area, although this may have benefits to the legibility and sense of activity around the existing local centre.*
- *The western half of the area is located within the Waikanae Beach Special Character Area.*

First Bullet Point is correct. First part of the second bullet point is correct – but the report just ignores this as a negative. Second part of the second bullet point is just an excuse, with no real meaning, to expand the local centre when it is not well placed here. The third bullet point is correct, and then ignored in the assessment. This should not be an "orange" but a "red".

d. Of "Activity Centres" it is noted that the existing shops are a dairy, a café and a fish & chip shop (missed in the report). Café implies something grander than the bakery that exists on the site. The low connectivity is noted. This summary should in itself have ruled Te Moana out as an area of growth at the outset as noted above.

e. Under "Business Land" it notes *business uses are likely to be supported by residential intensification.* What business uses?

f. Under "Transport Networks" and "Climate Change (low-carbon futures)" there is insufficient acknowledgment that increasing residential density by the SH1 will lead to an increase in vehicle trips and greater carbon emissions (EV's will not predominate for many years). Intensification should be around rail networks, not road networks. That would of course include WA-03 and WB-02, but if it has to happen then it would be preferable at these sites for the reasons already given. This should not be an "orange" but a "red".

g. Of "Landscape and Open Values" it states:

There are no special amenity landscapes identified in the area.

This is "dancing on the head of a pin". There may be no *amenity landscapes* as identified by the district plan, but as already noted the report largely ignores the beach residential zoning.

h. We can at least agree on there being significant flood hazard at Waikanae Beach.

36. This last point brings the matter back to Council having to undertake appropriate reports under section 77G and I to identify constraints that mean meeting the density requirements of the Amendment Bill are inappropriate, for example:

a. Lack of sewerage capacity (Paekakariki).

b. Flooding, Ponding, overland flow paths etc (Waikanae Beach and no doubt other coastal areas).

c. Local road capacity and lack of community support for further kerb and channel.

d. New Zealand Coastal Policy Statement issues.

e. There will doubtless be others that Council will identify.

This submission is presented by:

Andrew Hazelton
Gordon Shroff
Lorraine Edwards
Quentin Poole
Graeme Yager
Steve Hollett
Glen Wiggs
Penny Eames
Peter Rendall
Pat Duignan
Gerald Rys

Inquiries to Gerald Rys, Chair, WBRSI

We wish to be heard in any formal discussions of the KCDC Growth Strategy.

My submission to the Environment Select Committee refers to the PwC Cost Benefit Analysis regarding the Medium Density Residential Standards, as published by the MBIE.

For the convenience of Councillors interested in the Analysis it is at the following link:

https://www.hud.govt.nz/assets/News-and-Resources/Proactive-Releases/Cost-benefit-analysis_proposed-MDRS.pdf

Pat Duignan (Waikanae Beach Residents Society)



Respondent No: 21
Login:
Email:

Responded At: Nov 10, 2021 07:30:04 am
Last Seen: Nov 09, 2021 19:30:33 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** Yes

Q2. **If you have any views, please comment here**

The Growing Well document is comprehensive and I look forward to the next steps.

Q3. **Do you think these give us the right focus?** Yes

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** Yes

Q8. **If yes, how?**

Yes, balances needs of growing population and need to protect our wai and whenua. Provided it is quality building - which is environmentally efficient and includes a range of measures including high spec solar panels and grey water options. In terms of private developments and council owned / managed spaces: communal outdoor spaces need built and natural shade options. Shade needs to be warm shade to take advantage of our temperate climate.

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** Yes

Q11. **If yes, how?**

I would prefer up to 3 stories in Waikanae to protect its village feel but understand that we have a desperate need to house people. My great hope is that, like overseas, the building of small apartments and starter homes will attract more young people to our community. Even if they are only really here on the weekends they will revitalise our community and hopefully our town centre.

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** Yes

Q14. **If yes, how?**

Locations and scale look suitable for good growth. Provided they are supported by quality infrastructure and sustainable transport links. Consideration given to built and natural shade. Needs to be more planting in certain communities and consideration given to planting as greenfield sites are developed. Parts of Paraparaumu and Raumati sometimes feel like a tree - free zone. As our climate warms the need for summer shade and natural drafts provided by trees will become more important. There will be power cuts if everyone is to rely on their heat pumps / fans for cooling. All developers should be required to include planting plans in their subdivisions.

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** Yes

Q17. **If you have any views, please comment here:**

The balanced approach is realistic and reflects growing needs in our communities.

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** No

Q19. **If you have any views, please comment here:**

Housing is one of the key determinants of health. Quality development that plans for climate change - more built and natural shade around where people work/ live / play is growing in importance and currently under funded. Social housing needs in this community are growing across the age spectrum, as are need for low cost private rentals for whanau. Proposed considerations needs to include planning for emergency and transitional housing.

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21. **First name**

Q22. **Last name**

Q23. **Address**

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** not answered

Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?** not answered

Q27. **Are you providing feedback** on behalf of an organisation

Q28.	**Organisation name**	Cancer Society Kapiti Support Centre
Q29.	**Would you like to speak to your submission in person on 30 November 2021?**	Yes
Q30.	**Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	
Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes
Q32.	**Please upload original submission**	not answered

Respondent No: 114
Login:
Email:

Responded At: Nov 23, 2021 11:41:14 am
Last Seen: Nov 23, 2021 19:57:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** No

Q2. **If you have any views, please comment here**

Please see attached document

Q3. **Do you think these give us the right focus?** Yes

Q4. **If yes, why?**

See attached document

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** No

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

See attached document

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** No

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

See attached documents

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** — No

Q17. **If you have any views, please comment here:**

See attached documents

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** — not answered

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21. **First name**

Q22. **Last name**

Q23. **Address**

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** — not answered

Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?** — not answered

Q27. **Are you providing feedback** — as an individual

Q28. **Organisation name** — not answered

Q29. **Would you like to speak to your submission in person on 30 November 2021?** — Yes

Q30. **Please provide your phone number so we can contact you to arrange a time to speak to your submission.**

Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes

Q32. **Please upload original submission**

Kāpiti Coast
DISTRICT COUNCIL
Me Huri Whakamuri, Ka Titiro Whakamua

Te tupu pai
Growing well

Feedback form

Our proposed approach for enabling sustainable growth in Kāpiti

Community consultation
19 October – 19 November 2021



How to find out more and share your views

Want more information?

Read our consultation document, *Growing well*, online at haveyoursay.kapiticoast.govt.nz/growing-well or at your local library or council service centre.

Have a question?

There are a lot of complex matters involved in managing our district's growth and we don't have all the details now. However, if you have a specific question, please email growingwell@kapiticoast.govt.nz and we will do our best to answer it.

Want to chat?

You can talk with councillors about the proposed approach:

- online through our Facebook page
- via email – contact details can be found at kapiticoast.govt.nz/elected-members
- face-to-face – usually we host consultation pop-ups in different parts of the district so you can ask questions and talk to councillors in person. Now, with COVID-19 alert level restrictions to manage, we are exploring different ways to have these conversations. Keep an eye on haveyoursay.kapiticoast.govt.nz/growing-well and our social media channels for upcoming events.

There are three ways you can return your completed form to us:

- drop it to one of our libraries or service centres
- post your completed submission (to arrive by 5pm Friday 19 November) to:
  Freepost Authority Number 166326
  Kāpiti Coast District Council,
  Private Bag 60601, Paraparaumu 5254
  Attention: Growth Consultation
- scan and email it to growingwell@kapiticoast.govt.nz.

In person – there will be an opportunity to share your views directly with Councillors on Tuesday 30 November 2021. See the section at the end of this form.



Your feedback on our proposed approach

Please give your feedback online at haveyoursay.kapiticoast.govt.nz/growing-well or complete this form and get it to us – see previous page for options.

We need to receive your feedback by 5pm Friday 19 November 2021

All page numbers noted on this form refer to the *Growing Well* consultation document. View this document online at haveyoursay.kapiticoast.govt.nz/growing-well or find a reference copy at your local library or council service centre.

Need more space? You can send us extra pages if you wish.

Our challenges and opportunities – pages 23–25

As we developed our proposed approach, we looked at the main challenges our district is facing and also the opportunities these challenges present. Many of these have been raised with us by the community and discussed through the Long-term Plan consultation. They include the challenges presented by population growth, housing demand, climate change, growing our economy sustainably, and protecting and enhancing our environment, and the opportunities these present to deliver on our vision of a thriving environment, vibrant economy and strong communities (noting that some of our proposed responses are requirements set by the Government).

The challenges and opportunities are detailed on pages 23–25.

Have we reflected all the significant challenges and opportunities?

☐ **Yes** ☑ **No**

If you have any views, please comment here:

Please see attached document.

Our growth principles, and our priorities and aspirations – pages 30–32

We have developed a set of growth principles to guide our decision-making, and priorities and aspirations to focus implementation. They capture what's most important to us – our environment, strong communities and low carbon living, while embracing the opportunities of growth and enabling choice for our people and communities. They also reflect our partnership with mana whenua, their values and aspirations.

The principles are detailed on page 30 and our priorities and aspirations on pages 31–32.

Do you think these give us the right focus?

☑ **Yes** ☐ **No**

If **yes**, why?

See attached document.

If **no**, why?

Have you any views on our growth principles, or our priorities and aspirations?



Our proposed approach – pages 33–50

Growing well

Our proposed approach is outlined in section 3 of the consultation document. It sets out our vision to enable sustainable growth that is designed to meet government requirements for intensification while ensuring we grow well. Our work has shown that 'growing well' in Kāpiti could be achieved by:

- growing both up and out, with a mix of intensification and greenfield development
- protecting, enhancing and living sensitively with our beautiful whenua, wai, natural habitats and green spaces
- offering different kinds of homes with more affordable options for how people live (including papakāinga, apartments and semi-detached and terraced houses)
- revitalising our centres: encouraging more mixed uses, places to connect and a bigger range of businesses and services to support people's everyday needs to live, work and play in Kāpiti
- improving access and transport options, making our communities more connected and accessible, and reducing our carbon footprint
- protecting spaces for business and industry and our highly productive rural areas.

Do you think our proposed approach will help us achieve good growth?

☐ **Yes** ☑ **No**

If **yes**, how?

- See attached document.

If **no**, what are your concerns?

/

Growing up – Intensification

Growing up will bring scale and accessibility to services in our centres, supporting greater depth of retail, entertainment and business opportunities, while creating walkable neighbourhoods where people can connect. It will also help meet government requirements for intensification and housing choice and help us manage the amount we need to grow out to meet future housing needs, while keeping our urban areas compact. We are proposing to achieve this balance by intensifying around our existing centres:

- enabling development of up to 12 storeys within central Paraparaumu and up to 6 storeys within 800m (about 10 minutes walk) of central Paraparaumu
- enabling up to 6 storeys within 800m (about 10 minutes walk) of railway stations at Paekākāriki, Paraparaumu and Waikanae
- enabling up to 6 storeys within our town centres at Raumati Beach, Paraparaumu Beach, Waikanae and Ōtaki, and up to 4 storeys within 400m (5 minutes walk) of these centres
- enabling up to 4 storeys within 200m (a short walk) of our local centres at Raumati South, Kena Kena, Meadows and Waikanae Beach
- enabling up to 3 storeys and increased densities in our suburban areas.

Do you think these heights and levels of intensification around existing centres will help us grow well?

☐ **Yes** ☐ **No**

If **yes**, how?

- N/A for the subject land

If **no**, what alternatives should we consider?

Growing out – Greenfield growth

To meet our population projections, in addition to our focus on intensification, our approach to sustainable growth includes enabling future potential greenfield development areas. We have identified a range of potential areas close to our existing urban areas, providing for accessible and connected future communities. These areas would become available for development in a staged manner over the next 30 years.

Are the locations and scale of proposed greenfield areas suitable for supporting good growth?

☐ **Yes** ☑ **No**

If **yes**, how?

If **no**, what alternatives should we consider?

- See attached document.

Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?

☐ **Yes** ☑ **No**

If you have any views, please comment here:

- See attached document.

Our plan for implementing our proposed approach – pages 51–58

We will develop a comprehensive plan for implementing our proposed approach. We have identified the main parts based on the information that we have at present.

The big pieces of work we plan to do in our implementation plan are set out on pages 51–58.

We will engage with the community on these as we get into them or through the next Long-term Plan.

We will report on all parts of our implementation through Council meetings and the Annual Report including updates if anything major changes.

Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?

☐ **Yes** ☐ **No**

If you have any views, please comment here:

Other feedback

If you have any other feedback about how we can grow well, please comment here:

We need to receive your feedback by 5pm Friday 19 November 2021

Your Details

Jennifer and Murray

First name

Searle.

Last name

Address

C/- Land Matters Ltd.

Email

bryce@landmatters.nz.

Iwi affiliation *(optional)*

If you identify as Māori, do you wish to state the iwi with which you identify?

If so, please tick all that apply.

- ☐ Ngāti Raukawa ki te Tonga
- ☐ Te Āti Awa Ki Whakarongotai
- ☐ Ngāti Toa Rangatira
- ☐ Other iwi or hapu *(please state)*

Individual or organisation feedback *(please tick one)*

Are you providing feedback:

- ☑ as an individual
- ☐ on behalf of an organisation

Please state organisation name:

☑ Please tick if you would like to be kept informed on the final strategy and future implementation work e.g. District Plan changes.

Publishing feedback

The feedback received on this consultation may be published on the Council website and provided in hard copy at our libraries and service centres. If you are providing feedback as an individual and you do not wish to have your name included when feedback is published, please tick below.

☐ I do not want my name published with my feedback.

If feedback is from an organisation, the organisation name will be included.

What happens to your feedback and personal details?

Councillors will consider your feedback as they make decisions on a final strategy.

Personal information will only be used for the purpose it was collected for, in accordance with the Privacy Act 2020.

Share your views in person (optional)

If you wish to speak to Council about your feedback, please provide your contact details so we can arrange a time on Tuesday 30 November 2021. You can come to a meeting or present via Zoom.

021 877 143.

Phone

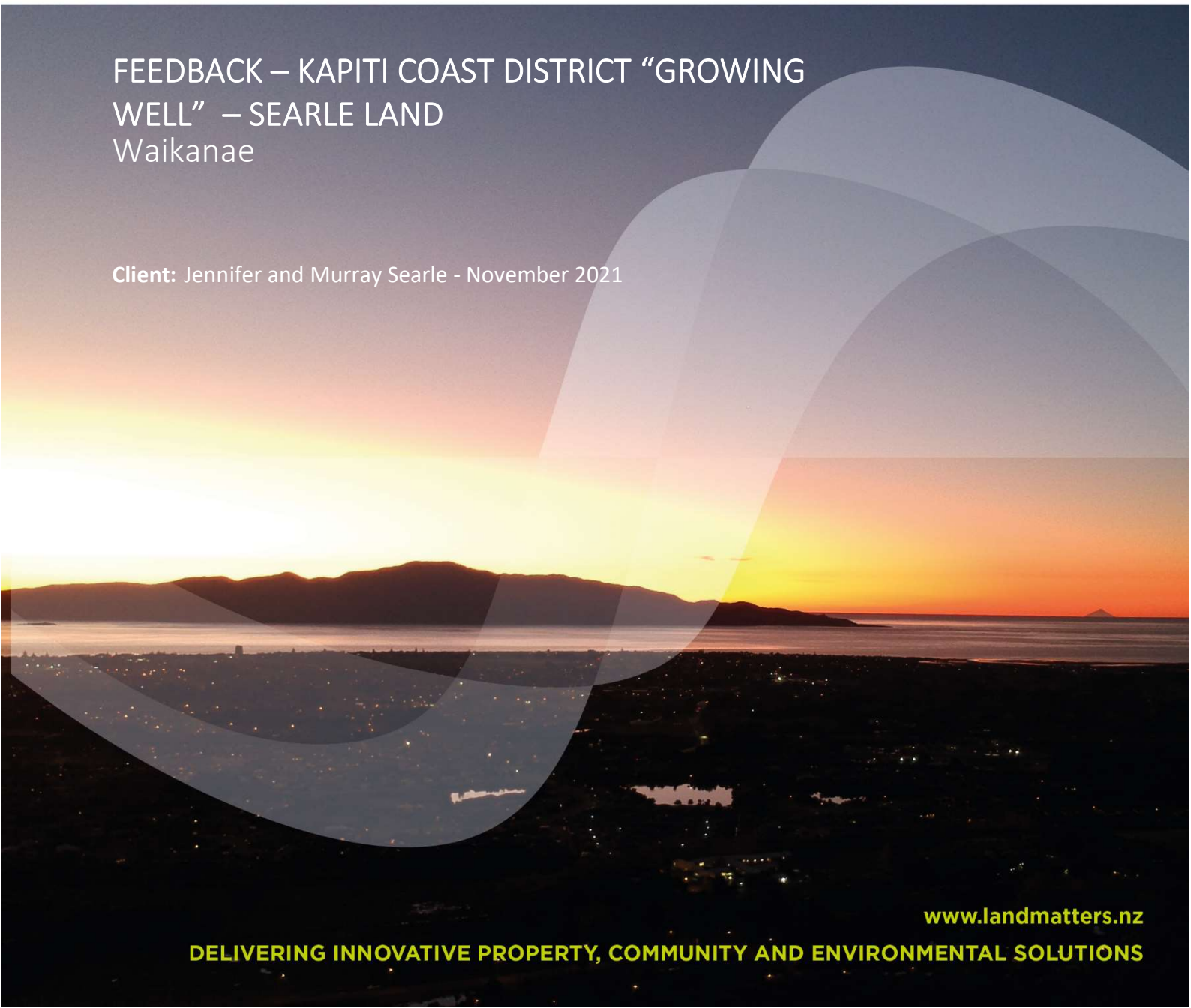
The meetings will also be livestreamed.

See page 2 on how to return your completed form.

FEEDBACK – KAPITI COAST DISTRICT "GROWING WELL" – SEARLE LAND

Waikanae

Client: Jennifer and Murray Searle - November 2021



SUBMISSION FOR: Jennifer and Murray Searle

Prepared by:

Bryce S Holmes
Principal Planner and Director

Date: November 2021
Version: **FINAL**
Job Ref: J000

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Feedback on publicly notified Growth Strategy

To: Kapiti Coast District Council

1. **Landowner details:**

Full Name			
Party ***if applicable***	Jennifer and Murray Searle		
Contact Person *if different*	C/- Bryce Holmes, Land Matters Ltd		
Email Address for Service	bryce@landmatters.nz		
Address	20 Addington Road, Otaki		
	City		*Postcode*
Address for Service *if different*	*Postal Address*		*Courier Address*
Phone	*Mobile* 021 877 143	*Home*	*Work* 06 364 7293

2. This is ***feedback*** on the **Grow Well Strategy** for the Kapiti Coast District.

3. I wish to be heard in support of my feedback.

1. BACKGROUND AND INTRODUCTION

Kapiti Coast District Council (KCDC) is reviewing its Growth Strategy to guide how the District changes over the next period of change and in response to the National Policy Statement for urban growth. The Growth Strategy includes a review of all urban areas in the District. Kapiti Coast District Council are looking to implement its 'Growing Well' Strategy through its District Plan next year. This document is feedback on Kapiti's Growing Well document.

The Searle Property is west of the Waikanae Expressway interchange and south of Te Moana Road. The Searle family have had a long association with the local area and wider Kapiti District. The land has been well maintained by the Searle family. The Searle family have established a good working relationship with Te Ātiawa ki Whakarongotai Charitable Trust and are committed to furthering that relationship. The family intend to promote enhancement of an ecological site on the property (Osborne Swamp).

The land is marginal and it is expected the planned urban expansion of the Waikanae are is going to further erode the amenity of this area. The Searle family therefore generally support the intent of Kapiti Coast District Council (KCDC) to investigate land use changes through its draft Growing Well strategy. This feedback seeks to support Council's intent with the changes and invites Council to explore an appropriate land use change for the property.

This document briefly describes the land, the general parts of Growing Well the land owner wishes to have amended, and gives reasons for the requested amendments.

2. THE LAND

The land is located west of the Waikanae expressway interchange and south of Te Moana Road, Waikanae. The property details are:

- Address: Between 54 and 56 Te Moana Road, Waikanae
- Legal Description: Lot 1 DP 88064 (RoT 495921);
- Area: 2.9210ha

3. THE SUBMISSION AND CHANGES SOUGHT

The land owner generally **supports** the draft Grow Well Strategy however subject to amendment to the document.

The land owner **seeks** the following amendment to the document to better achieve a sustainable land use for this area:

A. Amendment to the maps to provide an improved extent of the urban area in Waikanae as it relates to the subject land;
B. Engagement with the Searle family to explore an appropriate land use outcome for the land: and

C. An enabling framework for a change of land use to support cultural and ecological values in the area.

***Reason**: the Grow Well Strategy does not specifically address the subject land. The property is one of the largest land parcels in the area and can accommodate a sustainable land use to enable residential land use and at the same time enhancing the amenity and other values of the property. A master plan for the property can be developed to achieve that end result.*

Without limiting the general nature of this feedback above, the specific changes to the strategy the land owner seeks is *further engagement to develop a change of land use for the property to assist in further residential land supply.*

In general, there is an opportunity to master plan property for the benefit of Council and stakeholders with an interest in the area. These matters should be implemented through future District Plan changes.



Respondent No: 115
Login:
Email:

Responded At: Nov 23, 2021 11:52:06 am
Last Seen: Nov 23, 2021 19:57:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** not answered

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** not answered

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** not answered

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** not answered

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** — not answered

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** — not answered

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

Please find attached a submission on the Growing Well plan on behalf of Kāpiti Air Urban.

Q21. **First name**

Q22. **Last name**

Q23. **Address**

not answered

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** — not answered

Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?** — not answered

Q27. **Are you providing feedback** — on behalf of an organisation

Q28. **Organisation name** — Kāpiti Air Urban

Q29. **Would you like to speak to your submission in person on 30 November 2021?** — Yes

Q30. **Please provide your phone number so we can contact you to arrange a time to speak to your submission.**

Q31. **Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.** not answered

Q32. **Please upload original submission**

Thank you for the opportunity to make a submission *on Te tupu pai - Growing well*.

Kāpiti Air Urban - formerly Save Kāpiti Airport - champions protecting our national strategic asset for the benefit of future generations. It has co-created its vision for Kāpiti, collaborating with experts in various fields and alongside key community stakeholders. It envisions a future for Kāpiti Coast Airport and the surrounding land that enables the region to reap the benefits of retaining the airport as a strategic asset with ongoing growth potential and add value with new housing and amenities through forward-thinking development.

KAU has taken inspiration and learnings from real-life scenarios worldwide and incorporated them into its co-created kaupapa committed to honouring Te Tiriti principles of protection, partnership, and equity.

KAU supports the vision laid out by KCDC. We will comment on each of the points of the vision, as they relate to the future of Kāpiti Coast Airport. For further details, we have attached a copy of our plan for Kāpiti Air Urban.

Mana Whenua and Council have a mutually mana-enhancing partnership.

KAU strongly supports a mana-enhancing partnership between Mana Whenua and KCDC. The future of the airport land is a key part of this. The land was appropriated by the Crown under the Public Works Act and any future disposal of all or part of that land must occur through processes that recognise their mana over that land and their legal rights.

Our communities are resilient, safe, healthy, thriving and connected. Everyone has a sense of belonging and can access the resources and services they need.

Kāpiti Coast Airport is an important piece of infrastructure for keeping the district connected to the rest of New Zealand, both in normal times and in emergencies.

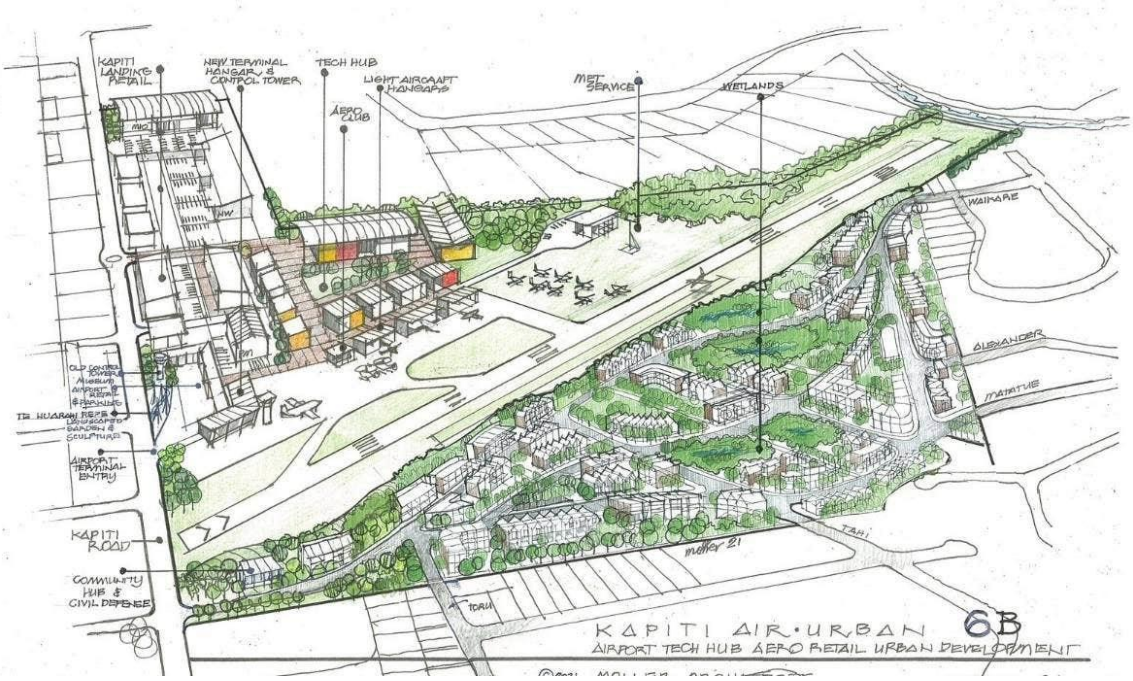
In a regional emergency, Kāpiti Coast Airport is likely to be an important focal point for relief efforts – as a transfer point for supplies from rail, truck, and fixed wing aircraft to helicopters flying into Wellington, for aeromedical evacuation, and as a staging ground for repair operations to reopen roads.

Our local economy is prosperous with ample opportunities for people to work and learn in Kāpiti.

The future of Kapiti Coast Airport has a major bearing on what kind of community we want to create in Paraparaumu/Waikanae/Raumati.

If the Airport is closed and covered over with dense housing, it will help to lock-in a future of Paraparaumu/Waikanae/Raumati as a set of dormitory towns with few jobs in the local area and long journeys into Wellington.

Under KAU's plan, the Airport is kept open and surplus land developed for commercial and residential use, it will create a jobs hub in the community both for businesses directly related to the airport and those that set up shop nearby. This will have a ripple effect through the local economy, enabling more locals to also work locally.



Our natural environment is restored and enhanced as we transition to a low-carbon future.

It is counter-intuitive that an airport could be part of decreasing emission but there are exciting opportunities for Kāpiti Coast Airport to be part of the electric revolution in air travel. Electric aircraft are currently small with limited range – making them ideal for the routes serviced by Kāpiti Coast Airport.

The airport can also enable more point-to-point travel between the Kāpiti Coast and the rest of New Zealand, whereas if it closes, travellers will have to journey into Wellington or to Palmerston North before flying, creating more carbon emissions.

Part of KAU's plan is to preserve the wetlands on the airport land.

Our people have access to suitable housing in Kāpiti so that they can live and thrive.

Covering the Kāpiti Coast Airport land in dense housing, as the current owners want to do, would not create a thriving community. The goal would be simply to maximise profits on the housing development, leaving an overly dense community without local employment opportunities.

KAU's plan calls for quality, medium/high density housing intermixed with preserved wetlands, separated from the airport by a noise berm while still being close to the job opportunities created by the airport and the conversion of some of the land to commercial property.

Respondent No: 50
Login:
Email:

Responded At: Nov 19, 2021 11:20:26 am
Last Seen: Nov 19, 2021 00:14:59 am
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** No

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** No

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** No

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** No

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** No

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** — No

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** — Yes

Q19. **If you have any views, please comment here:**

Refer below

Q20. **If you have any other feedback about how we can grow well, please comment here:**

1. This Submission is lodged by Templeton Kāpiti Limited (TKL) to provide feedback in relation to KCDC's 'Te tupu pai – Growing Well', being KCDC's proposed approach for enabling sustainable growth in Kāpiti. Introduction 2. TKL is part of the Templeton Group ("Templeton") which is a New Zealand owned developer with a large range of projects currently in progress around New Zealand. Templeton was established almost 10 years ago and is a large scale developer with an $8 billion pipeline of predominantly residential development in Auckland, Christchurch, and Wellington. 3. TKL purchased Kāpiti Coast Airport in late 2019. Since then TKL has been in the process of carrying out a detailed investigation of options for the future management and development of the land resource which currently contains Kāpiti Coast Airport (Land), either as currently enabled under the Airport Zone or as enabled by future zoning. TKL is now in the final stages of determining the preferable option. 4. An integral part of this process to date has been consultation with hapū. TKL has engaged with hapū to understand the historic, economic, cultural and environmental concerns held by hapū in relation to the Land and to develop a shared understanding of, and commitments to, development opportunities for the Land which respect hapū cultural values and aspirations. COVID-19 has delayed that consultation process and accordingly has delayed consideration and determination of the preferred future development pathway for the Land. Te tupu pai – Growing Well 5. TKL fully supports KCDC's Te tupu pai – Growing Well initiative. Without commenting in detail, TKL has no doubt that future use and development of the Land can achieve the following essential elements of KCDC's Growing Well vision, as summarised on page 8: • growing both up and out, with a mix of intensification and greenfield development • protecting and enhancing and living sensitively with our beautiful whenua, wai, natural habitats and green spaces • offering different kinds of homes and more options for how people live (including papakāinga, apartments and semi-detached and terraced houses) • revitalising our centres: encouraging more mixed uses, places to connect and a bigger range of businesses and services to support people's everyday needs to live, work and play in Kāpiti • improving access and transport options, making our communities more connected and accessible, and reducing our carbon footprint • protecting spaces for business and industry. 6. TKL refers to the "Grow up + out in summary" on pages 38 and 39 of Te tupu pai – Growing Well and notes that the identified "High priority greenfield growth areas" includes, as one high priority greenfield growth area: • "Paraparaumu – land appropriately located adjacent to operating airport." 7. That identified high priority greenfield growth area is located on the Land, comprising about 15ha of the Airport Zone which is currently zoned for residential development. That part of the Land is a logical candidate for high priority greenfield residential growth, due to its location adjoining existing residential zoned areas and in close proximity to the Paraparaumu metropolitan centre, the railway, and the new SH1 Transmission Gully link to Wellington. 8. The future of Kāpiti Coast Airport is uncertain. The airport operation is not economically viable and makes a relatively small economic and social contribution to the wider Kāpiti community. Closure of the airport is one of the options being considered by TKL. 9. The Land is flat and easy to develop. The Land is largely surrounded by existing residential zoned areas. The need for housing to accommodate Kāpiti's future growth is well established, as detailed in Te tupu pai – Growing Well. TKL considers that the obvious logical future use of the balance 95ha of the Land, in the event that the Airport is closed, is use for primarily residential purposes with consideration also being given to creating employment opportunities so that future residents can work near where they live. 10. Te tupu pai – Growing Well, when finalised, will be an important document which will assist and guide KCDC when the implementation plan detailed in Te tupu pai – Growing Well is actioned in the future. TKL considers that it is therefore important that Te tupu pai – Growing Well recognises, and addresses, the future possibility of the balance Land becoming available for development and use. Te tupu pai – Growing Well should signal a future preference for the nature of that development and use to be an extension of the high priority greenfield growth area already identified on the Land. 11. TKL notes that this would be fully consistent with the draft "Kāpiti Coast Urban Development Greenfield Assessment" prepared for KCDC by Boffa Miskell which identifies the airport site as one of the four Priority Group 1 areas, each of which is considered to be "… a good candidate for short or medium term urban development" (refer to the Executive Summary of that Assessment). Requested amendment 12. Accordingly TKL requests KCDC to amend the bullet point quoted in paragraph 6 above as follows [amendment underlined]: • "Paraparaumu – land appropriately located adjacent to operating airport plus the land containing the airport if the airport closes." Templeton requests to present in person in support of this Submission. Dated 19 November 2021

Q21. **First name**

Q22. **Last name**

Q23.	**Address**	
Q24.	**Email**	
Q25.	**If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.**	not answered
Q26.	**If you are providing feedback as an individual. Do you want your name published with your feedback?**	not answered
Q27.	**Are you providing feedback**	on behalf of an organisation
Q28.	**Organisation name**	Templeton Kāpiti Limited
Q29.	**Would you like to speak to your submission in person on 30 November 2021?**	Yes
Q30.	**Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	
Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes
Q32.	**Please upload original submission**	not answered

Respondent No: 29	**Responded At:** Nov 15, 2021 13:21:08 pm
Login:	**Last Seen:** Nov 15, 2021 01:49:26 am
Email:	**IP Address:**

Q1. **Have we reflected all the significant challenges and opportunities?** No

Q2. **If you have any views, please comment here**

It does not address the impact of growth on iwi aspirations.

Q3. **Do you think these give us the right focus?** No

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

Enabling choice is great but a few pages later you start to put restrictions in. There is no provision for 4 storey properties in the Paekakariki town centre. There are currently 3 storey properties. Enabling choice means more flexibility.

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** Yes

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** Yes

Q11. **If yes, how?**

Don't know as I don't know what would be profitable for a developer. Intensification in central Paekakariki is essential to ensure affordable housing and the viability of the school.

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** Yes

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** — Yes

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** — Yes

Q19. **If you have any views, please comment here:**

Flexibility needs to be bought in without adding to cost.

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21. **First name**

Q22. **Last name**

Q23. **Address**

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** — not answered

Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?** — Yes

Q27. **Are you providing feedback** — as an individual

Q28. **Organisation name** — not answered

Q29. **Would you like to speak to your submission in person on 30 November 2021?** — No

Q30. **Please provide your phone number so we can contact you to arrange a time to speak to your submission.** — not answered

Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes
Q32.	**Please upload original submission**	not answered

Respondent No: 118
Login:
Email:

Responded At: Nov 23, 2021 12:02:56 pm
Last Seen: Nov 23, 2021 19:57:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** No

Q2. **If you have any views, please comment here**

Additional land should be identified as priority growth areas as further described below.

Q3. **Do you think these give us the right focus?** Yes

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** Yes

Q8. **If yes, how?**

Refer commentary below.

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** Yes

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** Yes

Q14. **If yes, how?**

Agree with the identification of Waikanae North as a growth area but the site at 99 & 103 State Highway 1 should be identified as a High Priority Greenfield Area given that it is directly adjacent to residential development (Manu Park) that has made provision for development of the site via a soon to be established connector road. Further, the site is within walking distance to the train station and the Waikanae township and will therefore contribute to creating well-functioning urban environments. The identification of the site as a High Priority Greenfield area will assist Council in achieving its obligations under the NPS-UD. As above, the site at 99 & 103 State Highway 1 should be identified as a High Priority Greenfield Area.

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** Yes

Q17. **If you have any views, please comment here:**

As above, the site at 99 & 103 State Highway 1 should be identified as a High Priority Greenfield Area.

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** Yes

Q19. **If you have any views, please comment here:**

As above, the site at 99 & 103 State Highway 1 should be identified as a High Priority Greenfield Area.

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21. **First name**

Q22. **Last name**

Q23. **Address**

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** not answered

Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?** No

Q27. **Are you providing feedback** on behalf of an organisation

Q28. **Organisation name** Thames Pacific

Q29.	**Would you like to speak to your submission in person on 30 November 2021?**	Yes
Q30.	**Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	
Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes
Q32.	**Please upload original submission**	not answered



Respondent No: 130
Login:
Email:

Responded At: Nov 23, 2021 12:50:27 pm
Last Seen: Nov 23, 2021 19:57:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** not answered

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** not answered

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** not answered

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** not answered

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** not answered

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** not answered

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

Please find attached a submission from Transpower NZ in regards to the Growing Well – Growth Strategy. We would like to be kept informed on the final strategy and future implementation work. Transpower would be happy to answer any questions or to discuss the submission further.

Q21. **First name**

Q22. **Last name**

Q23. **Address**

not answered

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** not answered

Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?** not answered

Q27. **Are you providing feedback** on behalf of an organisation

Q28. **Organisation name** Transpower NZ

Q29. **Would you like to speak to your submission in person on 30 November 2021?** Yes

Q30. **Please provide your phone number so we can contact you to arrange a time to speak to your submission.**

Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes

Q32. **Please upload original submission**

Trudi Burney
XXX
XXX

19 November 2021

Kāpiti Coast District Council
Growth Consultation
Private Bag 60601
Paraparaumu 5254
By email c/- growingwell@kapiticoast.govt.nz

Feedback on Growing Well – Growth Strategy

This is a submission by Transpower New Zealand Limited ("Transpower") on the Growing Well – Growth Strategy (Growth Strategy).

Background

Transpower and the National Grid

Transpower is the state-owned enterprise that plans, builds, maintains, owns and operates New Zealand's high voltage electricity transmission network, known as the National Grid, that carries electricity across the country. The National Grid connects power stations, owned by electricity generating companies, to substations feeding the local networks that distribute electricity to homes and businesses. The National Grid is critically important, and nationally significant, infrastructure that is necessary for a reliable and secure supply of electricity throughout the country and that, in turn, supports national and regional growth.

The National Grid extends from Kaikohe in the North Island to Tiwai Point in the South Island and comprises some 11,000km circuit of transmission lines and cables and more than 170 substations, supported by a telecommunications network of some 300 telecommunication sites that help link together the components that make up the National Grid.

Transpower's role and function is determined by the State-Owned Enterprises Act 1986, the company's Statement of Corporate Intent, and the regulatory framework within which it operates. Transpower does not generate electricity, nor does it have any retail functions. Transpower's Statement of Corporate Intent for 1 July 2021, states that:

> "*Transpower is central to the New Zealand electricity industry, connecting New Zealanders to their power system through safe, smart solutions for today and tomorrow. Our principal commercial activities are:*
> - *as grid owner, to reliably and efficiently transport electricity from generators to distributors and large users; and*
> - *as system operator, to operate a competitive electricity market and deliver a secure power system.*"

In line with these objectives, Transpower needs to efficiently maintain and develop the network to meet increasing demand, to connect new generation, and to ensure security of supply, thereby contributing to New Zealand's economic and social aspirations. It must be emphasised that the National Grid is an ever-developing system, responding to changing supply and demand patterns, growth, reliability and security needs. A key part of this is connecting new renewable energy generation to the National Grid – Transpower expects demand for electricity to increase over time as New Zealand transitions to a zero-carbon economy, and Transpower is uniquely placed to help enable that transition.

Transpower's strategy is set out in '*Transmission Tomorrow – Our Strategy*'[1] that, in turn, reflects to '*Te Mauri Hiko – Energy Futures*'[2] that considers trends around climate change and the ability for electrification to decarbonize the economy and highlights the potential doubling of electricity demand by 2050.

Transpower's Assets and Electricity Transmission in Kāpiti Coast District

Transpower owns and operates assets in Kāpiti Coast District that supply electricity to the District, region and beyond. These assets are:

- Bunnythorpe - Haywards A (BPE-HAY-A) 220kV overhead single circuit transmission line on steel towers;
- Bunnythorpe - Haywards B (BPE-HAY-B) 220kV overhead single circuit transmission line on steel towers;
- Bunnythorpe - Wilton A (BPE-WIL-A) 220kV overhead double circuit transmission line on steel towers;
- Paraparaumu - Tee A (PRM-TEE A) 220kV overhead single circuit line on pi poles;
- Paraparaumu - Tee B (PRM-TEE A) 220kV overhead single circuit pi poles;

- Paraparaumu Substation;

Transpower's Transmission Planning Report (2021) identified that the Wellington region has a regional peak demand forecast to be an average of 1.5% per annum over the next 15 years, slightly lower than the average growth rate of 1.6% per annum across all regions.

Transpower's assets (and their ability to be operated, maintained and developed) are essential to achieving development and growth.

The National Significance of the National Grid

The need to operate, maintain, upgrade and develop the National Grid is a matter of national significance that is recognised in an RMA context by the National Policy Statement on Electricity Transmission 2008 ("NPSET").

The single Objective of the NPSET is:

"To recognise the national significance of the electricity transmission network by facilitating the operation, maintenance and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations, while:

- *managing the adverse environmental effects of the network; and*
- *managing the adverse effects of other activities on the network."*

Of relevance to the Growth Strategy, the NPSET recognises that ongoing investment in the National Grid and significant upgrades are expected to be required to meet the demand for electricity and to meet the Government's objective for a renewable energy future, therefore strategic planning to provide for transmission infrastructure is required.

Most transmission lines and substations were originally built in rural areas over open land which posed little to no constraint on the ability to operate, maintain, upgrade and develop the National Grid. Over time, urban boundaries have expanded and development has occurred under, and near the National Grid assets. Housing and other buildings and structures have been constructed under, and near, the National Grid without Transpower's knowledge or consent.

The NPSET was (in part) developed as a mechanism to provide better management controls. It contains policies which protect the National Grid from housing being constructed under and near it. The NPSET also acknowledges that the operation, maintenance, upgrading and development of the National Grid can be significantly constrained by third party activities and development and requires such impacts to be avoided. In particular, Policies 10 and 11 of the NPSET provide the following direction that is directly relevant to the scope of the Growth Strategy:

[1] December 2018.
[2] June 2018.

Policy 10:

> "*In achieving the purpose of the Act, decision makers must to the extent reasonably possible manage activities to avoid reverse sensitivity effects on the electricity transmission network and to ensure that the operation, maintenance, upgrading, and development of the electricity transmission network is not compromised*."

Policy 11:

> "*Local authorities must consult with the operator of the National Grid, to identify an appropriate buffer corridor within which it can be expected that sensitive activities will generally not be provided for in plans and/or given resource consent…*"

In the context of Kāpiti Coast District, Policies 10 and 11 of the NPSET have been given effect to in the District Plan (particularly within Part 2 District-Wide Matters Infrastructure).

Transpower's Feedback

Transpower is grateful to have the opportunity to provide feedback on the Growth Strategy. Transpower supports the principle of growth and intensification around transport hubs and town centres and acknowledges the need for urban development. However, under the NPSET it is a matter of national significance that the operation, maintenance, upgrading and development of the National Grid is protected. Any growth or intensification close to the National Grid needs to be carefully considered and development constraints will be required. There is existing pressure to allow for development close to the National Grid, any increase in potential density or development in these areas will add more pressure for people wanting to develop, under and near high voltage transmission lines and structures.

Given the national significance of the National Grid and the policy direction set by the NPSET, Transpower seeks that the Growth Strategy identifies the National Grid transmission lines and substation on the relevant maps. It also requests that the NPSET is referenced in the Growth Strategy, given the potential constraints that the National Grid may have on areas for future intensification.

Development under and near high voltage transmission lines presents risks and needs to be managed carefully. It is critical that any development near the National Grid occurs in an appropriate and safe way, and this needs to be factored in at the Growth Strategy level. This will ensure risks such as electric shocks are minimised to the greatest extent possible, access for vital maintenance and upgrade work is not constrained and reverse sensitivity effects are avoided, ensuring the infrastructure can continue to operate in the long-term, keeping the lights on for the community. If new land uses are properly located and managed, these effects can be reasonably managed. Transpower prefers, wherever possible, to manage risks proactively. Proactive management through appropriate planning provisions such as zoning and rules for the National Grid corridor is the most effective way of ensuring development occurs in a manner that is compatible with the National Grid and gives effect to the NPSET.

It is considered that the National Grid areas need to be identified as a constraint for identifying specific areas for intensification and re-zoning to manage development and risks. It is noted that the Kāpiti Coast Urban Development Greenfield Assessment (Draft 2021), which was a background document to the Growth Strategy, had identified the National Grid as a potential constraint to avoid in identifying 'theoretical development areas' (page 9 of the report). However, it appears that some potential development areas include areas which are traversed by the National Grid.

Transpower's specific feedback, based on the headings in the Growth Strategy, is set out below.

<u>What we need to take into account</u>

Growth Strategy (pages 26-27) identifies some of the relevant statutory planning documents. Transpower seeks these are amended to include reference to the NPSET on the basis that the NPSET has a critical influence on urban development and growth in terms of both:

- constraining the extent to which development can occur in the vicinity of the National Grid; and

- supporting economic development (and urban development) and providing for the health, safety and wellbeing of people and communities.

Our approach to enabling sustainable growth

Transpower requests that the map (on page 38 of the Growth Strategy) and the associated legend be amended to clearly show the National Grid assets (lines and substations). These need to be shown in relation to the potential growth areas to provide clarity and properly inform planning for this.

Additional Information

Transpower requests that the national infrastructure is recognized and identified as part of the Growth Strategy and that any future areas of intensification appropriately address the National Grid.

Outcome sought in Transpower's feedback

Transpower seeks that the Growth Strategy is amended as set out above, or other such relief to achieve the same outcome, and that such recommendations are adopted in the final Growth Strategy.

Transpower is generally supportive of the approach in the Growth Strategy and to enable sustainable managed growth, provided that the National Grid is factored in to planning, as a potential constraint, for future intensification areas.

Transpower welcomes that opportunity to be involved further in the process.

Contact details are as follows:

P: XXX
M: XXX
E: XXX

Yours faithfully
TRANSPOWER NZ LTD



Trudi Burney
Senior Environmental Planner

Appendix A Transpower Asset Map Kāpiti Coast District



Manakau
Otaki
BPE-HAY-B
BPE-HAY-A
BPE-WIL-A
1
Waikanae
Paraparaumu
Raumati
Paraparaumu
Paekakariki

External Disclaimer

This document is produced for external release. Its conclusions are based on the information currently available to Transpower and may change as further information becomes available either internally or externally.

Legend

- Substation

Transmission Line by Voltage

- 220 kV Transmission Line
- Major Road
- District Boundary

TRANSPOWER
Prepared by: Geospatial & Drawings

Projection: NZTM 2000 Scale: 1:150,000 Plan Size: A3L

Transpower Assets
Kapiti Coast District Council

0 5 10 Km

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Date: 27/07/2016 *Drawn by: aldrichh*

Path: I:\Spatial\GIS\Projects\p16038_DistrictRegional_TPNZ_AssetMaps\MXDS\p16038_TP_Assets_KCDC_MHO_PKK_Lines_RemovedA3P.mxd



Respondent No: 86
Login: Community voices
Email: kapiticommunications@gmail.com

Responded At: Nov 23, 2021 08:57:01 am
Last Seen: Nov 23, 2021 19:57:27 pm
IP Address: 131.203.251.134

Q1. **Have we reflected all the significant challenges and opportunities?** not answered

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** not answered

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** not answered

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** not answered

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16.	**Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?**	not answered

Q17. **If you have any views, please comment here:**

not answered

Q18.	**Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?**	not answered

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21.	**First name**	Marie
Q22.	**Last name**	Payne

Q23. **Address**

not answered

Q24. **Email**

Q25.	**If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.**	not answered
Q26.	**If you are providing feedback as an individual. Do you want your name published with your feedback?**	not answered
Q27.	**Are you providing feedback**	not answered
Q28.	**Organisation name**	not answered
Q29.	**Would you like to speak to your submission in person on 30 November 2021?**	Yes
Q30.	**Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	049026161

Q31. **Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	not answered
Q32. **Please upload original submission**	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/a920ba4e569122de5e1ce252e4b53030d1889177/original/1637618192/49aebe9f2a0bfc6dce6de89328b20674_Combined_Doc._Landlink_KCDC_Growth_Plan_Submission_2021.pdf?1637618192

From: Marie Payne <marie@landlink.co.nz>
Sent on: Friday, November 19, 2021 4:29:57 AM
To: Mailbox - Growing Well Consultation <growingwell@kapiticoast.govt.nz>
CC: Chris Worth <Chris.Worth@kapiticoast.govt.nz>; Paul Turner <paul@landlink.co.nz>
Subject: Landlink - feedback on KCDC approach to Growth - Growing Well - Te Tupu pai
Attachments: Landlink KCDC Growth Plan Submission 2021.pdf (246.22 KB), Site specific WB-02 Growing Well Submission Landlink21.pdf (1.56 MB)

Good afternoon,

Please find attached two submissions on Te Tupu pai – Growing Well.

We have provided:

- A submission on behalf of Landlink which looks across the strategic approach and provides holistic feedback on a range of growth and development issues
- A site-specific submission relating to assessment area 'WB-02' (Greenfield Assessment Boffa Miskell Oct21)

As per my email earlier in the week we are also working on a further site submission which we will provide ASAP (early next week).

Please do let us know if you have any questions or would like to discuss any aspect of our feedback further.

Kind regards,

Marie

Marie Payne
Senior Planner + Landlink Ltd
04-902-6161

LANDLINK ‘TE TUPU PAI- GROWING WELL’ FEEDBACK

SUBMISSION ON KĀPITI COAST DISTRICT COUNCIL’S GROWTH PLAN AND STRATEGY 2021

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CONTENTS

Executive summary 5

1. Key points and recommendations 5

2. Feedback on Challenges and opportunities 8

3. Feedback on proposed Approach 16

4. Location based feedback (in relation to implementation) 21

EXECUTIVE SUMMARY

Thank you for inviting us to provide feedback on the Kāpiti Coast District Councils approach to future growth – 'Te Tupu pai- Growing well'. We have provided high level feedback on issues you had specifically highlighted with a fundamental focus on implementation through future development, our area of expertise.

A significant consideration for Landlink has been the review of the assessments which have supported the development of '*Te Tupu pai- Growing we*ll', particularly the Greenfield and Urban Assessments undertaken by Boffa Miskell (2021). We have provided some high-level feedback related to these assessments through this document. Landlink has made site specific submission on behalf of clients or in support of and in partnership with other organisations which examine the subsequent prioritisation of sites.

The recent central government announcements around Medium Density Residential Standards (MDRS) and NPS-UD implementation have been a significant consideration of our feedback. We recognise that these nationally driven directives are underpinning future land development and urban growth processes, alongside signalling the pace and direction of travel.

It's an exciting and challenging time for development and Landlink is committed to supporting positive development and innovation as we grow into the future.

1. KEY POINTS AND RECOMMENDATIONS

We appreciate the face paced environment of growth and the complex nature of development initiatives being implemented at a range of levels. However, timeframes to provide feedback to support this process have been restrictive and do not facilitate robust submissions.

We propose facilitating further feedback on growth opportunities in Kapiti drawing on local expertise and knowledge specifically in relation to potential sites, prioritised areas, infrastructure, and the management of known local hazards. We see that our local knowledge is important in terms of site constraints, landowner appetite for growth, opportunities for cross-boundary collaboration and infrastructure facilitation.

The availability of infrastructure and its provision within current policy settings will severely struggle to facilitate development and growth at the rates projected – innovative and leading solutions need to be explored.

We advocate for innovative thinking and partnership solutions to enable infrastructure provision at the pace and of the quality required to support sustainable future development.

The site-specific assessments underpinning 'Te Tupu pai- Growing well' provide a structured approach to assessing sites. However, the assessments appear to take a 'blanket' desktop approach and do not always reference the most up to date information and data. We believe the priority ratings overstate constraints and exclude or overlook areas in a prime position for future development.

We recommend a that the 'priority' rating provided to sites is reassessed in light of additional information drawing on technical expertise and local knowledge. We support facilitating this process adopting a 'joined up' approach.

Historically local approaches to growth have had a similar rhetoric – this plan does not identify the risks of not keeping a pace with growth and could perhaps be clearer about its point of difference.

We believe as well as creating an aspirational vision for the future it's important to articulate the consequences of not keeping pace with projected growth and build momentum to support growth.

Strategic focus should be geared towards supporting the development of infrastructure as opposed to directing land-use – more organically guiding future development.

We recommend transparent and clear infrastructure planning – timelines/horizons to help guide future development and manage expectations across the sector. Opportunity to undertake such work outside of plan changes process could be explore, and in relation to different types of development e.g. infill and greenfield.

Central government directives and policies have set the tone for the future showing support for fast paced and relatively intensive development. In our view Kāpiti needs to be extremely ambitious in future planning to facilitate and;

There are significant shortages in terms of human and physical resource to facilitate growth and development of the built environment.

We advocate new ways of working to ensure that scarce skills and resources are utilised across the sector, we encourage council/government to think about its role in this capacity. Are there opportunities for working in partnership to support development given the shortage of skills and expertise available to facilitate

The changing policy environment creates a confounding environment for developers and the community.

Council/government should seek to provide clarity around changing policy and legislative settings to the industry to ensure efficiency and avoid confusion and re-work and support working towards shared or mutually acknowledged objectives.

How will development catering for growth be facilitated whilst reflecting/implementing the NPS-UD, and MDRS work is on-going, acknowledging the direction of travel is clear. Could taking a restrictive approach to pipeline infill projects and subdivisions result in an influx of applications if MDRS is implemented in 2022. Dependant on the approach council adopts now it could encourage people towards higher density development in areas/on sites which would be better suited to lower density.

There is growing appetite to 'hold off' submissions of proposals in the short term in anticipation of an 'easier' process going forward. This could influence a lull in development now and/or add to increased demand (backlog) in the future.

Council has the opportunity to provide direction which signals how the principles of MDRS and implementation of the NPS-UD may be considered in relation to current and pipeline proposals. It could be pragmatic to signal and how density considerations and current proposals maybe considered in light of pending changes.

MDRS also facilitates significantly high-density housing in areas across vaster urban landscape than previously anticipated by council. Is there also opportunity to encourage

the facilitation of density lower development alternatively/concurrently than the MDRS which is still development responsive to growth.

How will the councils response to growth be governed/monitored i.e. good strategy should be live, incremental and adaptable. Plan changes often create 'rigid' policy setting that are less adaptable to changing circumstance overtime.

Opportunity to take a 'live' strategic approach to managing growth - Allowing some flexibility to be able to continuously evaluate plans in motion and a changing environmental context
and facilitate a dynamic respond to change – enabling 'resilience'
The consideration or implementation of urban infill in isolation of greenfield development could have untended future consequences and restrict the councils ability to provide development in alignment with the draft growth principle 'enabling choice'

Acknowledging that there is high demand for peri-urban and lifestyle living on the Coast we strongly recommend work continues to facilitate land for greenfield development. We advocate a 'targeted' approach and believe council have the opportunity to draw on local knowledge to facilitate. A lack of responsiveness to re-zone will further delay greenfield development
Facilitating equity could also be considered as key principle for growth

Ensure that development of the built environment (particular urban intensification) will produce equitable results. Ensure equitable provision to infrastructure and facilities that will support wellbeing. Development should maintain a focus on equity of outcomes, access to services, transport, amenities, employment/
Council has levers to encourage and manage growth and development in positive ways. These levers include things like working in partnership and actively supporting good design, the provision of infrastructure.
Consideration should be given to how council can innovatively avoid poor development and encourage good urban development beyond policy settings and requirements particularly in relation to infill.

2. FEEDBACK ON CHALLENGES AND OPPORTUNITIES

The below tables sets out commentary on challenges and opportunities the council has identified as part of '*Te Tupu pai- Growing well'* Please note the feedback goes beyond identifying the 'challenge' or 'opportunity' to provide further information which may be considered as part of implementation.

Challenge/ Opportunity	**Feedback**
A growing and changing population	The impact of a growing population is a challenge beyond numbers. The related impacts on infrastructure (social, physical, environmental) are absent. In relation to development pressure on the built environment an understated challenge. Social exclusion and other intrinsic social issues related to an 'aging' population do not appear to have been explored (implications around this in a development sense would be accessibility/transport/health facilities and the location of amenities/safety) A growing population/social issues may also be valuable to consider in both Kāpiti's 'urban' and 'rural' context
We can embrace the benefits growth may bring	Funding for central government provided infrastructure is in high demand and often local communities do not feel confident in the timely provision of schools, transport, healthcare infrastructure to support development (new and existing). Greater density needs to be provided with equity of provision at the core (e.g. equity of access to services and infrastructure), liveability and urban form/design will be key. Government has the ability to support.

Higher demand across all council services	Higher demand on services not provided by council also a significant consideration (particularly those that support and enable wellfunctioning urban environments). A framework for the delivery of infrastructure facilitating housing could be a useful tool. Priority of delivery of infrastructure could be signalled particularly to help guide the provision of medium density housing (under MDRS).
Housing supply and affordability	Current infrastructure in many areas is inadequate to manage the pressures of future demand on housing – particularly in relation to infill & MDRS. Council also has the ability to signal support for development or exploration of development in areas which will are readily supported by infrastructure/more readily be absorbed. A challenge is additionally facilitating growth in a responsible and responsive way i.e. restrictive planning rules and regulations will not facilitate the volumes of housing supply required to satisfy demand A further challenge is facilitating development in an adapting and changing policy environment i.e. what development is facilitated and how whilst the details of future planning legislation/rules come in to play – how is this managed constantly for stakeholders. Council has a role to play in actively interpreting the changing policy environment for developers and the community Issues such as climate change gentrification and other climate change impacts will have impacts on housing supply and the suitability of future land for housing. We are planning for the effects of climate change more than we appear to the planning for our response e.g. resettlement (is migration (particularly in relation to climate change) reflected in growth projections?). Housing supply is one solution to facilitate demand, other ways are to influence and guide existing utilisation habits e.g. cohabitation (which can also alleviate social issues such as isolation/exclusion) in aging populations.

We still have space to develop and can actively manage how and where to we do that	We believe there is further opportunity here to directly address the corresponding challenges: • Potential opportunity to influence/support high quality development and urban design including environmental sustainability (e.g. council could explore the idea of an 'urban design board'). We not urban design is potentially further compromised by the proposed MDRS – providing solutions, best practice and incentivising could influence development. • Potential opportunity to encourage/facilitate infill in existing and well serviced residential areas through localised sub-

	division and as part of implementation of the NPS-UD .e.g. marketing infill in the places it is most feasible. There is also opportunity to encourage resilient and adaptable development which can transition varying uses and even housing types.(i.e. demographics will continue to change how do we future proof development rather than target to specific demographic at a given time e.g. making future adaptation less complex).

	• Opportunity to incentivise to achieve desired development should not be overlooked it is a key lever in achieving development. Taking a 'blue skies' approach to incentives we considered the below: o Ensuring the provision of adequate infrastructure and parking – considering when infrastructure costs can make development unfeasible (particularly on a smaller infill scale) and mediating this o Could the delivery of infrastructure be sped up e.g. development contributions considered if developers directly provide/upgrade social/physical infrastructure with wider benefits to the community today and in the future. o Provide shared/subsidised resources for developers where development is going to encourage or produce wider significant community benefits – e.g design advice, ecological advice, engineering support and information. o Provide or facilitate the amalgamation of land to provide development opportunity of significant scale and feasibility for developers o Working in partnership with developers who provide for a range of social and cultural considerations o Incentives for development of specific housing tenures if required to satisfy demand in Kāpiti e.g. build to rent, papakāinga o Council or partnership assessment/solutions to issues which currently inhibit development across large areas which would otherwise be primed for infill/greenfield e.g. contaminated, ecological effects – if council proactively provided scope for what would need to be done to enable development it could provide developers which more security would make

	councils considerations very transparent early on in the process. Opportunity to protect and manage heritage/character areas important to Kāpiti and its community. Challenge is how is this balanced with mediating greenfield development and not prohibiting development today based on what maybe important tomorrow. e.g. Areas of special character

We can manage growth in a way that builds resilient communities **/Protecting our environment**	Growth has a significant environmental cost which should be addressed on a micro and macro level. Protecting our 'environment is only one aspect of sustainable development perhaps important to also capture (meaning development that provides for the needs of today without compromising the ability of future generations to meet their needs). We recommend further clarification of 'resilient communities' to ensure that this principle translates to action and does not become a 'symbolic rhetoric. It may be narrow to interpret 'resilience' in just in an 'environmental' sense. Other challenges and opportunities that might be considered in terms of 'environmental protection' and 'resilience' • **Natural Hazards -** Flood hazard/liquefaction areas significant impediments/challenges to development across the region. Is there opportunity to develop more holistic/centralised dynamic solutions – at present developers focus on bespoke solutions for individual site (where a hazard may cross over a significant area). • **Future changes/factors which influence demand** - We note that in alignment with the NPS-UD amongst other policy direction there is a substantial empathises on focusing housing and development around transport links e.g. train station. However, major transport infrastructure also take people out of the region and may deter from localised growth in some respects – it perhaps also does not place enough empathises on future lifestyle changes influenced by technology, unforeseen events of significance e.g., pandemics, natural disasters and how these elements will influence demand and the way we live in the future. • **Link to global concerns** -Kapiti's plans should reach beyond its own community interests i.e. acknowledgement that communities all function within a global economic, social and environmental context.

	• **Infrastructure provision** -With a bold and ambitious plan for growth there needs to be considerable weight given to infrastructure that will back this up. A balance needs to be provided that won't unreasonably inhibit development (particularly infill) but will also ensure sustainability for the future. o SDPR2012 – how will this be facilitated/apply to MDH proposals in the future/to ensure the governments MDH goals are financially viable and practical o Ensuring the provision of/and working alongside the agencies which determine allocation of) larger social infrastructure which is essential in creating resilient communities e.g. schools, healthcare, roading, facilities – this should also be given significant thought in relation to MDH. o It will also be important to ensure adverse effects MDH and infill development are avoided through the provision of adequate social infrastructure and good urban design e.g. mixed communities, secure and safely designed spaces, good public transport links so people can access work and services, open spaces to facilitate well-being.
Other feedback	We believe further consideration may be warranted in relation to the challenges and opportunities of points raised below. • Changes in technology and the future of work/transport i.e. this really changes employment opportunities and challenges – COVID and changing social trends/pandemic - have seen an exponential shift to many people working from home – how is Kapiti planning to leverage of this e.g. shared workspaces, future marketing of Kāpiti • Opportunity to take a 'live' strategic approach to managing growth - Allowing some flexibility to be able to continuously evaluate plans in motion and a changing environmental context and facilitate a dynamic respond to change – enabling 'resilience' • Opportunities to include the aging population in housing/employment/social/environment initiatives which could be multi-faceted • Kāpiti has potential opportunity for growth from internal tourism/being part of a major iteral transport links

	• As identified in previous growth strategies the community has indicated a support for modifications to low density housing in targeted areas. A challenge is developing momentum and community support for future growth and being aware of the alternative • Environmental infrastructure is a huge asset for Kāpiti we need to focus on the opportunity of incorporating environmental capital as an asset of future development in the area (with multiple positive outcomes). • Advocate for mixed use residential development near transport hubs – this approach seems focused on residential development – make workplaces and commercial premises available and accessible to support the region's growth aspirations • The temporary utilisation of crown land and open space which may be ear marked for future development – e.g development of temporary emergency housing. • Ensuring that social issues are positively supported through development and the built environment. Additionally a focus on managing social issues through equity of access, urban form and good urban design. • Potential opportunity for council to act as a 'connector' rather than a 'doer' using its unique position and knowledge of the community. Encouraging partnership and partnering with others to provide specialist services where appropriate. Tapping into the expertise and economies of scale of other organisations. • Challenges around increasing demand on limited resources to implement and deliver growth solutions both physical and human capital.

3. FEEDBACK ON PROPOSED APPROACH

Using the headings in the proposed approach as set out by council we have tailored feedback around these specific issues and topics.

Proposed Approach	Our Feedback/commentary

Increased Density	The Growth Strategy, the NPS-UD and the Medium Density Housing (MDH) amendment bill all have implications for increased density we have summarised some of our thoughts around this below: **Medium Density Housing and NPS-UD** • Increased density potentially accelerated through MDRS changes – to enable ownership of housing supply (which is the dominant policy intent highlighted) subdivision process needs to be complementary and ancillary to the development of MDH and is an important consideration for council. • How will housing proposals that support increased density whilst the growth plan implemented/gov changes are going through a legislative process be managed given the direction of travel has been set – is it logical to not give consideration to future changes as current applications are considered – not doing so could result in backlogged applications (people waiting until August), further administrative workload/pressure on the industry, future re-work, a lag in delivering housing. • How will ancillary development be supported as residential development intensifies through the implementation of the growth plan, NPS-UD and MDH – currently zoning can be restrictive to ancillary uses. • As per the growth plan there are comments which infer development beyond the requirements of the proposed changes to MDRS. **Greenfield and infill Development** • We do not believe that it is logical to consider urban infill and greenfield development in isolation of each other. In line with the proposed principles of Te tupu pai | Growing well - 'enabling choice' development needs to provide the demographic of Kāpiti with suitable housing choice– a risk of focusing predominately or immediately on infill/increased density housing will not achieve that that result inline with the growth principle.

	• 'Walkable neighbourhoods' have been identified as areas for increased density. In the district plan many of these 'walkable areas' ,particularly in Waikanae, are part of precincts, or encompass natural hazard meaning they are subject to much more restrictive planning rules. Although we acknowledge the importance of retaining heritage and character it would be prudent to consider/understand: o If existing precincts will be precluded from MDRS housing o If plan changes will be further considered to facilitate future development e.g. Waikanae beach, garden area – even on a smaller scale than anticipated by the MDH. o If areas subject to flood hazard will be precluded or the proposed approach in these areas to facilitate development feasibly Please note further and more detailed site-specific around greenfield development. **Transport and intensification** • As previously noted, but also relevant to this point will such a staunch focus on public transport remain to be a key feature on intensification – this is considering Kāpiti's intent to fuel economic growth and employment in the region, alongside future changes to work, technology, and significant events (e.g. pandemic) – also interesting to note global trends of people migrating out of cities in urban areas e.g. London to areas with more open space. • Is Kāpiti's urban intensification focus around transport – predominantly in relation to existing transport infrastructure or does it also provide scope for future transport infrastructure e.g. rapid transit routes/park and ride (to account for pending transport infrastructure projects)

Growth will happen over time	• Growth is not the only eventuality that needs to be planned for – there is also the migration and movement of people which could be as a consequence of pandemics, changes in technology, climate change migration e.g. coastal retreat • Growth should be planned for and demonstrated over horizons as data and evidence demonstrates long term projections are often unreliable and inaccurate – this also provides opportunity to pivot and respond accordingly • Comment around brining forward development needs to be supported by the ability to bring forward the development of associated key infrastructure or to incentivise others to provide.

	• Greenfield and infill development should happen concurrently (and perhaps incrementally) to ensure 'choice' as per proposed principles is supported.
Our green spaces will be protected	Ensuring local awareness of environmental issues could help facilitate protection this at a local and national level: • E.g. identification of natural features such as wetlands – supported through local council • Council proactively providing information which facilitates development in areas where there are important natural features/considerations i.e. assessment of hazard is traditionally undertaken by council however considerations and advice on how to avoid/remedy or remediate those issues is a requirement of the developer. Although this is reasonable (and a requirement of the RMA)– if council are encouraging development at significant levels is it worth considering new options and innovative approaches– site specific. • Ensuring significant green open space is enabled near proposed MDH to facilitate high amenity values.

Responding to climate change	Please refer to previous comments around natural hazards We do not believe that this plan provides sufficient information about planning for the future impacts of climate change both socially and on the built environment. • Reducing private vehicle use through removing the requirement of parking through the NPS-UD (although acknowledged is a central gov directive) needs to be updated when considering development in other ways. Specifically in relation to Kāpiti (and the regions peri-urban/ rural nature). • The district plan has requirements to future proof new developments in certain coastal areas, but the building restriction line is a relatively blunt tool which does not always seem pragmatic – further guidance on sustainable coastal development would be advantageous. • A focus on growth does account for climate change migration and the longer-term resettlement of people that needs to be planned for potentially decades in advance. • Could the effects of climate change in other areas/or future natural hazard events increase demand for housing in Kāpiti.
	What will the impacts of climate change be on production and employment and how are these catered for in the growth strategy.
Different types of housing	• Building different types of housing is using one lever in making housing more affordable – there are other levers to pull here and focus on development should not be in isolation. • In relation to community housing providers how could the council facilitate partnerships between developers and providers • High density housing next to Waikanae/ Paekākāriki station may have traffic considerations due to the one option traffic crossing to get on to old state highway one.

4. LOCATION BASED FEEDBACK (IN RELATION TO IMPLEMENTATION)

We have summarised some of our key comments in relation to specific sites referenced in the ‘grow up + grow out’ section of the report.

A significant consideration for Landlink has been the assessment of the feasibility of sites which has been undertaken to support the implementation of ‘Te tupu pai – Growing Well’. We believe the assessment takes a somewhat blanket approach to site constraints. e.g. flood hazard. Te (*Kāpiti Coast Urban/Greenfield Development Study* Boffa Miskell Oct 2021) We believe that application of some generic data (and potentially the quality of data) will have led to over and understated risk on sites particularly in the absence of specialist knowledge (and further investigation) . In particular, the blunt rating of sites to lower priority influenced through hazards appears to have precludes sites where relatively standard solutions may apply. As such we have also authored and supported a number of site-specific submissions for councils' further consideration.

We are also aware that ‘Te Tupu pai- Growing well’. was drafted before changes to MDH provision were announced by central government we anticipate further changes to the proposals below may be likely. We also note that the potential for MDH to be located in a broader range of areas may have implications.

Central Paraparaumu

- Can certainty be provided in relation to the large pieces of infrastructure cited in the plan e.g. hospitals/education facilities – given the competing demand for central government infrastructure and in terms of resource how is this provision aligned with the future provision of housing. Being able to demonstrate when delivery is anticipated would help provide reassurance to the community and stakeholders
- Advocate ground floor mixed use (retail/leisure/employment) combined with higher density residential.
- What consideration is given to infrastructure provision and how will this be articulated and supported.

Railway Stations

- Consistent with earlier comments some residential areas around the Coast’s railway stations have limited access from main roads e.g. Waikanae and Paekākāriki. Transport routes will be a significant consideration in the facilitation of further housing.
- Large retail/commercial/industrial focus accounts for a lot of land around Paraparaumu station – we assume some consideration to rezoning will take place to support residential use in this area (how will SLURR issues be managed – opportunity to provide assessments to support future development).

- Potential to amend current parking arrangements and allow fora higher density e.g. multi-level parking – which may provide more space for or facilitate residential development in area
- What will the process be for the consideration of future rail locations – at what point could indicative information be shared to support development.?

Town Centres

- Waikanae town centre is in a prime location next to rail and is currently under utilised – lots of opportunity for higher density and mixed-use development. A strategy needs to be in place to ensure the future feasible and successful residential and economic development of this area.
- Development in urban centres is not currently incentivised and does not always provide an attractive prospect for developers.

Local Centres

- We note some local centres are currently subject to more restrictive planning rules/policies. e.g. Te Moana Rd – highly protected through garden area restrictions.
- Features such as Waikanae Park could become focal points to encourage surrounding development and raise the future profile of an area.
- Waikanae Beach has the potential for further focused infill, as in other growing centres supporting ancillary uses should be supported.

Greenfield

Please see site specific submissions which provide further information on greenfield sites for consideration. As previously noted, we do not agree with all of the 'priority' ratings provided to sites and strongly advocate that further considerations are made. We have submitted on behalf of clients or signal our support of submissions as identified below (we have used Assessment Report References to identify sites) :

- Site PE-02
- Site WB-01
- Site WA-02A
- Site PE-03
- Site NV-01
- Site RB-01 – (we signal support for the priority 1 'rating')
- Site WA-03



Respondent No: 20
Login:
Email:

Responded At: Nov 07, 2021 10:21:07 am
Last Seen: Nov 06, 2021 23:04:06 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** Yes

Q2. **If you have any views, please comment here**

We support growth near serviced areas, and greenfield where infrastructure can extentd into growth areas over time.

Q3. **Do you think these give us the right focus?** No

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

Growth should also repsect that not everyone wishes, or needs, to catch a train out of Kapiti ! in fact, working from home and a ageing population are mega trends which influence the growth. Residents need to take kids to school, to work locally and to ive the 'Kapiti Way', which to us entails activity, celebrating the local environment and continued prospecrity for all. If this sounds fluffy, then it mirrors the fluffy rhetoric in the strategy.

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

It is clear that infrastructure plays the biggest role in the growth strategy., and that Council dont have the capacity to service growth areas on their own in the timeframes needed.

Q7. **Do you think our proposed approach will help us achieve good growth?** Yes

Q8. **If yes, how?**

Yes, except that the Govts recent annoucements place good growth under pressure. More infill, where infill was not originally contemplated, puts pressure on infrastructure.

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** Yes

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** Yes

Q14. **If yes, how?**

Largely, they are goods, but infrastructure is the driver and a lgical extension into greenfield needs to have a logical extension of services to make a difference, and this is not apparent from the strategy

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** Yes

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** Yes

Q19. **If you have any views, please comment here:**

You/we will need a well soncidered infrastructure strategy to support growth. The concepts for two additinal rail stations is supported, but this must be led by central government

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21. **First name**

Q22. **Last name**

Q23. **Address**

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** not answered

Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?** Yes

Q27. **Are you providing feedback** on behalf of an organisation

Q28. **Organisation name** Puke Ra Limited

Q29. **Would you like to speak to your submission in person on 30 November 2021?** Yes

Q30.	**Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	
Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes
Q32.	**Please upload original submission**	not answered

Plan for Better Growth = Te tupu pai

Growing well

A Landlink perspective on Growth and the opportunities and challenges



Key Messages

- We understand the journey you are on
- Council have been inundated with pressure by the NPS-UD and the intensification Bill
- We at Landlink are excited about the growth and the diversity it brings to Kapiti
- We have expertise and local relationships (25 years)
- We will be charged with implementing this work over the next 30 years

Key Messages (slide 1 of 2)

- Growth – your role = where, when and how, not who or what
- NPS-UD requires Council to
  - plan for better growth ? = growing well
  - plan better for growth ? = provide the tools to enable growth
- Strategic focus should be on providing well-functioning infrastructure and processes, not necessarily directing land use
- MDRS from August 2022, with immediate legal effect= Central Govt controlling output

Key Messages (Slide 2 of 2)

- Infrastructure is the key (stormwater management, sewer, water, roading)
  - Need to partner with developers and Govt to help deliver
  - Council should focus on core infrastructure facilities
  - Re-write the LTP to direct funding where it is needed
- Allow for low hanging greenfield fruit to be rezoned (Aug 2022)
  - Surplus expressway land
  - Logical extensions on urban edges
  - Allow robust private plan changes through the ISPP
- Consult with local experience, work collaboratively
- Don't sit back with greenfield
- A one month submission period and a five minute speaking time, really?

Key Development Risks (Developers)

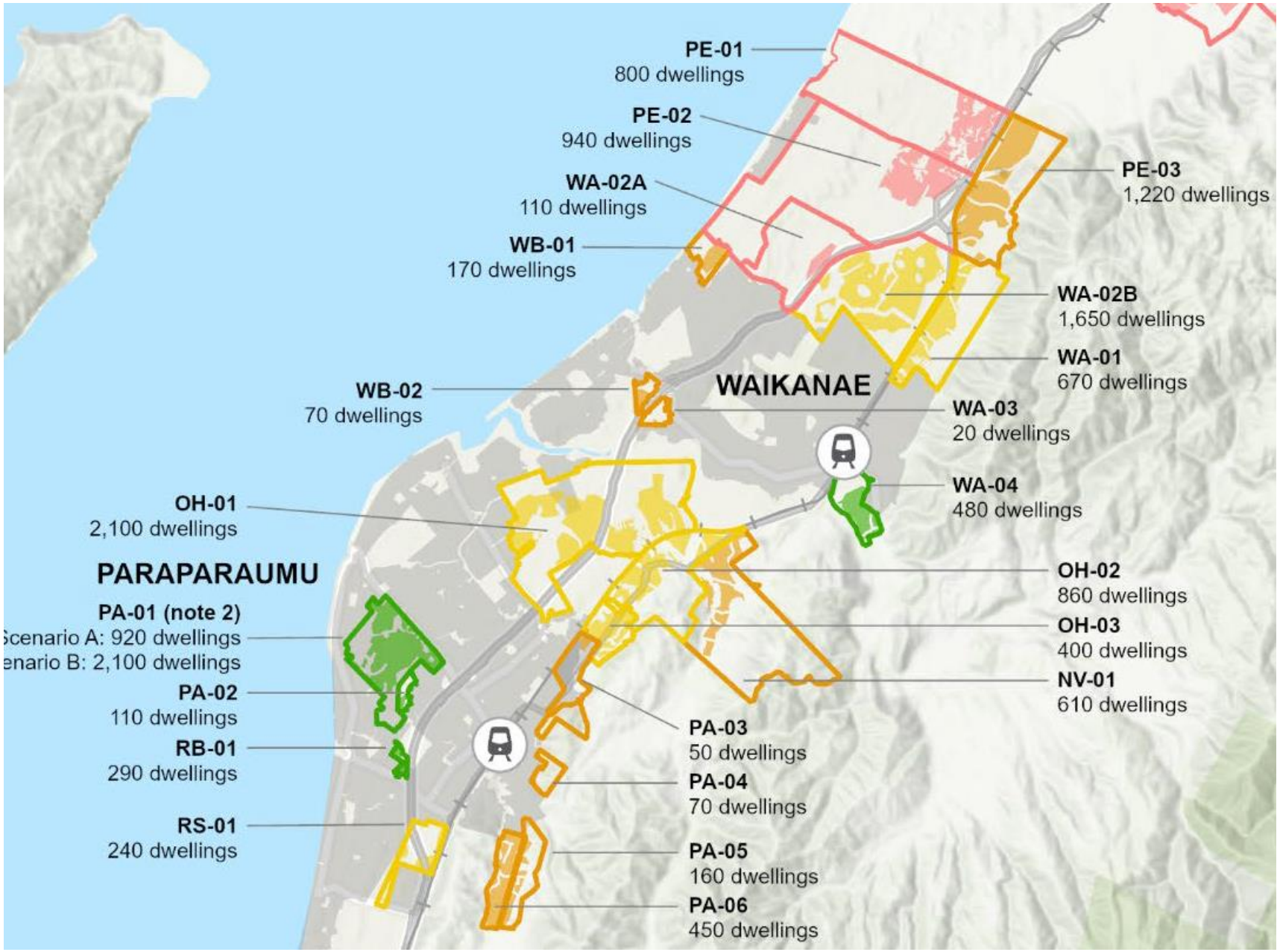
1. Zoning/Planning framework risk
2. Landowners and Iwi
3. *Stormwater management (always number one)*
   - *Requires a holistic approach*
4. *Sewer*
   - *Requires a holistic approach*
5. *Water*
   - *Generally OK as a result of previous work*
6. *Roading*

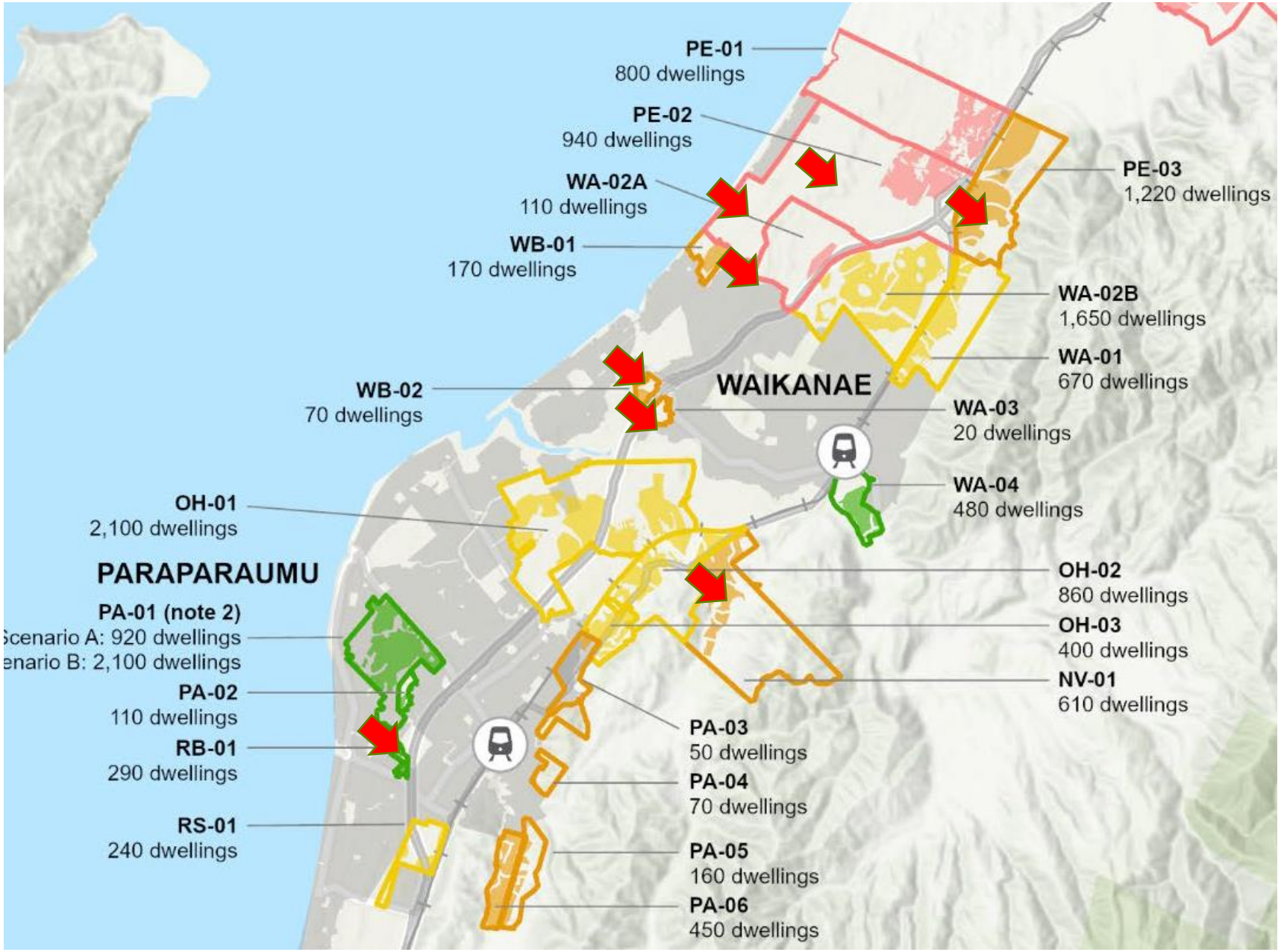
Criteria	Observations	Rating
Mana whenua values	• The headwaters of the Waimeha and Ngarara Streams run along the southern extent of the area, and are recognised as a site of significant to Te Ātiawa ki Whakarongotai.	
Iwi development aspirations	• There is a section of Māori freehold land located in the southern extent of the area to the east of the Expressway.	
Urban form	• Development of cohesive form in the area is complicated by the low-density Ngarara precinct. Development of the area may leave Ngarara as a disassociated low density. • The presence of the Expressway could lead to disconnected growth on either side of the Expressway. • Multiple constraints in the area are likely to result in fragmented and non-cohesive urban development.	
Local neighbourhoods	• The existing rural lifestyle precinct at Ngarara would likely be progressively altered by growth of the urban environment to the north. • Expansion of the urban environment may support the development of a future neighbourhood around Waikanae North. • Development of neighbourhoods in the area would be complicated by the Expressway, which completely disconnects the eastern extent of the area from the western extent.	
Activity centres	• Development to the west of the Expressway would have no access to established activity centres, and may need to be supported by the development of a new centre.	
Residential development	• Limited theoretical development area caused by multiple constraints results in a marginal contribution to dwelling supply.	
Business land	• There is no existing business zoned land in the area.	
Transport networks	• The area to the west of the Expressway (north of Ngarara) is poorly connected, with limited future options for improved connectivity. • The area to the east of the Expressway has good options for future connectivity both to existing networks in Waikanae North, and to old SH1. • Incorporation of active modes development would facilitate access to Waikanae Town Centre and Waikanae Station, and reduce pressure on park and ride facilities.	
Infrastructure and servicing	• There is a water supply trunk main that passes through the area. • New development in the area may need to be supported by new water storage infrastructure (reservoirs). This could be undertaken in coordination with other growth areas. • There is no existing wastewater reticulation to the area. • The area is a significant distance from the Otaihanga waste water treatment plant. Development in the area may trigger upgrades to the existing waste water plant, and/or pipes and pump stations between the area and the plant.	
Natural ecosystem values	• There are no identified ecological sites in the area, although there may be ecological sites associated with dunelands and waterbodies that pass through the area.	
Water bodies	• The area is relatively wet. Tributaries to the Ngarara stream run through the area.	
Landscape and open space values	• A large portion of the duneland in the area is recognised as a special amenity landscape. • The could incorporate access to coastal open space at Pharazyn reserve.	
Heritage values	• There are no listed heritage features in the area. • There are a number of archaeological sites located throughout the area.	
Topography	• The topography of the area is relatively undulating.	
Natural hazards and land risks	• A number of parts of the area are subject to flood risk. Low lying areas are particularly wet. • Almost the entire area is identified as being subject to high liquefaction risk.	
Land use compatibility	• There is potential for reverse sensitivity effects in proximity to the Expressway. • The national grid traverses the central portion of the area. • Established rural lifestyle development in the area may be resistant to urban development (particularly to the west of the Expressway).	
Highly productive land	• There is a small amount of potentially highly productive land (LUC 3) located in the northern extent of the area, although this is relatively non-cohesive.	
Climate change (low-carbon futures)	• Growth in this area would likely require vehicle trips in order to access basic services. • Extending infrastructure services to the area may be resource intensive. • Low access to regional public transport may result in increased private vehicle commuting.	



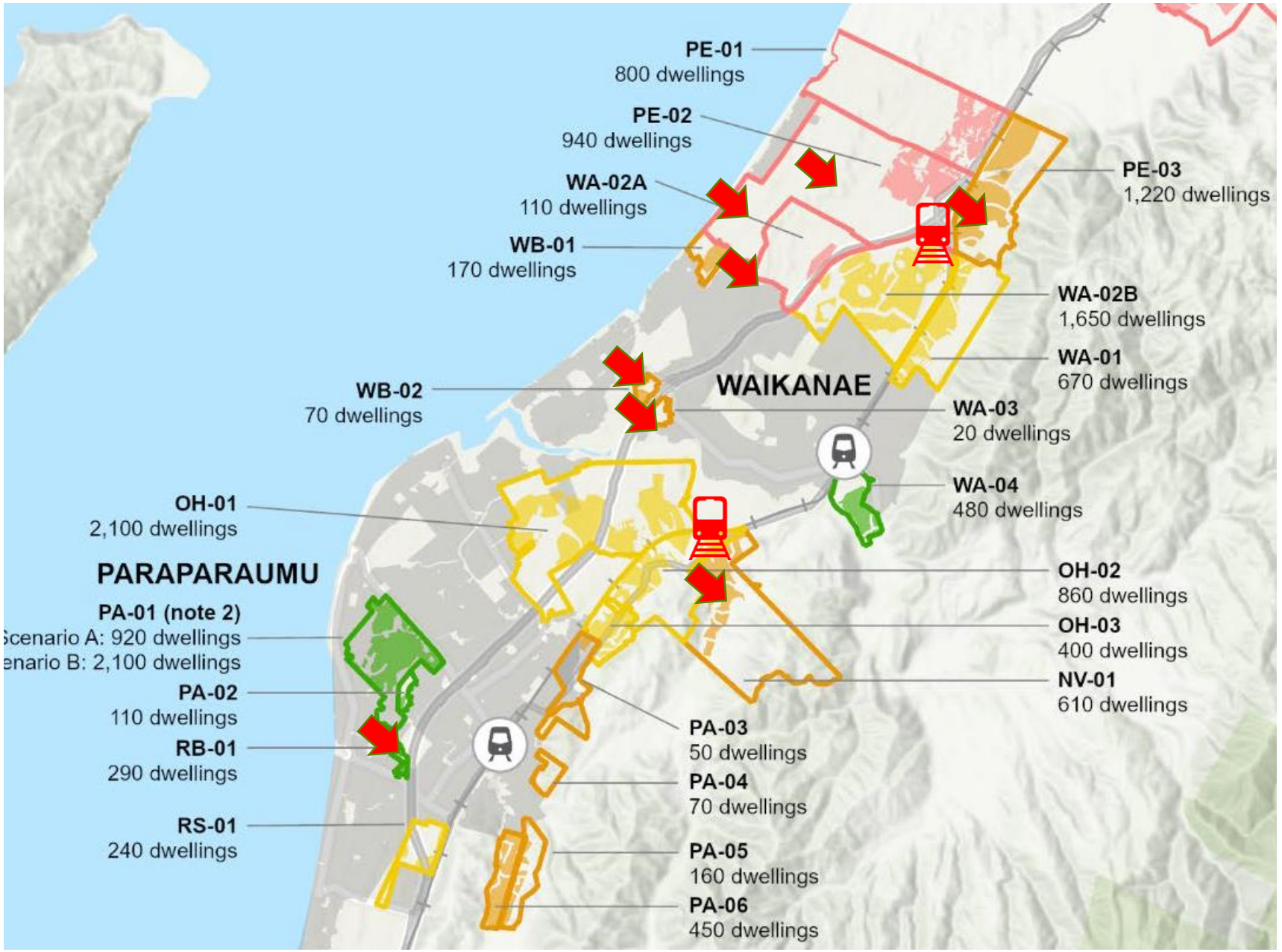
Plan Better for Growth

Site specific recommendations


PE-01
800 dwellings
PE-02
940 dwellings
WA-02A
110 dwellings
WB-01
170 dwellings
PE-03
1,220 dwellings
WA-02B
1,650 dwellings
WA-01
670 dwellings
WB-02
70 dwellings
WAIKANAE
WA-03
20 dwellings
WA-04
480 dwellings
OH-01
2,100 dwellings
PARAPARAUMU
OH-02
860 dwellings
PA-01 (note 2)
Scenario A: 920 dwellings
enario B: 2,100 dwellings
OH-03
400 dwellings
NV-01
610 dwellings
PA-02
110 dwellings
PA-03
50 dwellings
RB-01
290 dwellings
PA-04
70 dwellings
RS-01
240 dwellings
PA-05
160 dwellings
PA-06
450 dwellings

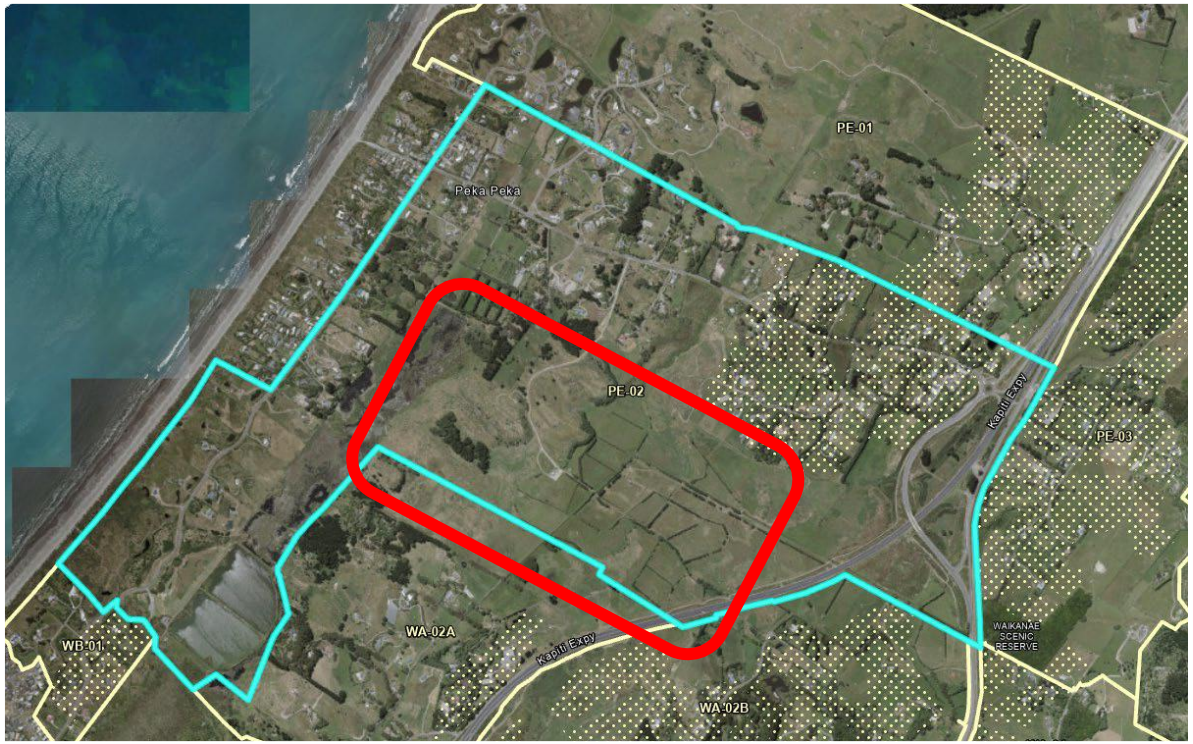


Landlink site specific comments



Rapid transit stations change the game

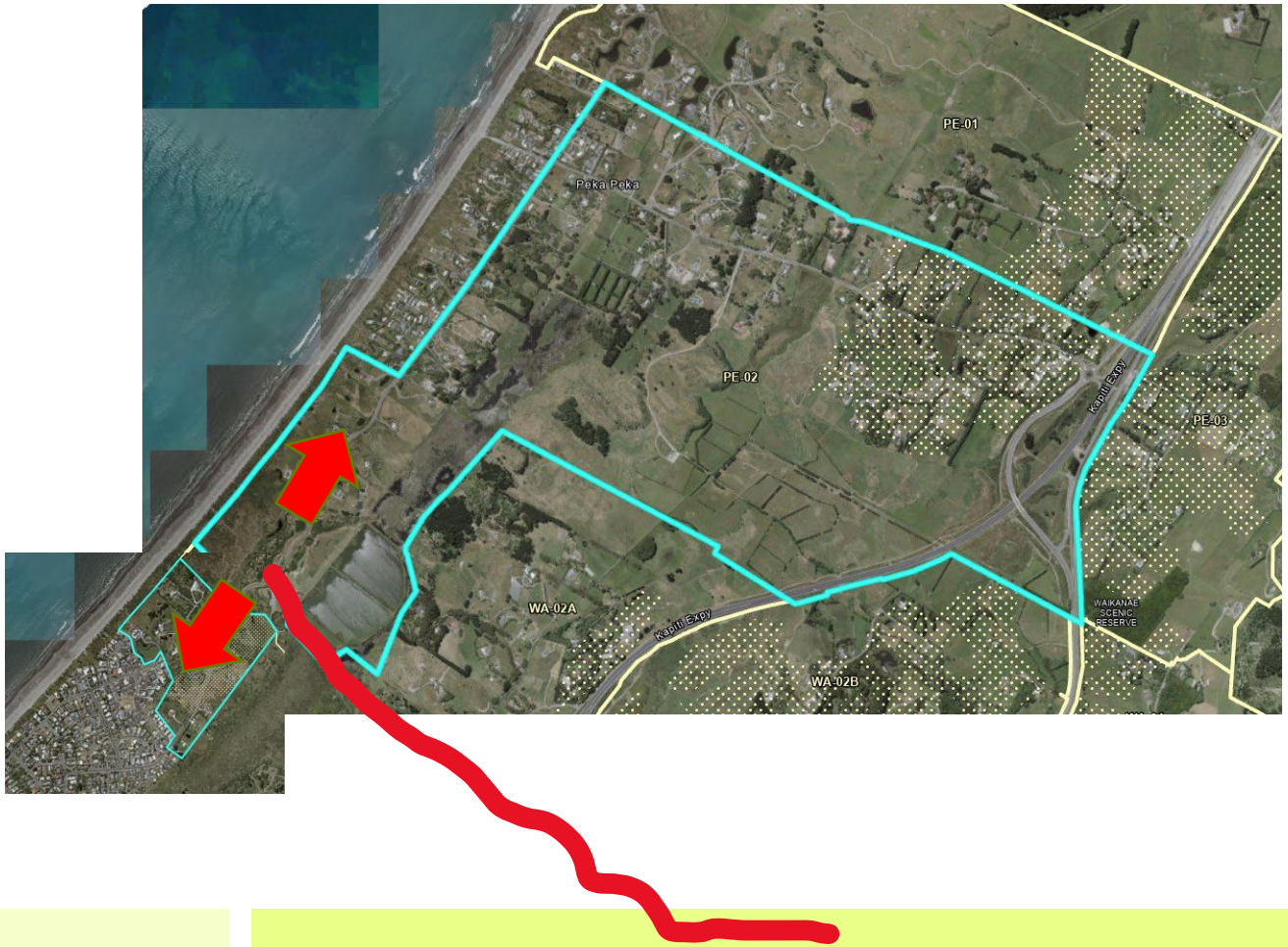
Peka Peka Farm PE-02



Focused analysis outcomes

- Peka Peka Farm Ltd
  - comprehensive Study completed
- All infrastructure can be provided
- Opportunity to extend sewer main through the site (holistic view)
- Opportunity to work with developer (*embrace the opportunity*)
- MHuD land
- Done the study for you !

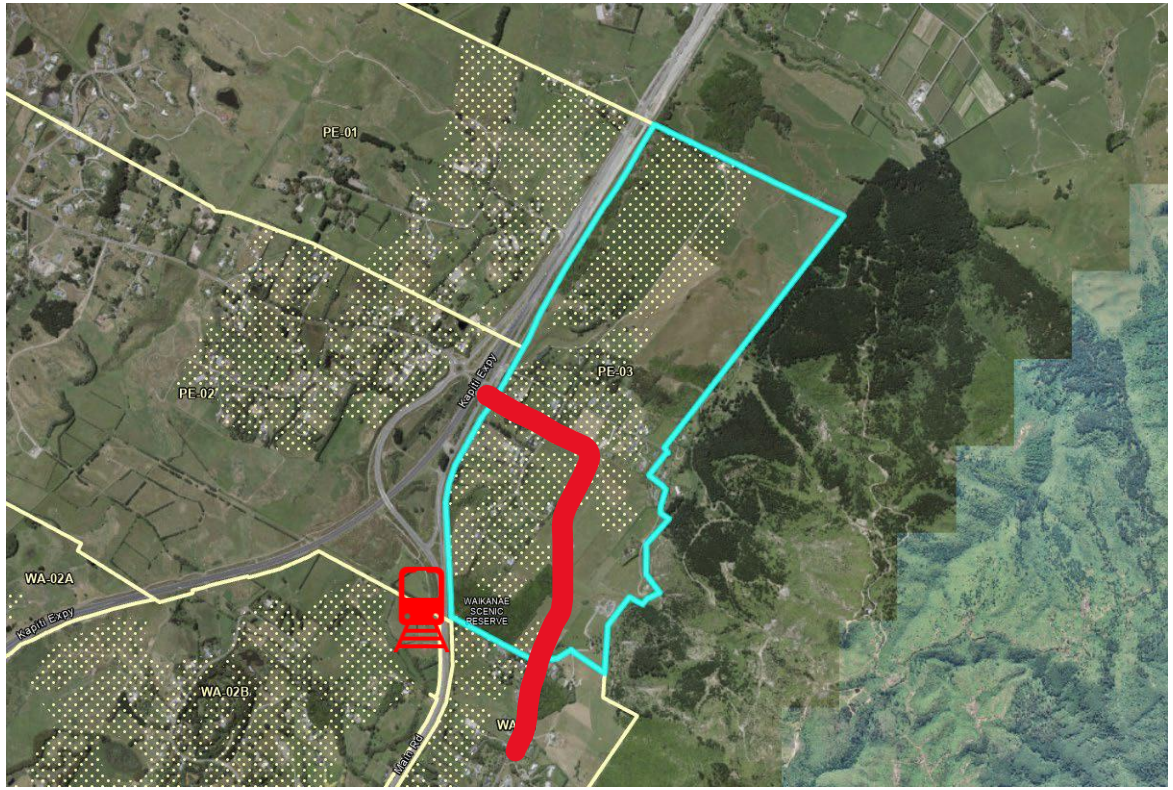
Peka Peka / Paetawa Road PE-02



Focused analysis outcomes

- Paetawa Road
- If intensification goes south (WB-01), why shouldn't it go 250m north (PE-02)? Extra 170 lots.
- Sewer pump station adjoins the site
- East to west notional road on District Plan = strategic link, with more than half already built
- Develop both sides of infrastructure..... Efficient !

Peka Peka (Hadfield Road) PE-03



Focused analysis outcomes

- Adjoins expressway = accessibility
- No flood risk, liquefaction
- Relatively gentle slopes
- Connectivity to Huia Street = resilience
- Third ranked study area in terms of yield
- Adjoins future rail station
- We support the analysis

Waikanae

Future Urban Development Land and WA-02A



Focused analysis outcomes

- Future Urban Development land to be rezoned Aug 2022 (Priority 1)
- Study area boundary not correct where it abuts residential zone
- Sewer trunk main through the site
- East to west connection point
- Lacks reticulated water
- Work with developer(s)
- We support the analysis

Waikanae Beach WB-02

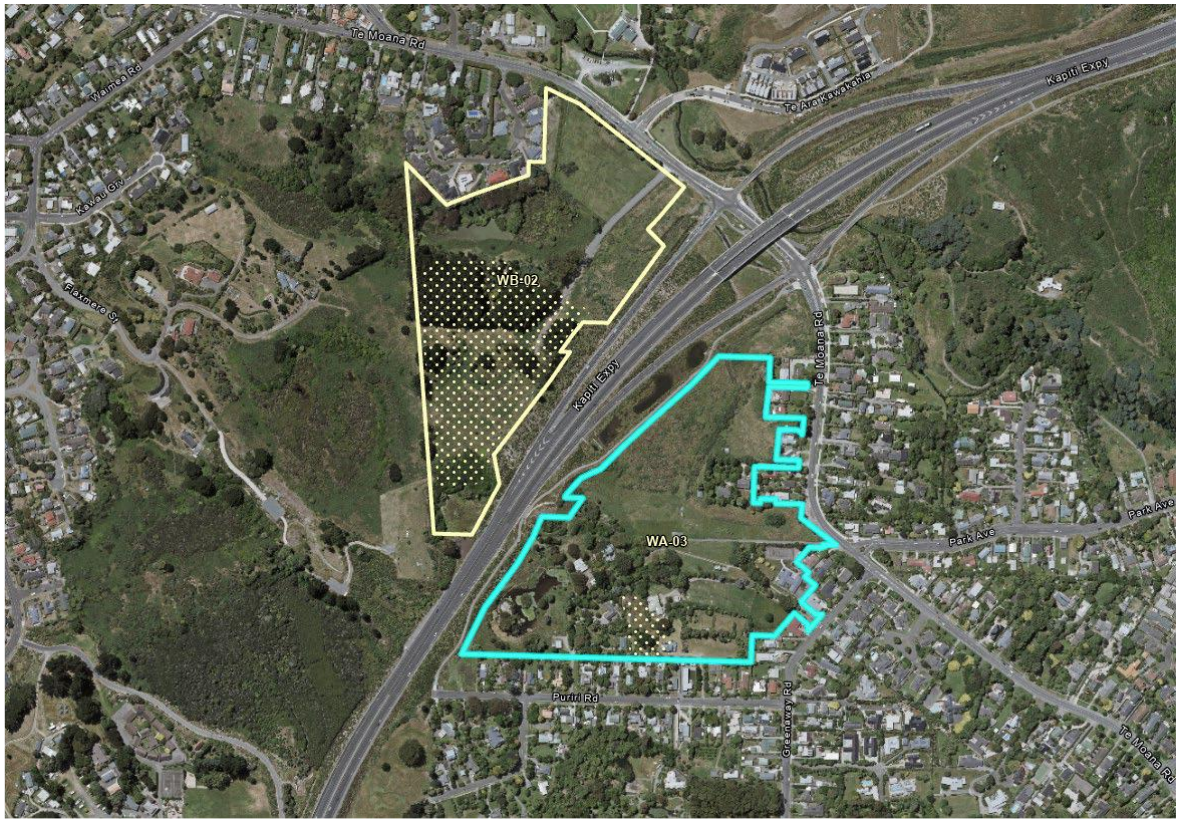


Focused analysis outcomes

- Flood risk minimal due to expressway work = yield greater
- Small number of landowners in agreement, including Iwi owners
- All infrastructure is available
- Opportunity to extend sewer rising main through the site
- Should be Priority 1 – low hanging fruit

Waikanae

WA-03



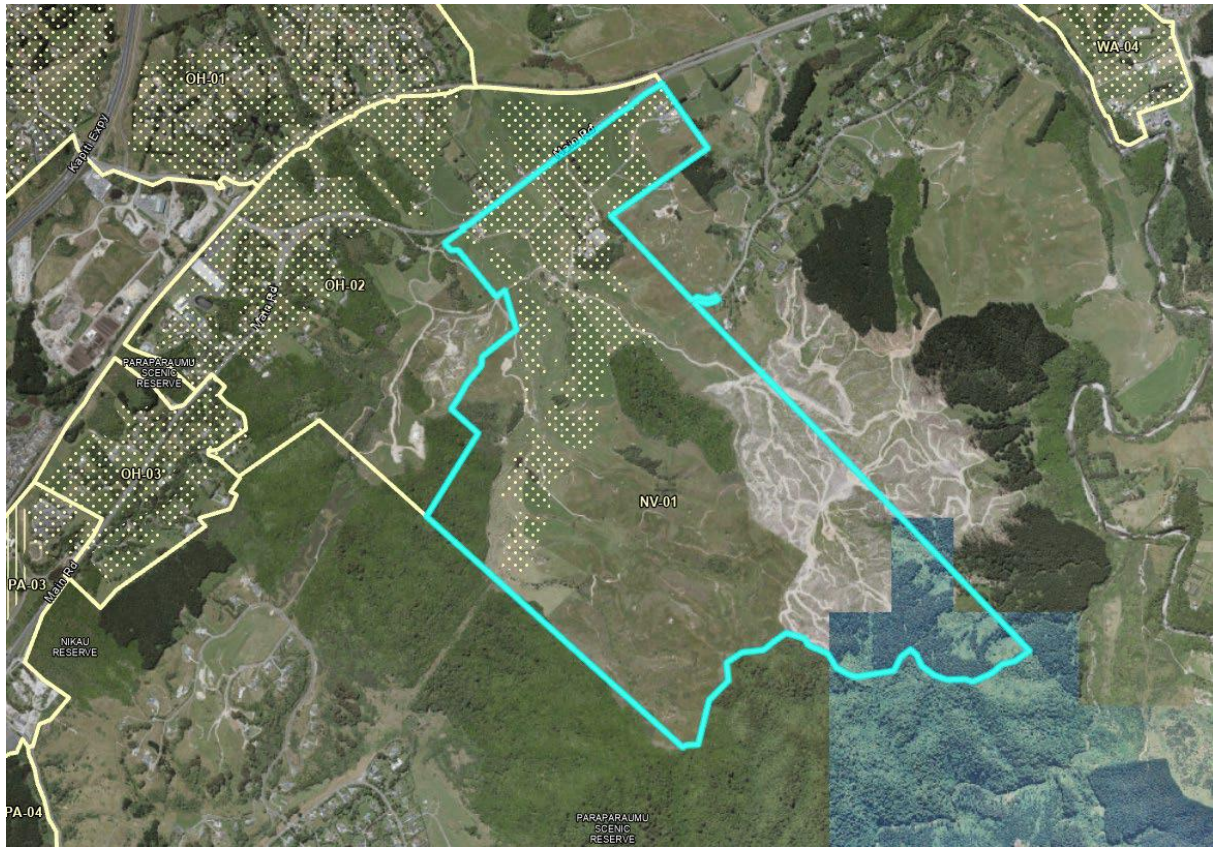
Focused analysis outcomes

- All infrastructure is available

- Should be Priority 1 – low hanging fruit

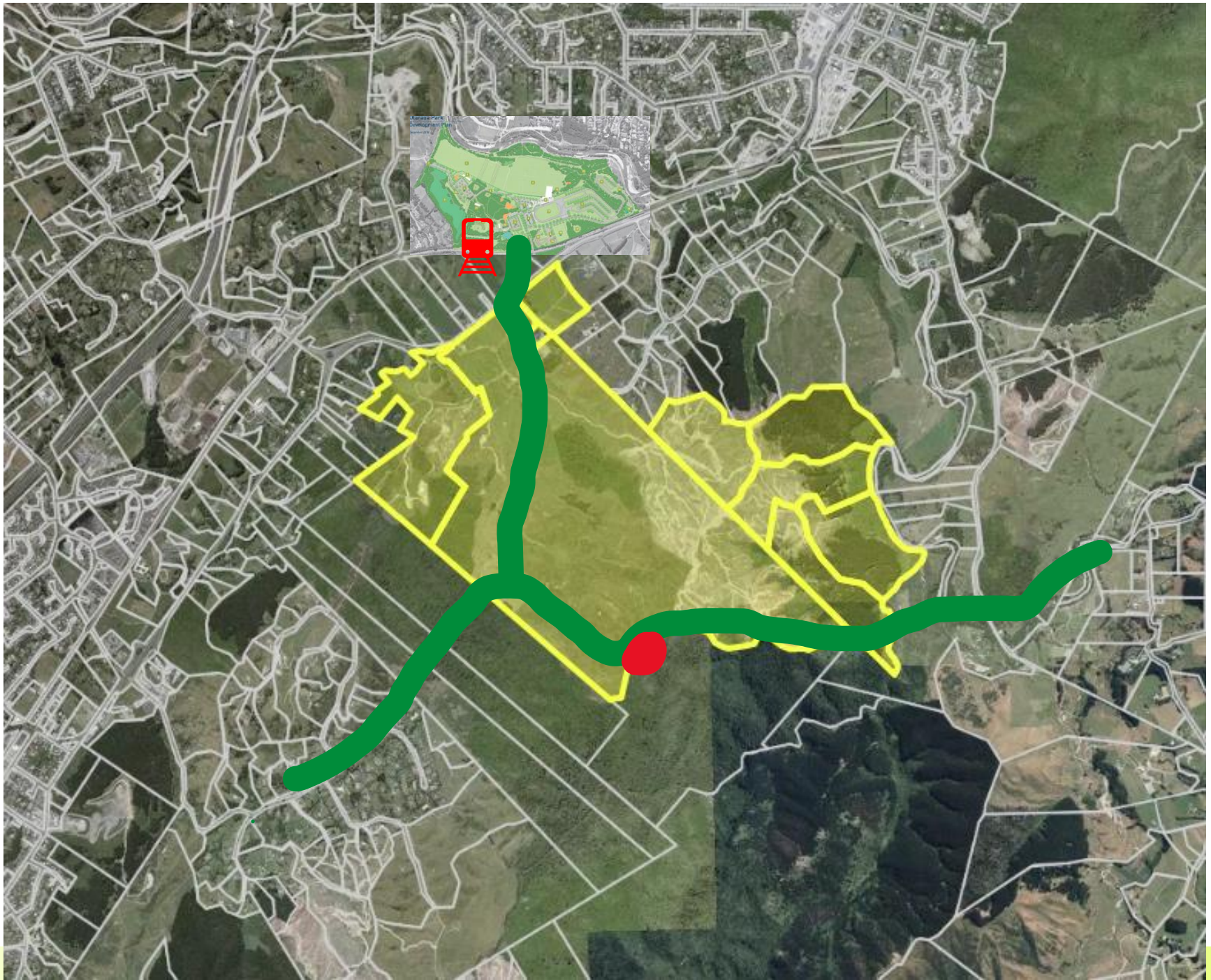
Nikau Valley

NV-01 (Tini Village)



Focused analysis outcomes

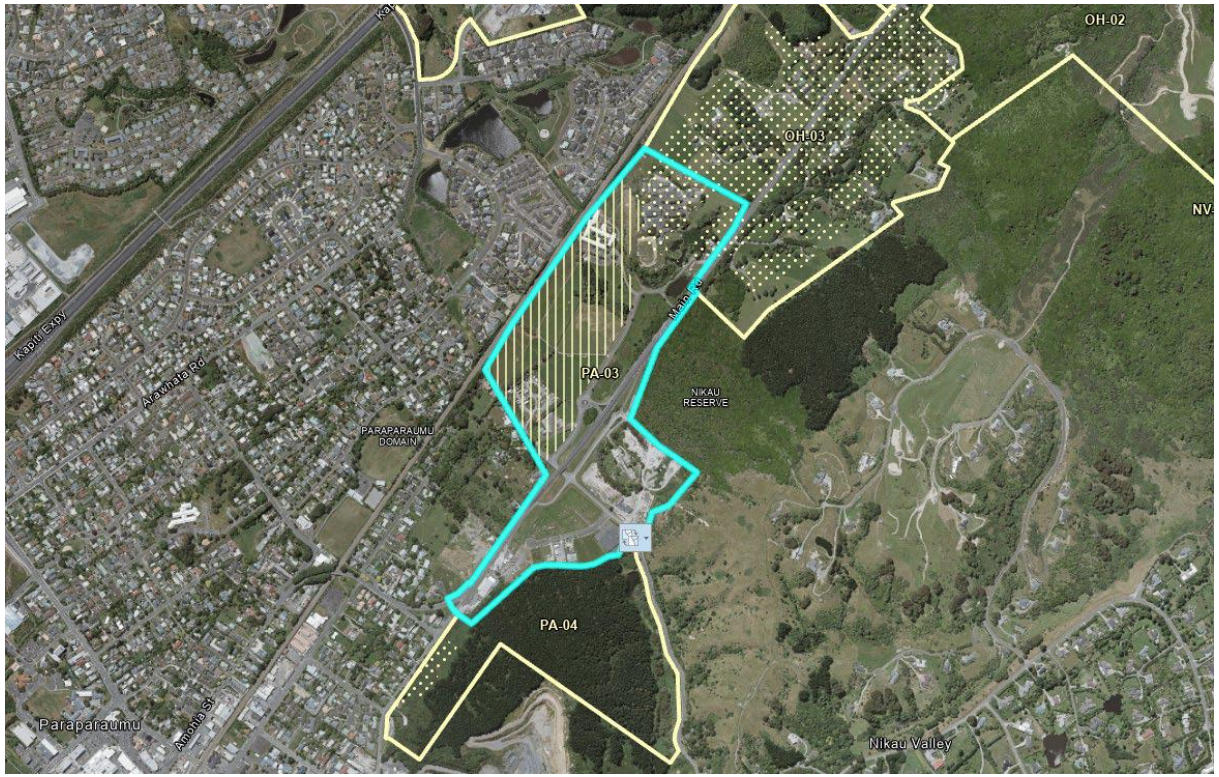
- Single largest one owner growth area
- Opposite proposed new rail station, therefore is medium density
- Yield understated significantly
- Old State Highway One
- Water main and reservoir
- 1.4km to sewer rising main
- 400 hectares catchment
- Tourism, lifestyle, regenerative
- Should be Priority 2A



Opportunities

- Otaraua Park Regional Sports Centre
- *Q – why shouldn't Council develop (social) housing in this location?*
- Open Space Strategy connections
- Tourism
- Rail Station
- Variety of housing opportunities
- Environmental benefits/regenerative design

Lindale Centre PA-03

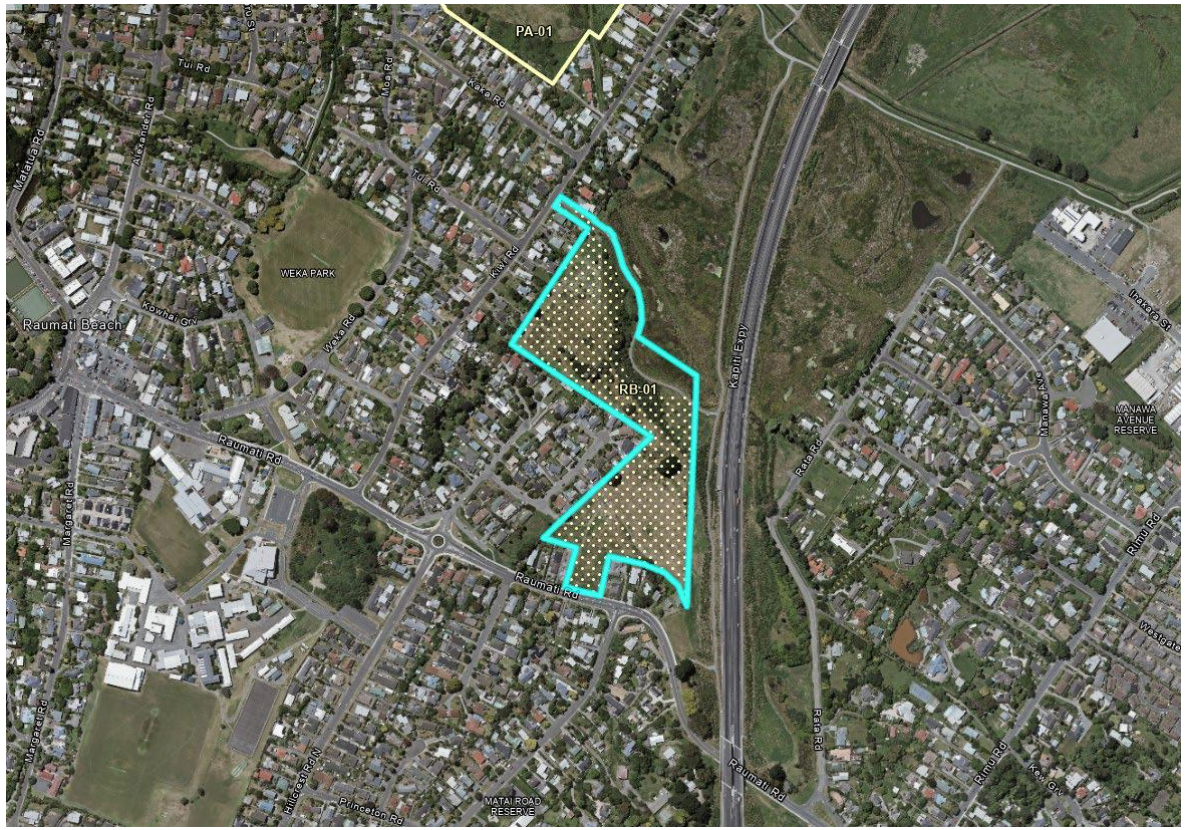


Focused analysis outcomes

- One landowner in northern end
- All infrastructure is available
- Residential development constrained by current zoning ('Gateway Precinct', not a true mixed use)

- Should be Priority 1 – low hanging fruit

Raumati Beach RB-01



Focused analysis outcomes

- Priority 1
- Only two landowners
- No Flood risk
- All infrastructure is available
- Support Priority 1 – low hanging fruit

Growth Principles

Six growth principles

- Supporting mana whenua aspirations
- Valuing our environment
- Fostering strong communities
- Encouraging low-carbon living
- Embracing the opportunities of growth
- Enabling choice



Focused analysis outcomes

- Priority 1 opportunities should be expanded
- Embrace opportunities
  - including private plan changes
- Don't rely on intensification to deliver
- Play to your strengths
- Be ambitious about enabling growth through infrastructure



Questions?



Respondent No: 139
Login:
Email:

Responded At: Nov 23, 2021 14:07:29 pm
Last Seen: Nov 23, 2021 20:07:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** not answered

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** not answered

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** not answered

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** not answered

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?**	not answered

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?**	not answered

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21. **First name**

Q22. **Last name**

Q23. **Address**

not answered

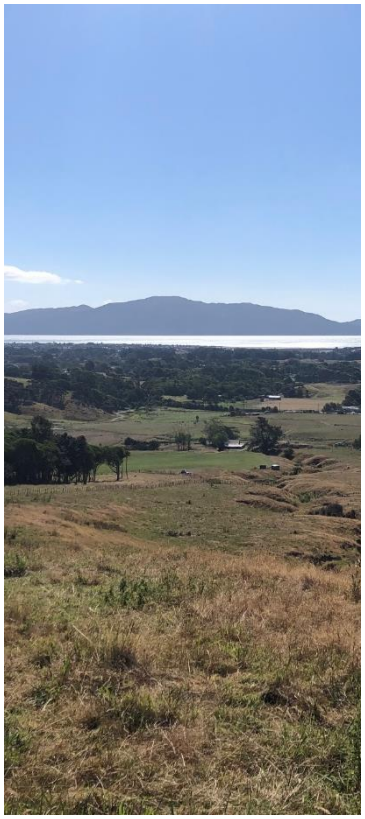
Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.**	not answered
Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?**	No
Q27. **Are you providing feedback**	on behalf of an organisation
Q28. **Organisation name**	Tini Village
Q29. **Would you like to speak to your submission in person on 30 November 2021?**	Yes
Q30. **Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	

Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes

Q32. **Please upload original submission**





TINI VILLAGE

WAIKANAE

SUBMISSION ON KĀPITI COAST GROWTH STRATEGY

xxx Papakirae Ltd

xxx

Landlink CGW CONSULTING ENGINEERS ocdl Stantec

1) EXECUTIVE SUMMARY

The Kapiti Coast is growing and changing rapidly. Population projections in the 2019 Wellington Region Housing and Business Development Capacity Assessment (HBA) for the Kapiti Coast District Council indicate there is insufficient capacity to meet long term growth.

We need to respond quickly to ensure adequate land is available to address our housing shortfall and provide choice to cater for the diverse needs of our current and future residents. We also recognise that it is important that when development does take place, it is undertaken in a way that responds to the well-being of our environment and its people.

The COVID-19 pandemic has caused a surge in working from home which places Kapiti as a desirable solution to this trend.

Tini Village represents a managed greenfield development adjoining existing infrastructure connections and a future rapid transit station, with a master-planned 1,200-1,800 dwelling community that incorporates areas of ecological protection and restoration for the parts of the site that are unsuited to residential development.

An over-riding principle is that the site will contain roughly 1/3 development, 1/3 restorative lifestyle and 1/3 open space.

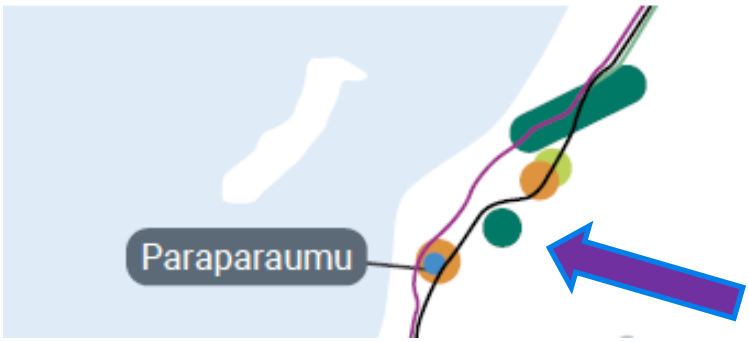
The Tini Village site has the following attributes:

- Within 300m of the new Otaraua Park rail station
- Alongside Old SH1
- Has the WPR water supply network on site
- Is the largest greenfield site outside the residential zoned land
- Is near the Future Regional Sports Hub (Otaraua Park)

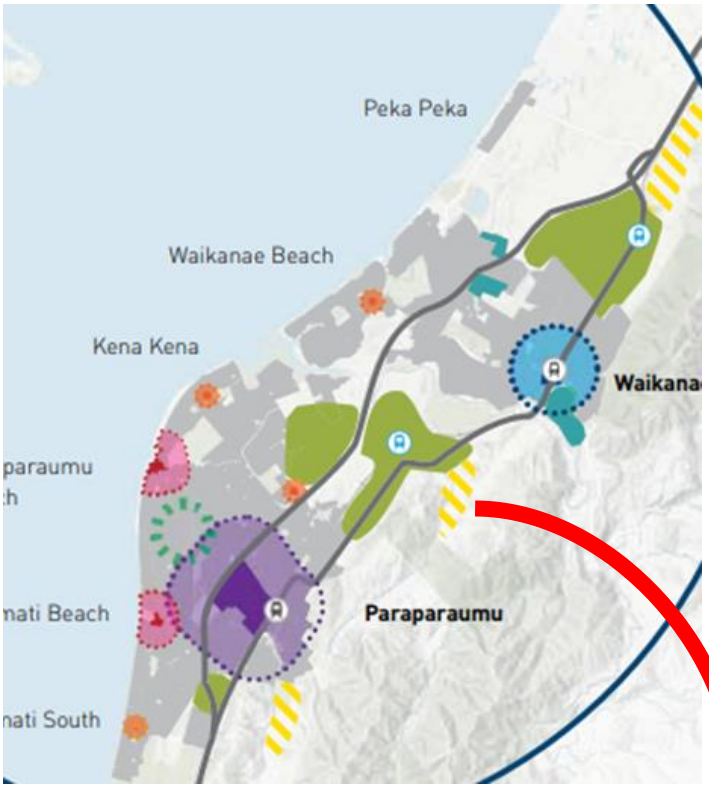
Papakirae Ltd, as the developers of the main Tini Village land, seeks that the Tini Village site be included the Growth Strategy as a medium priority greenfield growth area (Priority Group 2A land, in terms of the Greenfield Assessment).

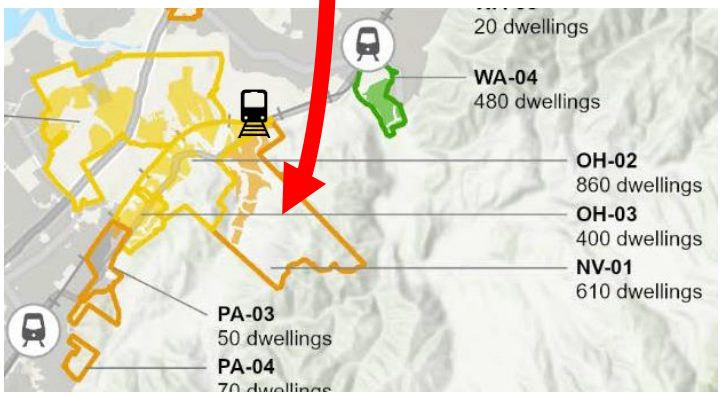
2) GROWING UP AND GROWING OUT

Councils 'Grow up and Grow out' strategy includes high, medium and longer-term greenfield growth areas. The WRGF also supported growth in this location, as shown below.



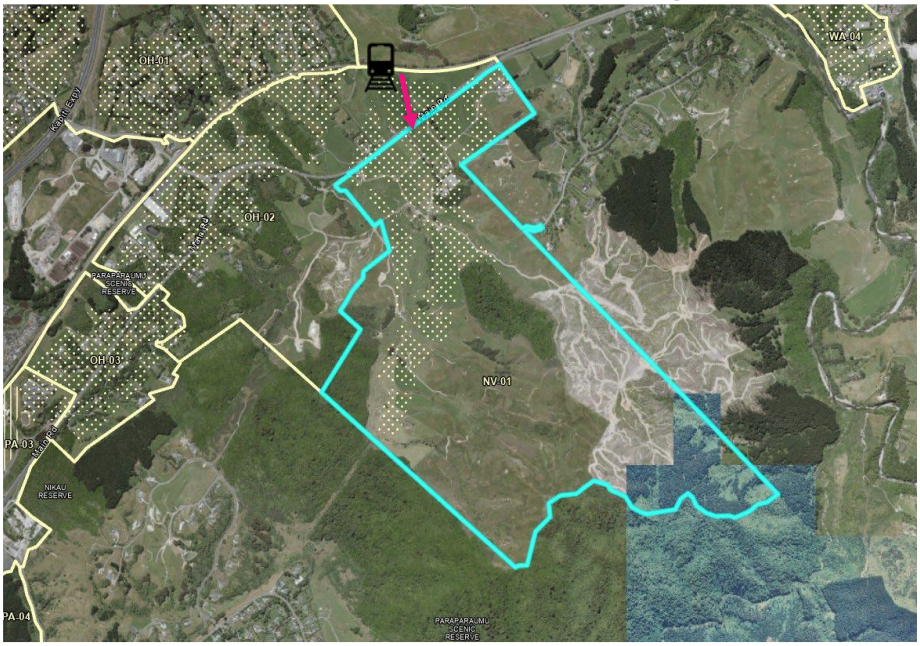
Major new developments are proposed to be located '**along transport routes, particularly rail**'. The likely location for the new rail station, which is described as being near Otaraua Park, is likely to be utilized by the Regional Sports Facility in this location and would therefore be most likely located at the southwest corner of Otaraua Park, only 300m from the Tini Village boundary.





3) KEY INFRASTRUCTURE

Transport – the site adjoins Old State Highway One and access would be expected to be restricted to one or two entry points off this road. Further access points have yet to be explored. The new 'Otaraua Rail Station' is within 300m of the site. Refer to the comments from Stantec in regard traffic matters.



Sewer – a rising main is proposed from the site to the Paraparaumu Treatment Plant or nearby standby pumping main, a distance of 1.4km. This main can also serve the problematic Nikau Valley and Waikanae Downs with mains sewer rather than individual sewage treatment plants. The cost can be funded using a 'Special Purpose Vehicle' debt funded as a targeted rate over 30 years for all three zones.

Water – The site contains the KCDC Otaihanga Reservoir which is part of the Waikanae/Paraparaumu/Raumati supply network. An extension off the Council rising-falling main can serve the development area and can either be added to Zone 6 in the WPR network or a new zone created. The Otaihanga reservoir is at a height which would provide sufficient pressure to serve the majority of the residential land within the Tini Village development.

Power and telecommunications – the site adjoins Old State Highway One with access to power and telecommunications services.

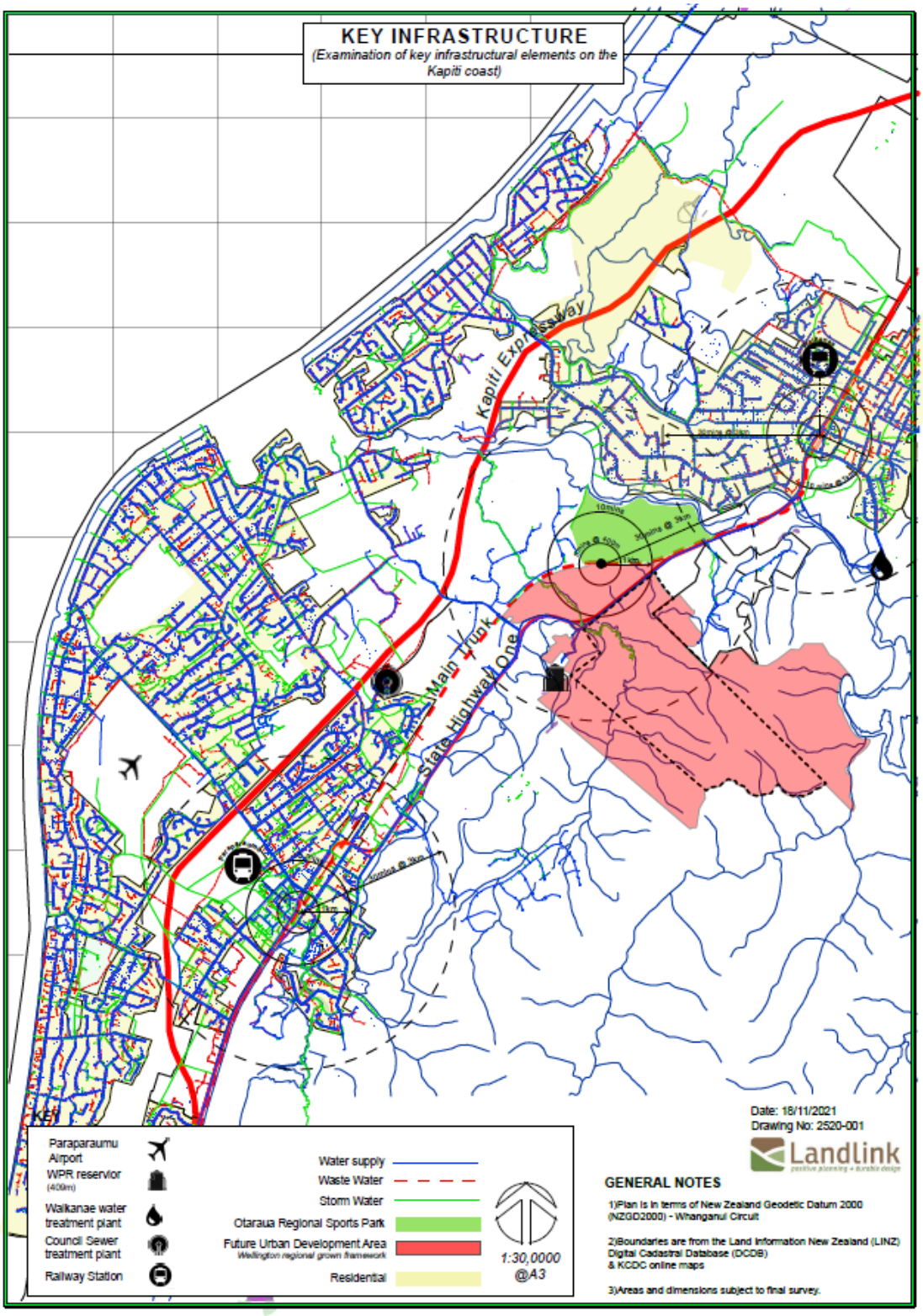


Figure 1 - Key Infrastructure Analysis

4) PHYSICAL SITE INVESTIGATIONS

Stormwater – Awa, Councils stormwater consultants, have provided data on the extent of flood risk on this site. Our consultant stormwater engineer, Ray

O'Callaghan (OCDL), is consulting with Awa in this respect and has produced a brief report on the effects of the stormwater catchment on the development. Refer Appendix A.

Geotechnical, liquefaction – CGW Consulting Engineers have provide a 'desktop' study in regard the site ground conditions and liquefaction matters. Refer Appendix B.

Traffic – Stantec (Mark Georgeson) has been engaged by us to report on traffic impacts of a proposed 1,200 dwelling development. Refer Appendix C.

5) STUDY AREA EXTENT

Land ownership –The land ownership of the immediate area is tightly held by three landowners, being Papakirae Ltd (Paul and Sandy Turner), D&M Forestry (Bob Hudson and Simon Hinds) and Bob Hudson. For this reason, a reconfiguration of the extent of the NV-01 study area is desirable.

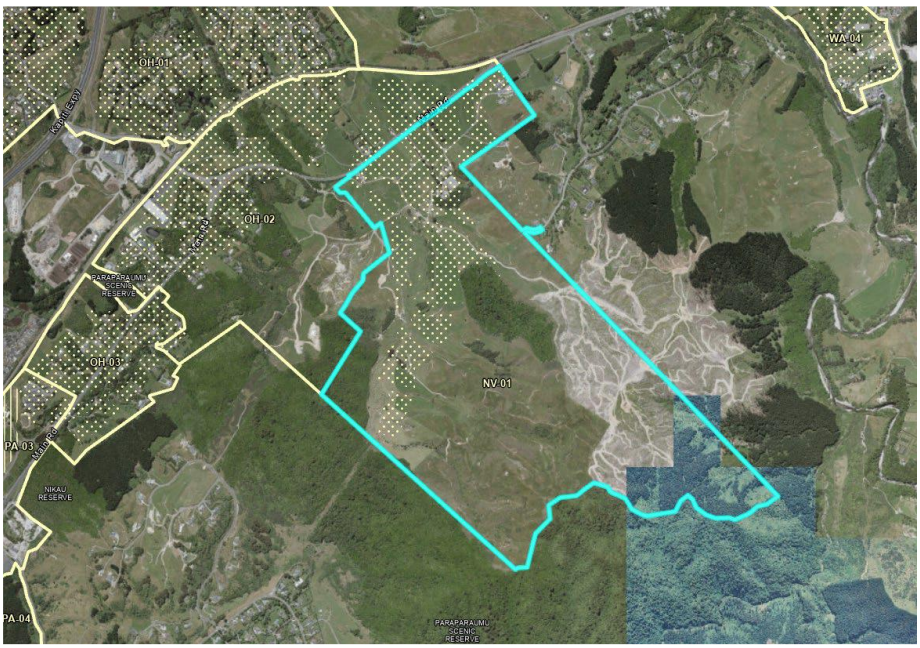


Figure 2 - Draft extent of NV-01



Figure 3 - proposed extent of NV-01

The NV-01 Study Area includes likely residential land and also some considerable regenerative lifestyle opportunities.

The balance of NV-01 should be considered for tourism, Open Space CWB linkages, regenerative development and open space.

A weakness of 'Growing Up and Growing out' is that no consideration appears to have been given to the market of lifestyle development sites, which inhibits the ability of peri-urban areas to be utilized as residential sites because they could be constrained by the current zoning rules, which in this case would mean that hill country land would need to be retained at an average of 20 ha blocks.

6) CONSULTATION UNDERTAKEN OT DATE

- Council CE, via email

Consultation Meeting, KCDC

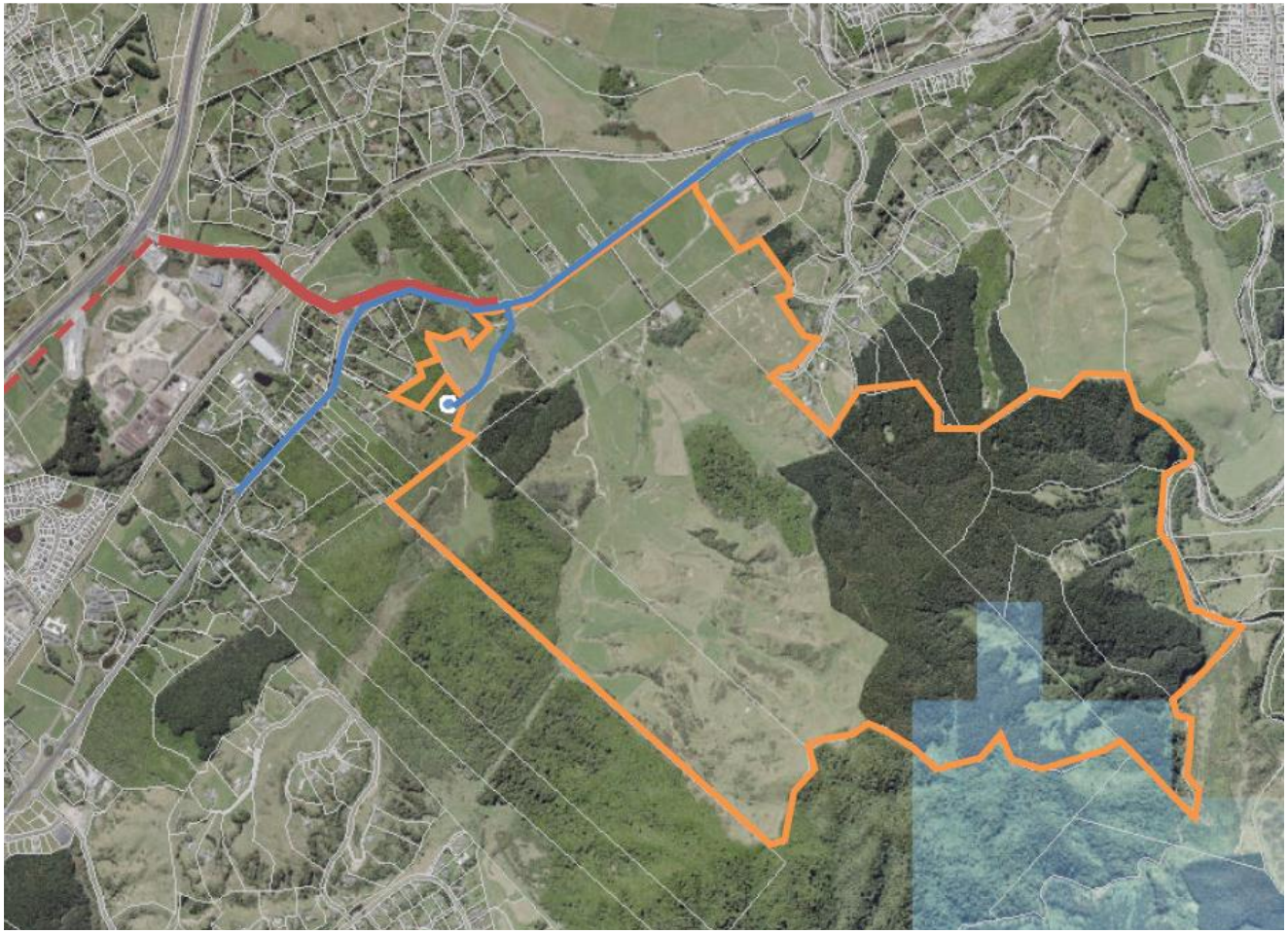
- Kainga Ora, MHuD, KCDC

Tini Village – Kapiti Spatial Framework



Figure 4 - Spatial Framework

Tini Village Infrastructure Concept



Orange	Tini Farm site extent
Blue	Existing water main and reservoir
Red	Proposed sewer rising main

Figure 5 - Infrastructure

Tini Village Yield (Original)

Our original development yield estimate (April 2020) is shown below

TINI VILLAGE

PRECINCT	ACTIVITY DESCRIPTION	AREA	LAND USES	NET RESIDENTIAL LAND	VACANT LOTS				CRD Comprehensive residential dwellings				Overall Residential Yield	Avg lot size in Precinct (m2, ha)
				Circulation and access	Proportion	Area ha	No. of units	Avg lot size (m2 or ha)	Proportion	Area ha	No. of units	Avg lot size		
A	Urban Living	25	Commercial-3ha Residential land - 22 ha	less 20% = 20ha	90%	18	360	500	10%	2	67	300	427	468
B	Community Living	35	Retirement - Residential - Park and ride - 1ha	less 20% = 28ha	90%	25	250	1000	10%	3	60+ 150 retirement units	500m2	460	609
D	Hillside Living	84	Parks and open space Residential	less 15% = 71ha	90%	64	21	30000	10%	7	35	2000	56	1.5 ha
E	Restorative/ lifestyle	140	Residential	less 10% = 216 ha	90%	194	39	5	10%	22	22	5000	61	3.5 ha
F	Open Space (30% of total)	122ha Vested with KCDC	Ecosites, wetlands, streams and native bush	70										
			Restorative land (revegetated into natives)	52										
Total		**406**					**670**				**334**		**1004**	

Tini Village Yield (Updated)

We have tested this yield against the methodology shown in the NV-01 Study Area.

	Theoretical dwelling estimate								
	Gross theoretical development area	Public realm	Net theoretical development area	Density mix					Estimated Dwellings	Notes
				Low (20d/ha)	Low-med (40d/ha)	Med (60d/ha)	Med-high (80d/ha)	High (100d/ha)		
DRAFT	43.8	30%	30.7	100%					613	Avoids steep areas Low density assumed
Likely	43.8	30%	30.7	50%	20%	20%	10%		1165	Assumes rail station within 300m Six storeys within 800m

Study Area Criteria Rating (Compared to report)

CRITERIA RATING

Criteria	Headline Observations	Draft Rating	Commentary	Proposed rating
Mana whenua values				
Iwi development aspirations			Adjoining land contains Maori land creating opportunities for development partnerships	
Urban form	No urban form			
Local neighbourhoods	No local neighbourhood			
Activity centres	No local centres		Proposed local retail and tourism opportunities	
Residential Developemnt	Comprehensive planning needed		Comprehensive planning proposed	
Business land	No business land		Business land proposed	
Transport networks	Good access to SH1		Good access to SH1, new rail station	
Infrastructure and Servicing	Existing water, no sewer		Short distance to connect with Otaraua Park zone	
Natural ecosystem values	Ecological sites		Enhancement of ecological sites is a priority and community asset	
Water bodies	Muaupoko Stream		Muaupoko Stream enhancements possible	
Landscape and open space values	Open space access required		Draft Open Space Strategy suggests linkages	
Heritage Values	No heritage sites			
Topography	North part relatively flat		Development proposed to occur in flatter areas	
Natural hazards and land risks	Hazards present		Hazards located in areas where development is not proposed	
Land use compatibility	No reverse sensitivity		No reverse sensitivity	
Highly productive land	Some LUC3 land		Incohesive and low quality	
Climate chage (low carbon futures)	Resource intensive		Active mode options with Open Space Strategy, rail Station	

KEY CONSTRAINTS	KEY OPPORTUNITIES
Draft comments for NV-01	
• Disconnected from established urban environments. • Low access to activity centres. • Steep topography. • Poor accessibility (to the southern extent of the area).	• The northern extent of the area is well connected and relatively unconstrained.
Review comments	
• Connected to rail station • Low access to activity centres. • Flatter topography in development areas • Excellent accessibility to transport and Open Space areas.	• The northern extent of the area is well connected and relatively unconstrained. • Provides variety of housing types • Creates open space connectivity and regenerative living opportunities • Creates tourism and business opportunities



Respondent No: 123
Login:
Email:

Responded At: Nov 23, 2021 12:23:32 pm
Last Seen: Nov 23, 2021 20:07:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** Yes

Q2. **If you have any views, please comment here**

Yes overall (more options could be provided above), however: 1. I think increased density has to be done well in order to create thriving community. - Therefore, there could be panels of (in-corruptible) architects/planners/landscape architects that vet and contribute to the overall site plans and a process that ensures these are carried right through to BC. - It can also be achieved with more densification at 1-3 stories on existing properties with 1HHU, this seems to have been missed completely as the grey 'existing urban area' rather than suddenly allowing 6 stories. I totally disagree with any intensification near the coast, this can happen further inland in areas that are more resilient to climate change. 2. I didn't see much focus on biodiversity and cleaning our waters, together, these are essential for a healthy environment and our wellbeing - it has been proven that when we improve our environment we improve our health. 3. Climate change impacts, mean we need to immediately reduce our embodied carbon (and our ongoing energy use and carbon emissions) this needs to be incorporated. 4. We need to NOT develop around our coastal areas, not spend money trying to keep the sea at bay, people need to think about leaving their beach properties and move inland. 5. The real issue is will you enable developers to make money, or the local community to design and develop good projects that allow them us all to live well, contribute and thrive.

Q3. **Do you think these give us the right focus?** Yes

Q4. **If yes, why?**

- Ae, I totally support increasing our mana whenua leadership and empowerment within our community, returning land to be administered by Māori (e.g. possibly in long term lease) supporting community housing projects etc. - I support caring for our environment, however more than just those stated. Each property has biodiversity that we can care for - trees, plants, wildlife, by trapping, planting, growing productive crops etc. I want us to clean up our water ways to ensure they can be swum in. - Yes, we need to take care to build (literally) housing and towns that foster community by creating ways to 'bump into each other', allow ease for creating co-housing communities that enhance and contribute to the wider community. totally support low carbon living - that means building with timber and wool batts (not concrete and polystyrene). - Totally support densification around transport networks - but, to keep this contained and away from the beach. - I would like it to be easier to install compost toilets (not putting our sewage and nutrients into the sea) and to use untreated farm forestry timber in our building. - There are other housing models to consider like cohousing where housing may be densely built on part of the land, however there is plenty of land left, on the same site, for natives, biodiversity, gardens, production etc and this model could be employed for other housing types like townhouses...we shouldn't cover all our land with building, but to design smarter. To design our streets north-south so that long boundaries are east/west allowing for more controlled north sun into homes and workplaces.

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

as above under yes???. We need to leave room for nature spaces between and around bldgs.

Q7. **Do you think our proposed approach will help us achieve good growth?** Yes

Q8. **If yes, how?**

Yes overall i'm on board with the concept of densification of some areas, though i think the vision is still limited - there are ways of building better and more densely, even with 1 story. We MUST NOT encourage any building near the coast or coastal villages, these areas need, instead to be de-escalated in intensity and development, i.e. people need to move out of these areas and we need to ensure we are not spending money on protecting private property. These areas can go into public space creating a buffer for climate change. The real issue is, will you enable developers to make money, or, the local community to design and develop good projects that allow us all to live well, contribute and thrive.

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** Yes

Q11. **If yes, how?**

I'm on board with the concept of densification, however i think there are other ways to achieve it than just sprawling out or going up. I think you are stuffing up a great opportunity here,, and for the Kapiti 'bach' environment. E.g. - Vancouver dug in and built in roof spaces, keeping the integrity of the city - many long narrow sections could accommodate 3 HHUs, with plenty of privacy and sufficient outdoor living to each, esp if the site is sloping, without building more than 1-2 stories. This is a good option before going to 6 stories, tripling the density with a simple plan change. - By allowing a minor dwelling on a 700m2, (instead of 900 or 950m2 section, without a RC). - By not requiring vehicle access to each dwelling! e.g. can park near road and walk/wheel equipment to houses. T - We need to be careful in building up, that is is NOT near the beach - as this is stupid (and selfish). i totally DISAGREE with enabling 6 or 4 stories by Raumati and Paraparaumu Beach and any beach, we need to NOT be developing around coastal areas at all nor paying for ongoing protection to existing structures that will be affected by climate change. People need to move from their coastal homes inland. These areas should be planted and appropriate biodiversity return for all to enjoy, creating a buffer zone to housing areas. - Areas for increased height should be within walking distance of the train stations. - I do agree with densification in inland areas. - i would think 12m buildings would look out of place, if scatted and detach people from our land. I think it could be ok in the one area between Paraparaumu motorway and library. If allow view shafts to Kapiti to remain down river corridor etc.

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** Yes

Q14. **If yes, how?**

I do think we need to be careful in growing out though, it has to be limited (long term) to areas around the railway stations (where the trains stop!). This is the no.1 issue with sustainable development. (Any other public/transport will need to be electric). And these areas of development could be reserved for special projects like papakāinga and cohousing where the site is considered as a whole with 15-30 homes sharing common space and facilities and taking care of land for natives and production.

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** Yes

Q17. **If you have any views, please comment here:**

Yes i think it's ok but with the provisos I've mentioned above off the top of my head and no doubt many more. I think we have to design well and not for profit. We need to design for our people, for thriving communities, for the environment and therefore for our well being. Then, we will really get somewhere.

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** Yes

Q19. **If you have any views, please comment here:**

Allow and make it easier to be more self-sustainable on our land e.g. wind and pv power, farm forestry and earth building, compost toilets and environment technology septic systems that retain our nutrients on land, water tanks for potable water i.e. drinking from for more than one household etc. We need massive trapping and planting programmes, including for privately owned properties, to increase our endemic wildlife. We can begin to move to de-commodify housing and giving more ownership back to Māori. I am very keen to create affordable community housing that has low embodied and ongoing carbon input. We can train our youth to build for their communities. We can encourage banks and insurance companies to change policies to allow a broader scope of housing types

Q20. **If you have any other feedback about how we can grow well, please comment here:**

I thought consultation meant to listen, rather than talk which may be my ignorance), i would suggest more of this, in ways that actually reach a true cross section of the community - this may be through creative conversation (which is honored and recorded) rather than print; if not, it is not fair, it is not unbias consultation. Having only yes or no, is not very useful, i'm not sure how this info is being collated, but all my answers are yes and no. Overall, i think you've missed the boat (or it's not clear to me) in not proposing existing urban areas, in long term resilient locations, be intensified while retaining a residential feel with vegetation, natives and biodiversity retained. The proposal jumps from 1 house/950m2, it's not clear where the 'suburban areas with increased density'/'low density' of 1/500m2 are on a quick glance at p 36 & 38 diagrams - for ease of comparison i'm not sure why these are colour coded together - come on! We need to leave plenty of green spaces in our community, this can be achieved, while housing more people affordably, with good design, keeping vehicles at margins and changing our understanding of what makes good housing in a thriving community i.e. what makes us happy! I understand that it is not huge houses for 1 or 2 people, isolated from their community with high walls in a non-diverse population.

Q21. **First name**

Q22. **Last name**

Q23. **Address**

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** Ngāti Raukawa ki te Tonga

Q26.	**If you are providing feedback as an individual. Do you want your name published with your feedback?**	No
Q27.	**Are you providing feedback**	as an individual
Q28.	**Organisation name**	not answered
Q29.	**Would you like to speak to your submission in person on 30 November 2021?**	Yes
Q30.	**Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	
Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes
Q32.	**Please upload original submission**	not answered



Respondent No: 35
Login:
Email:

Responded At: Nov 16, 2021 09:48:43 am
Last Seen: Nov 15, 2021 22:14:31 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** No

Q2. **If you have any views, please comment here**

What a strange way to allow comment, so repeatedly requested. Why not a simple email page.. why so silo-ed? Anyway my notes: ... No to e-scooters as a mode of transport ..they are not. They are used instead of walking or cycling. They are a hazard to pedestrians in their use and parking. A nasty mess and unnecessary use of electric energy. No parking places of streets, except where dwellings are "far" away from public transport and no room for garages. Re housing intensity: OK your ideas.. but what must be mandated [a popular word right now] are solar panels on all suitable roofs.. for water heating at least [commercial buildings too]. Water storage containers where there is space. And apartments on top of commercial buildings . for the vibrant "city" feel, less travel, crime reduction. And Native trees along road edges.. for shade, CO2 absorption, O2 production, pollution absorption and "soul" restoration. [In some areas, possibly, fruit trees .. but more subject to disease]. Minimal and very carefully shielded from upwards light streetlighting, and lower Lux rating as much brighter for same Lux than previous Na lights. No 5 G: from LED lights onwards.. and cellphone towers and obvious and really disastrous reduction in insect life. Re green spaces: as much as possible as certainly maintaining Kapiti Island and Tararua ranges views as possible. Re alcohol: Certainly no more Liquor outlets .. and if possible via local By-laws, phase out Supermarket alcohol sales. No discrimination in any Council controlled buildings or venues on the grounds of race, gender, age, disability or vaccination status. So that is my submission. It will be interesting to see if there is any personal comment, or any effect!

Q3. **Do you think these give us the right focus?** No

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

See above

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

See above

Q7. **Do you think our proposed approach will help us achieve good growth?** No

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

See above: i your approach does not address many issues well including Climate change, bio-diversity, light pollution, really anything different from the past.

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** No

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

As I wrote, basically OK re intensification around transport hubs.. but not sufficiently taking cognition of agriculture/horticulture need for local and regional food use.

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** No

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

I don't like the assumption of "Growth".. You acknowledge ?managed retreat" .. so where to if using all green space for growth?!.

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** No

Q17. **If you have any views, please comment here:**

See all my above comments.

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** Yes

Q19. **If you have any views, please comment here:**

Please read all my comments.. including re non-discrimination, being proud of inclusiveness

Q20. **If you have any other feedback about how we can grow well, please comment here:**

All my comment was in the fist available box.

Q21. **First name**

Q22. **Last name**

Q23. **Address**

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** not answered

Q26.	**If you are providing feedback as an individual. Do you want your name published with your feedback?**	No
Q27.	**Are you providing feedback**	as an individual
Q28.	**Organisation name**	not answered
Q29.	**Would you like to speak to your submission in person on 30 November 2021?**	Yes
Q30.	**Please provide your phone number so we can contact you to arrange a time to speak to your submission.**	
Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes
Q32.	**Please upload original submission**	not answered

Submission on the KCDC Growth Strategy by

We wish to be heard in support of our submission.

1. We fully support the submission of the Waikanae Beach Residents Society. We wish to add the following additional matters.

2.The Te Moana Local Centre consists of only three shops whereas the nearby Ngarara development has 15 planned shops and other facilities depicted on the plan on the Ngarara website. Additionally on the adjacent south side of Te Moana Rd there is bare land. The Local Centre should be the Ngarara site.

3. The Te Moana Centre is located in a yellow coded Tsunami Zone. It is not prudent to allow multi-storey dwellings in such a zone.

4. Much of the land surrounding the Te Moana Local Centre is former swamp that was drained prior to subdivision. Consequently, it is prone to flooding and not suitable for multi-storey dwellings.

5. Otaki Beach, Waikanae Beach, Raumati and /Paekakariki are Special Character Zones and have been zoned Beach Residential. The District Plan in Appendix 3 states:

"The identified local areas and their coastal location have important recreational and tourist value to the wider Wellington region. Their relaxed beach atmosphere and memorable landscape contribute to the local sense of place of each community, as well as to the collective identity of the wider Kāpiti Coast setting, while providing an important visual amenity to local residents and the public. In this sense, the local environments of the four areas are public assets with a region-wide significance."

The Te Moana Local Centre is adjacent to the Beach Residential zone on three sides. The consequence is that a significant part of the Beach Residential zone will be rezoned to allow high density multi-storey buildings which is contrary to above statement in the District Plan.

Entered 25/11
No attachment

From:

Sent: Wednesday, November 17, 2021 3:44 PM

To:

Subject: Growth strategy submission

Kia ora Hamish

We support the overall approach taken in the document, and wish to ask what changes will need to be made to the base assumptions as a result of recent policy changes and proposed regulatory changes relating to housing density?

We are aware that the Council's Infrastructure Strategy and resulting Asset Management Plans predate recent changes to proposed housing density strategy. We would like to understand the implications of those changes on the current infrastructure capacity, and whether there are any pinch points that will arise from the density changes proposed.

The consultation document identifies zones in the Kapiti district with a radius of 200, 400 and 800 meters from an unidentified point that can be intensified. The establishment of urban intensive zones is a useful tool to prioritise infrastructure provisioning and allow for a coherent urban development plan. The Board supports this in principle. However, consideration of the management of the boundaries of these zones should be considered. For example, if a property is immediately outside or across one of the boundaries what provisions will be made in the plan? If the property is just outside the boundary there could be significant economic impact. There needs to be clarity around how this will be managed.

Regards

Neil Mackay

Economic Development Kotahitanga Board

The material in this email is confidential to the individual or entity named above, and may be protected by legal privilege. If you are not the intended recipient please do not copy, use or disclose any information included in this communication without Kāpiti Coast District Council's prior permission.



Respondent No: 58
Login:
Email:

Responded At: Nov 22, 2021 13:30:39 pm
Last Seen: Nov 23, 2021 20:07:27 pm
IP Address:

Q1. **Have we reflected all the significant challenges and opportunities?** not answered

Q2. **If you have any views, please comment here**

not answered

Q3. **Do you think these give us the right focus?** not answered

Q4. **If yes, why?**

not answered

Q5. **If no, why?**

not answered

Q6. **Have you any views on our growth principles, or our priorities and aspirations?**

not answered

Q7. **Do you think our proposed approach will help us achieve good growth?** not answered

Q8. **If yes, how?**

not answered

Q9. **If no, why?**

not answered

Q10. **Do you think these heights and levels of intensification around existing centres will help us grow well?** not answered

Q11. **If yes, how?**

not answered

Q12. **If no, what alternatives should we consider?**

not answered

Q13. **Are the locations and scale of proposed greenfield areas suitable for supporting good growth?** not answered

Q14. **If yes, how?**

not answered

Q15. **If no, what alternatives should we consider?**

not answered

Q16. **Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?** — not answered

Q17. **If you have any views, please comment here:**

not answered

Q18. **Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?** — not answered

Q19. **If you have any views, please comment here:**

not answered

Q20. **If you have any other feedback about how we can grow well, please comment here:**

not answered

Q21. **First name**

Q22. **Last name**

Q23. **Address**

not answered

Q24. **Email**

Q25. **If you identify as Māori, do you wish to state the iwi with which you identify? If so, please tick all that apply.** — not answered

Q26. **If you are providing feedback as an individual. Do you want your name published with your feedback?** — No

Q27. **Are you providing feedback** — on behalf of an organisation

Q28. **Organisation name**

Q29. **Would you like to speak to your submission in person on 30 November 2021?** — Yes

Q30. **Please provide your phone number so we can contact you to arrange a time to speak to your submission.** — no phone provided

Q31.	**Would you would like to be kept informed on the final strategy and futureimplementation work e.g. District Plan changes.**	Yes

Q32. **Please upload original submission**

From:
Sent on: Thursday, November 18, 2021 10:00:12 AM
To: Mailbox - Growing Well Consultation <growingwell@kapiticoast.govt.nz>
Subject:

Attachments: KCCAG AND LCK SUBMISSION TO KCDC RE GROWTH STRATEGY .docx (770.99 KB)

Please find attached a joint submission from two groups, Low Carbon Kapiti and Kapiti Climate Change Action group.

Please note that both groups would like the opportunity to address councillors with a separate time allowance when it is time for councillors to hear oral submissions and discuss the strategy .

Thank you

SUBMISSION TO KĀPITI COAST DISTRICT COUNCIL REGARDING TE TUPU PAI: GROWING WELL

18 November 2021

FROM:

Introduction

KCDC'S strategy to deal with an expected growth in population over the next 30 years, is a much more satisfactory strategy than the recent Economic Development Strategy and the so-called "Sustainable" Transport Strategy promulgated earlier this year. We see that council has made a significant advance in integrating climate thinking into the strategy, so that climate challenge and climate opportunity are central to all council's thinking and activities.

But still:

What is the central question Council is asking itself in this strategy?

It appears to be "how do we accommodate 32,000 additional residents?". The need to accommodate these residents is the driver of the strategy, it seems. How would it shift your thinking if instead the question were to be "how do we manage emission reductions and climate impacts if we have 32,000 additional residents?" ie that reducing emissions and managing climate impacts becomes the driver.

Framed like this, we would expect to see in the strategy

- an absolute priority on building up rather than sprawling out
- a stronger drive to create neighbourhoods and advocate for transport solutions within them that do not depend on private vehicles
- strong protection for preserving and enhancing productive land in rural areas and encouraging residential and community gardens to optimise the district's capacity to produce more of its own food and improve its climate resilience
- proposals to require or incentivise all new-builds to
    - incorporate solar power and passive heating (on the model of the current requirements for water storage) to reduce the emissions created by so many new dwellings
    - use low emissions materials
- a commitment to promulgating rules for development that promote liveability, walkability, safe cycling and low carbon emissions
- developing mechanisms that prevent the unnecessary stifling of innovation in new developments and building design including the building of tiny homes. (Myopic inflexibility in relation to rules is somewhat inevitable when people's jobs are to enforce regulations and needs to be deliberately countered in some way.)

Densification

The Growing Well document suggests a combination of growing up and growing out to house the expected increase in population over the next 30 years. Some 16 pages of the document are dedicated to this topic, indicating its importance. Interestingly, the Labour and National parties have also released a combined statement promoting densification as a means of dealing with the housing crisis in New Zealand.

Common concerns about densification

We expect that there will be considerable opposition to this aspect of the growth strategy. You will have heard already that in a Neighbourly poll on the combined Labour/National announcements on housing intensification, 45% were opposed, 33% supported and 20% wanted more information.

The concerns of those opposed to densification included lack of infrastructure, poor quality housing becoming slums, more traffic congestion and liveability. Lack of affordability of housing for those on lower incomes was also a major concern.

While recognising that densification can be done badly, it can also be done extremely well. There are many excellent examples of well designed, successful densification development in other countries and these need to be researched.

One fear was that intensification would result in poor quality housing and slums. To avoid this, denser housing needs to mean warm, sound-proof buildings constructed with high quality materials and with sun and privacy in mind. Adequate outdoor areas and green spaces for recreation and gardening are essential.

Traffic congestion is another concern. However, intensification can actually reduce congestion as it allows more effective usage of public and active transport. Also, many households will opt for only one car instead of the two or more private vehicles that families will need in suburban environments. Some developments now have no car parks, but develop shared car schemes. Design and regulations can facilitate such moves.

New Zealanders like living in low density environments with single family homes. However, there is evidence that more compact housing may mean better liveability. Compact developments create a strong sense of place and community and foster a more active and healthier lifestyle. With denser living comes enhanced facilities and services. By choosing multi-unit housing, young households can then afford to buy their own homes in locations that provide better access to jobs, schools and amenities. Many people see advantages in this style of living and are happy to make the trade-off.

Densification and the climate challenge

Densification is critical in our battle against increased carbon emissions:

- With densification houses will be more compact, meaning lower carbon emissions both in their construction and maintenance. Smaller houses use less electricity as they are easier to heat and light. Council must consider options to incentivise climate-friendly building practices and buildings, to minimise emissions.

- Denser housing means people are closer to services, resulting in shorter car trips and greater use of active transport modes.

- Higher-density housing generates less traffic per unit than low-density development. While residents of low-density communities often have two or more cars per household, residents of high-density housing tend to have only one or can go car-free.

- Densification minimises urban sprawl, protecting and preserving valuable productive agricultural land and the natural environment. Financing infrastructure for sprawled out cities is more challenging and it is much harder to support viable public transport, biking and pedestrian options.

Fifteen Minute Neighbourhoods

Fundamental to our vision for the future Kāpiti Coast is the 15-minute neighbourhood concept. The 15-minute neighbourhood if successfully implemented can minimise climate impacts while at the same time create supportive neighbourhoods with specific identities. Fifteen-minute neighbourhoods provide residents access to most, if not all, of their needs within a short walk or bike ride from their home. They make life more liveable for residents, by making neighbourhoods safer, more community-oriented, more diverse, inclusive and economically vibrant. Reducing car use and encouraging active travel are central to delivering the 15-minute vision.

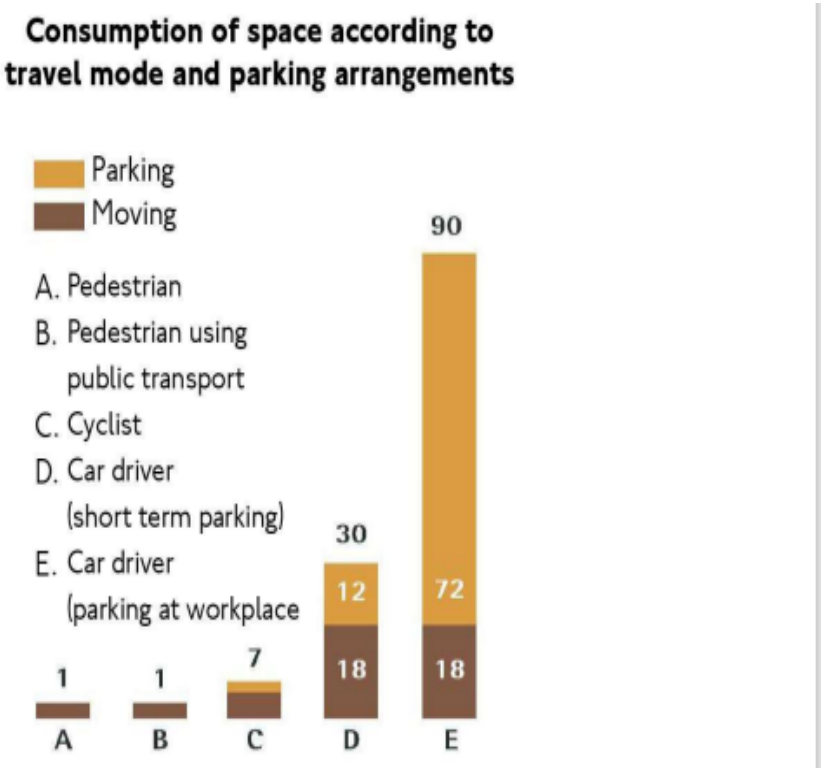
KCCAG/LCK thinks that 15-minute neighbourhoods are the way of the future. We feel that the Growing Well plan takes a step in this direction with intensification around Paraparaumu Centre, rapid transit stops, and in and around town and local centres. However, the strategy could articulate better what this densification could look and feel like.

While KCCAG/LCK considers that growing up is a preferable strategy to sprawling out, the climate impacts of any necessary growing out can be ameliorated if the 15-minute neighbourhood concept is used as a guide for such developments.

KCCAG recently hosted a Kāpiti Dialogue with two experts in 15-minute neighbourhoods, George Weeks and Sarah Mackness. The event recording can be located at https://www.facebook.com/K%C4%81piti-Climate-Change-Action-Group-100795901844999/?ref=pages_you_manage.

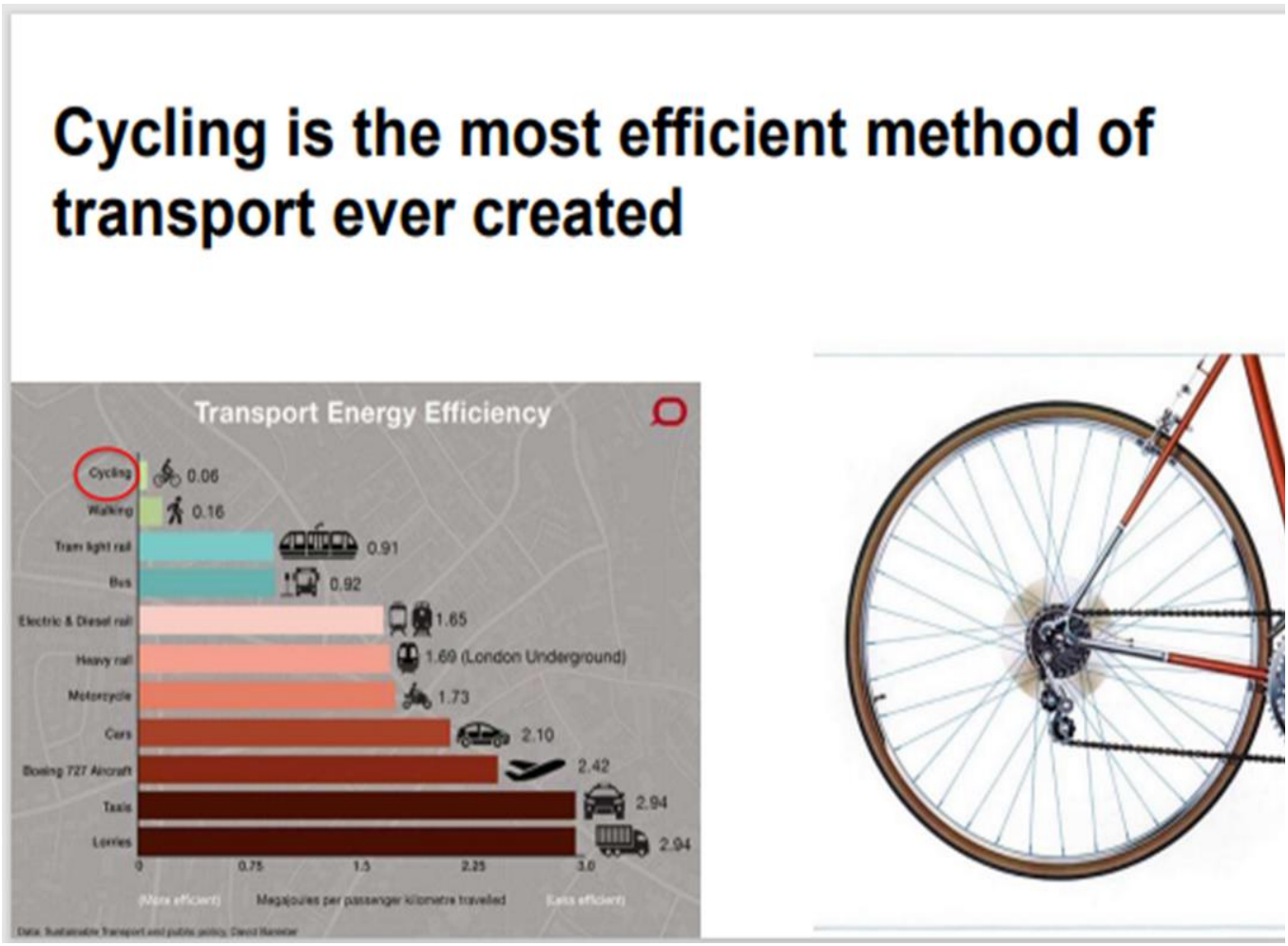
George Weeks identified that neighbourhoods like fifteen minute neighbourhoods that facilitate and support active modes of transport are both space and energy efficient. He used the following diagrams to illustrate his point: the space consumed

by a car driver with a dedicated park at the workplace will take up 90 times the space that a pedestrian would do. Since better use of space is one thing a sustainable growth strategy relies on, this is worth attention.



S

Similarly, the following diagram shows the energy efficiency of various types of transport. A bicycle uses 0.06 units of energy while over the same distance a car uses 2.10 units. To ensure growth does not result in growth in energy use that exacerbates climate effects, the growth strategy needs to facilitate low energy modes of transport.



Growing out

Injudicious growing out will result in urban sprawl and a range of very undesirable environmental and climate change impacts.

We are pleased to see that you acknowledge the need to protect green spaces and natural ecosystems and safeguard highly productive land. We support the plan to minimise the further fragmentation of rural land by tightening up current sub-division provisions and by incentivising re-amalgamation of land.

Overall, growing out needs to be treated with considerable caution, though greenfield developments near Waikanae Station may produce benefits. Where greenfields housing is planned, it must be done in places that are not at-risk from the increased coastal erosion, rising ground water hazards and flooding, all to be expected as our climate continues to change. Research of possible greenfields development areas needs to explore these aspects of changing climate impacts.

Any greenfields development needs to minimise sprawl and worsening of emissions by careful regulation and design.

The concept of Paraparaumu city

We do not conclude that Paraparaumu should become a quasi-city. With both Palmerston North and Wellington within convenient commuting distance given appropriate public transport provisions, we do not pre-suppose that the district needs a full hospital service, nor extensive tertiary education providers leading to further fragmentation of these systems and duplication of expense. Rather, the district should advocate for existing providers to supply niche services to our area. Funding that might have been applied to such enterprises would be better spent on affordable and low carbon transport services. And land that would be needed for such enterprises could be better used for housing.

Infrastructure

Clearly if we are to house a greater population, adequate infrastructure is essential. The infrastructure will need to be in place before the houses are built to ensure trouble-free living for new residents from day one.

This is an issue that Council needs to be tackling now, despite the difficulties. There will need to be significant investments in infrastructure to deal with waste, sewage and potable water. We note the following, however:

- densification rather than building out will mean that both public and active transport will become more viable and will lessen the need for a greater and more spread-out network
- denser mixed use developments with retail and apartments tend to generate more rates than communities made up of single family homes and thus there should be more revenue available for infrastructure development
- council should itself explore or urge the new water authorities to explore alternatives to more conventional water storage or waste water treatment that require lesser investment and have positive environmental effects eg residential grey water storage and use.

<u>The white elephant in the room – the Kapiti Airport</u>

None of the discussion in your consultation document mentions the airport land, the 110 hectare block of land in the centre of Paraparaumu. We acknowledge that council does not have jurisdiction over this land and that the rights of the local hapū from whom the land was taken for military use in 1939 and never returned are paramount. Claims have been made to the Waitangi Tribunal and the hapū are considering their options. Ultimately it is the hapū, the rightful owners of the land who must weigh up the differing views of their members and decide how it will be used.

Council has to date, and without supporting economic analysis, publicly supported the retention of the airport as an airport and even the possibility of the council having a financial stake in its operations. We consider it derelict that council takes

this public stance. The airport is uneconomic, unsafe and not needed for civil defence.

KCDC does not present through Growing Well, the alternative possibility that the land could contribute to housing the 32,000 new Kāpiti inhabitants if the hapū were to agree.

WCCAG/LCK believes that, with hapū agreement, the airport should be closed. (see Appendix 1 for the case against retaining the airport.)We believe that the land could then be put to much better use. We feel it would be ideally suited to a mix of papakāinga and other housing, with parks and active transport links to the train station, shopping areas and the coast.

The airport could provide enough land to build anything from 1,500 to 10,000 housing units depending on type, height, density etc. We would suggest a density in the 3,000 to 5,000 range with a range of housing types to cater for differing needs. Green spaces for recreation, wetland restoration areas, and paths and cycleways connecting to nearby amenities will be essential.

We acknowledge that there would need to be very significant infrastructure development over the site but see no reason why that should be more expensive there than in other areas identified for greenfields development.

Developing the airport land as housing would avoid urban sprawl and negate the need for future greenfield developments on prime agricultural land, which in the interests of resilience should be reserved for food production.

Money that might have gone into keeping the airport afloat should be invested in essential infrastructure that the planned increase in population will demand. Rather than subsidising an uneconomic airport, Council could make significant income from rates on the new houses.

In terms of CO^2 emissions, the actual closing of the airport might not be significant; people would simply go elsewhere to fly. However, significant reductions would be achieved through denser housing close to essential services, which would lead to shorter car trips and a greater use of public and active transport.

Restoration of wetland areas around the Wharemauku Stream would create a carbon sink as well as helping control flooding.

Other issues

Where did you get your projected 32,000 population increase from?

It is not from official Statistic NZ projections; official figures are way lower (https://www.stats.govt.nz/information-releases/subnational-population-projections-2018base2048)

1	Table 2									
2	**Projected population of territorial authority areas**									
3	2018(base)–2048									
4	Territorial authority area[1]	Projection[2]	Population at 30 June							Population change 2018–48	
5			2018[3]	2023	2028	2033	2038	2043	2048	Number	Average annual[4] (percent)
111	Kapiti Coast district	High		59,300	62,200	64,900	67,400	69,600	71,600	16,400	0.9
112		Medium	55,200	58,000	59,600	60,900	61,900	62,700	63,100	8,000	0.5
113		Low		56,700	57,000	57,100	56,800	56,100	55,100	-100	0.0

Have you thought about?

- Those households who will need to retreat from areas subject to climate-related hazards

Over the next 30 years, also to be housed are the residents who will need to retreat from coastal areas or where flood events or rising groundwater table has removed the viability of using the land for dwellings.

- What advocacy you need to do to the Regional Council about public transport

From a climate point of view, train stations and lines are not the only requirement. Getting around neighbourhoods without cars will become essential to keeping the district's carbon profile in check. Much more innovation is required for bus services than is currently in place so that, unlike now, bus services are attractive, convenient and well utilised (cf Timaru's bus on demand service.)

- What advocacy to central government might be required

We are aware that lending institutions are likewise bound and slow to innovate when it comes to multiple-owned housing developments. We urge the council to advocate to central government for change in the financial sector so that such developments can be facilitated.

- what additional investment may be needed for walkways, cycleways and bridleways to facilitate easy, low carbon transport modes within and between neighbourhoods

- How you might foster and ensure innovation

As mentioned previously, regulations, while essential, can also inhibit highly desirable innovation and innovation will be a key to a successful period of growth. We recommend the establishment of a building consent ombudsman who can facilitate an appropriate outcome when innovation knocks up against regulation.

Summary

In summary, we strongly support densification and we believe that the following factors will facilitate its acceptance by Kāpiti ratepayers:

- strong, consistent, committed and brave leadership from the council

- presenting densification as an opportunity for improved living arrangements and options
- presenting a vision for densification that is distinctively Kapiti
- clearly linking densification with climate challenges. (Many people are concerned about climate change but struggle to know how they can contribute to addressing the issues. Emphasising the climate benefits of densification may help balance out feelings of loss the community may experience.)

For us growing well means growing while reducing carbon emissions. This will be the major challenge for Kāpiti over the next 30 years. The Council needs to do everything in its power to achieve this.

APPENDIX 1: THE CASE AGAINST THE AIRPORT

- The airport is uneconomic and will need on-going KCDC subsidies if it is to remain open. It has already cost ratepayers a significant amount of money and will continue to do so in the future if the Council is foolhardy enough to take some form of ownership of it.

- These subsidies will benefit the very small percentage of the probably richer Kāpiti residents who use the airport for business and hobby flying. In effect it would be a money transfer from all Kāpiti residents to the richest few.

- The airport is not significant in terms of civil defence. Under the Civil Defence Emergency Act, Kāpiti Airport is not listed as a lifeline utility nor does the Wellington Earthquake National Response Plan rely on Kāpiti Airport being available, as it is an earthquakes level 4 high risk zone vulnerable to liquefaction. If there was a major earthquake in Wellington, it is hard to imagine that Kāpiti Airport would not be rendered unusable. Even a heli-pad might not be necessary - 50% of all helicopter landings in Kāpiti already happen at locations other than the airport.

- There has been discussion of the possibility of the airport becoming a hub for the developing electric aviation sector. We remain sceptical that this has potential, as it will take many years to establish and there are safety concerns with experimental aircraft flying over urban areas.

- A recent report by Lockie Airport Management concluded that the Kāpiti Airport cannot remain operationally viable as a regional airport as it has a number of significant constraints. These include limits on the size of airplanes that can land, runway issues (strength and length) and safety concerns.

Further explanation of our views are mirrored in the following:

airport/https://www.newsroom.co.nz/future-is-not-150m-ghost-airports

https://blog.planetaryecology.org/2021/10/27/kapitis-zombie-airport/



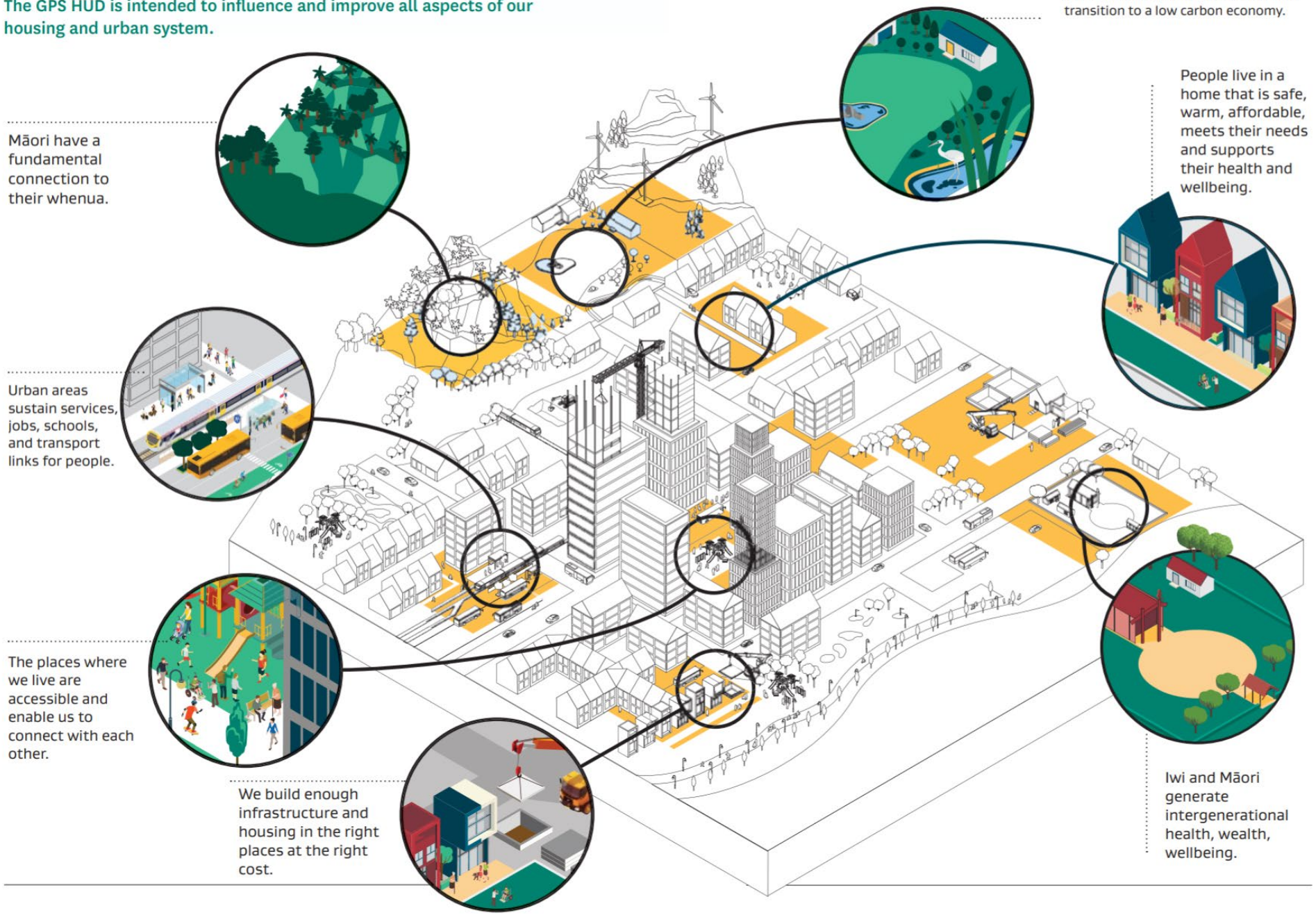
Thriving in Kāpiti: 15 minute neighbourhoods

Alison Lash for Kāpiti Climate Change Action Group and Low Carbon Kāpiti

30 November 2021

Ko te whāinga o te GPS HUD he wha kaawe, he whakapai ake hoki i ngā āhuatanga katoa o te pūnaha whare, tāone anō hoki.

The GPS HUD is intended to influence and improve all aspects of our housing and urban system.



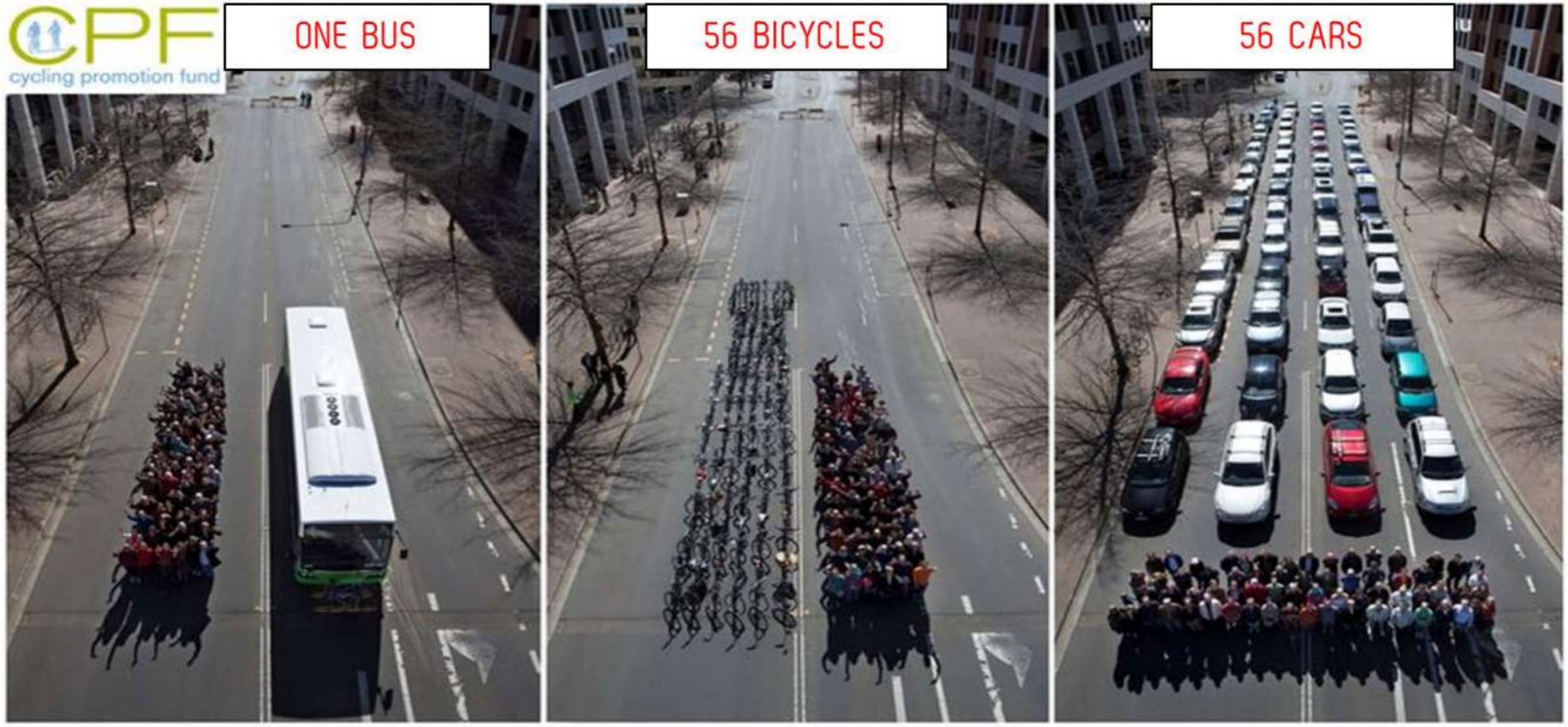
Higher density living: why?

- GHG emissions reduction
  - we MUST break our love affair with (big) private cars and the accompanying car-centric planning. The 1Point5 Project suggests mitigating the risk of a delay in the decarbonisation of farming requires transport to aim for almost full decarbonisation by 2030
  - more efficient construction – emissions from this sector are significant

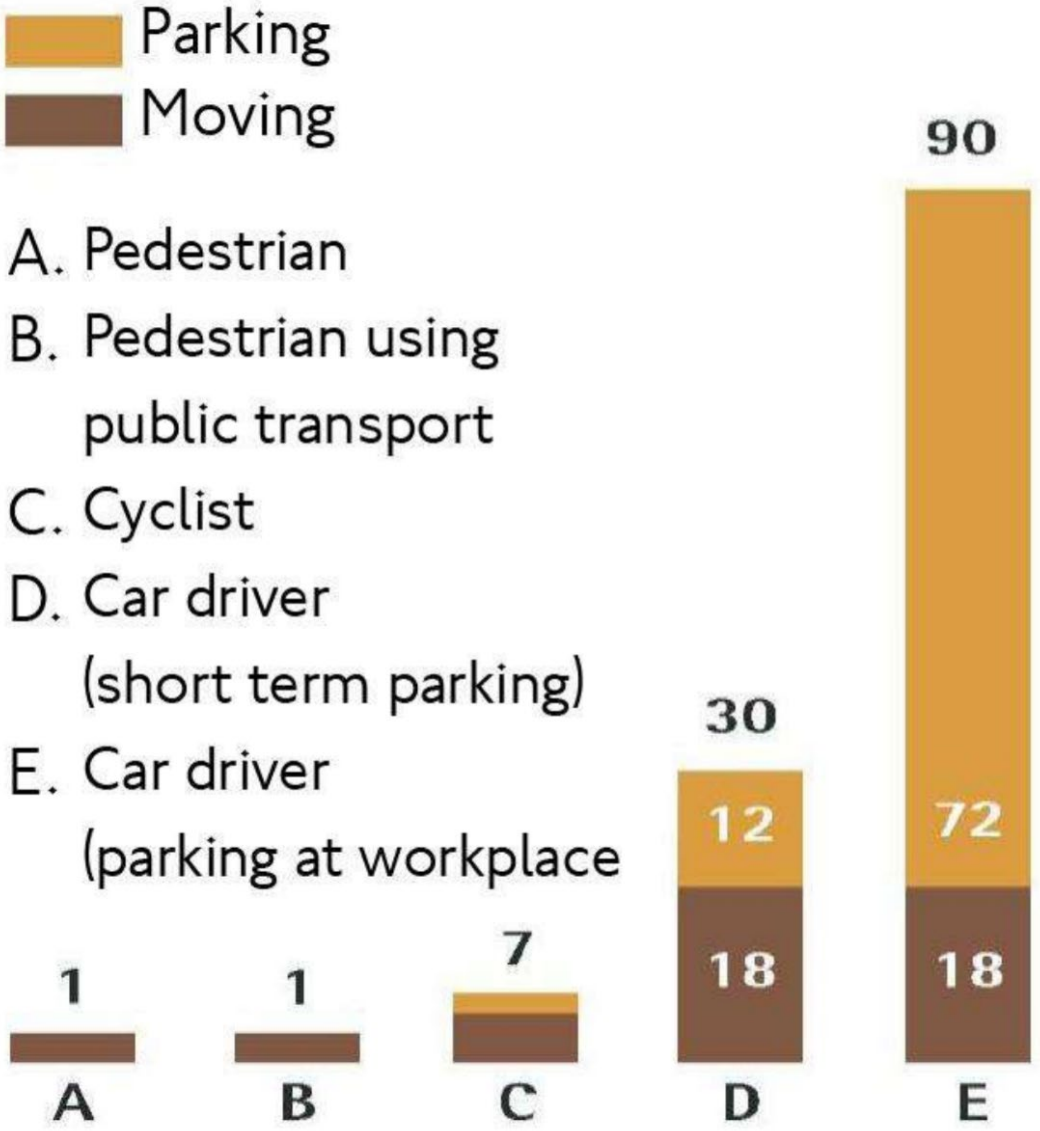
- Government mandates – a new urban “system”
  - NPS-UD “...encourages well-functioning, liveable urban environments”
  - 6-storey buildings within 800 m of every train station
  - The new medium density residential standards (MDRS) will enable landowners to build up to three homes of up to three storeys on most sites up to 50 per cent maximum coverage of the site without the need for a resource consent

Higher density living: why?

- Responding to housing crisis without sacrificing productive soils



Consumption of space according to travel mode and parking space arrangements

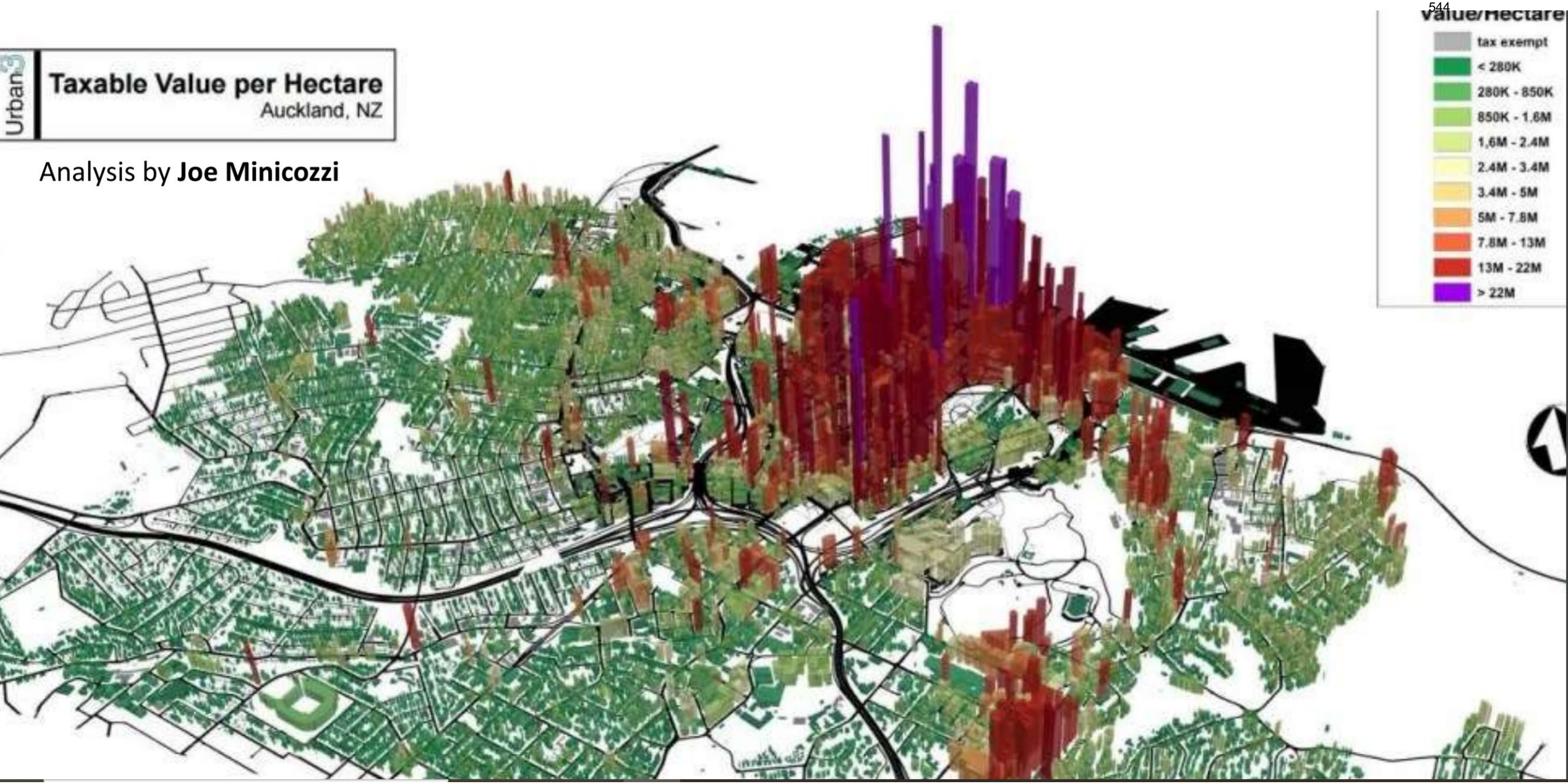


Kāpiti, a collection of low-carbon neighbourhoods

- Our existing urban form lends itself very readily to this concept – it would be a very Kāpiti-esque response to the need to densify without major reshaping.
- If, as is highly desirable, the Puketapu hapū and Templeton Group decide to close the airport in favour of residential development, this could become the jewel in the crown for the 15-minute neighbourhood concept.
- The Council could facilitate a carefully planned demonstration of the desirability and benefits of medium density living, building on the Kāpiti concept of highly liveable villages.

15-minute neighbourhoods: benefits for Council

- No matter where the growth occurs, the community will incur significant costs through the need for additional infrastructure.
- Basing the growth on a 15-minute neighbourhood model will result in considerable savings in roading and car-related costs which will help fund the costs in other infrastructure, or can simply benefit ratepayers through smaller rates rises.
- If the existing Kāpiti model of the string of villages is used as the basis for communicating this idea to residents, it will likely be easier to swing them in behind the proposal.



Analysis by **Joe Minicozzi**

Ātiawa ki Whakarongotai input to Kāpiti District Growth Strategy

Mai i Kūkūtauākī ki Whareroa, tatu atu ki Paripari
Rere whakauta ngā tinitapu ko Wainui, ko Maunganui,
Pukemore, Kapakapanui, Pukeatua,
Ūngutu atu ki te pou whakararo ki Ngāwhakangutu
Ko Ātiawa ki Whakarongotai e!

Ātiawa ki Whakarongotai have welcomed the opportunity to partner with Kāpiti Coast District Council and other mana whenua to inform the development of the Kāpiti District Growth Strategy.

We have undertaken a series of internal consultative hui with hapū, ahi kā, marae, business, and whānau ora leaders within our iwi to wānanga how we can constructively contribute to the development of the Strategy and its implementation.

We have identified three key aspects of the Strategy that we wish to inform, which are detailed in the following the document:

1. The analysis of the key opportunities and challenges that the Strategy must address.
2. How the Values, Vision, and Approach of the Strategy can be informed by the Kaupapa, Huanga and Tikanga of our iwi.
3. Six key areas of implementation that the Strategy can guide, and what we think implementation should look like.

Key Opportunities

- Population growth can provide more opportunities for our people to work and therefore live closer to or within their ancestral homes.
- Communities that have good local socio-economic opportunities are better placed to live sustainably.
- Providing more local opportunities to work and live for our people can grow the number of people that actively participate in our iwi, hapū and at our marae, and strengthen our whakapapa connections to the rohe and to each other.
- Our approach to growth can be grounded in and guided by the mātauranga of mana whenua, thus recognising the rangatiratanga of hapū and iwi, applying the enduring wisdom of kaupapa Māori and enhancing the unique identity and culture of this place.
- Our approach to growth can also apply progressive and strategic thinking from the kāwanatanga, e.g. the Living Standards Framework.
- There are many global examples of managing population grown and intensification of housing in a way that's sustainable. We can be informed by best practice and not reinvent the wheel.
- The collective strength of the Confederation of Ātiawa, Ngāti Raukawa and Ngāti Toarangatira can be harnessed to create and drive housing opportunities in the District.

Key Challenges

- Growth tends to be accompanied by increased pressure on the environment and on infrastructure services that are already strained within Kāpiti.
- The increased demand for and cost of housing that can accompany growth displaces lower socio-economic families and disproportionately these are Māori; our people are at risk of being pushed out of the ability to reside in their own rohe. Homelessness is increasing in Kāpiti and often not accurately reported on as people are becoming more transient and being hosted periodically across other whānau.
- The increasing number of retirement villages and retired residents in Kāpiti has a perverse impact on socio-economic data, where the average high level of wealth of these residents masks the significant deprivation that exists within the wider community, and disproportionately our people. The implications of this have been Kāpiti receiving less funding for health and social services and an increasing marginalisation of those who need significant support.
- Certain social and emergency housing models can compound social and health issues in that they can expose residents to overcrowding and increased health risk (e.g. rheumatic fever), or create hubs of vulnerability that expose people and children to various threats of crime or abuse. Growing "up" needs to address both spatial and social concerns.

Giving effect to our huanga and tikanga (Vision, approach and implementation)

Kaupapa *(Values)*	**Huanga** *(Vision)*	**Tikanga** *(Approach)*
Whakapapa	We maintain our way of life as Ātiawa	*Iwi Kaitiakitanga Plan Tikanga* 2.3.C. Iwi members are involved in kaitiakitanga of the environment. 2.3.E. Effort will always be made to involve whānau and hapū as leaders in environmental planning for places or areas they have special relationships to. 2.3.D. The right to carry out customary use and activities as mana whenua is provided for and protected. 2.3.F Develop and implement a naming policy for adoption to ensure the rights to name roads and other sites. 2.3.G. Where they exist, all original names of sites, features and areas will be given precedence.
Wairua	People are free of the stress and trauma that comes from a lack of economic and social security.	• Ensure that development provides for the economic and social security of the people of Ātiawa ki Whakarongotai. • Recognise the critical civil defence role that marae and iwi communities play in civil emergencies and strengthen the capacity for marae and the iwi to continue to provide this resiliency service to the community at large. *Iwi Kaitiakitanga Plan Tikanga* 3.3.A. The qualities of the environment that restore, cleanse and heal wairua are protected and enhanced where possible 3.3B. Access to places that are good for the wairua are protected and provided for. That includes both those that provide solace and serenity, and those that support mahinga kai, or other types of recreation. 3.3H. – K All Plan tikanga that pertain to the protection of wāhi tapu and the protocols required for developments that may impact wāhi tapu and wāhi tūpuna.
Mana	Our people are able to live their lives in the rohe of Ātiawa ki Whakarongotai in harmony with te taiao	*Iwi Kaitiakitanga Plan Tikanga* 4.3.D. Enact and uphold the Tiriti House Model in our partnership arrangements. 4.3.A. Ensure the sustainable use of taonga and the taiao and minimal impacts to our taonga and community through decision-making around development.

		4.3.I. Employ valuation of the environment in terms of how it sustains and supports life to thrive, rather than in terms of financial value. 4.3.K. Increase iwi holdings of land 4.3.L. Enact and empower sharing economies. 4.3.M. Uphold the mana of Whakarongotai and the mana of Te Ātiawa through manaakitanga.
Māramatanga	Iwi knowledge informs decision-making in relation to managing growth.	• Ensure that the Approach to Growth is informed by iwi, hapū and ahi kā and the Iwi Kaitiakitanga Plan • The best available mātauranga Māori and scientific information is used to inform planning for growth.
Te Ao Tūroa	Climate change adaptation and mitigation is prioritised to protect the District	• Enter into strategic relationships to work collaboratively to address climate change risks. • Initiate the managed retreat of people and key infrastructure from areas of highest vulnerability. • Prevent land use that increases the risk of extreme weather events. • Develop a zero-carbon strategy *Iwi Kaitiakitanga Plan Tikanga* 6.3.B. Support resiliency to environmental changes or natural hazards. 6.3.D. Implement rāhui and other tikanga Māori tools when communities fail to selfregulate behaviour and use to the detriment of the environment or sustainability of resources. 6.3.F. Protect and restore critical habitats such as riparian and fish spawning habitat. 6.3.G. Maintain and protect ecological connectivity. 6.3.I. Implement waste minimisation and closed system approaches to waste management
Mauri	Land, waterways and mahinga kai are healthy, clean and free of pollutants.	• Ensure that development does not breach environmental limits. *Iwi Kaitiakitanga Plan Tikanga* 7.3.D. Prevent activities that cause erosion and sediment entering our waterways. 7.3.G. Prevent mahinga kai species from being exposed to contamination

Kia whakatutuki: Six implementation programmes to achieve our Vision

Internal wānanga both online and in hui at our marae has identified the following six potential implementation programmes that we believe can give effect to our values, vision and Iwi Kaitiakitanga Plan policies

A Tiriti partnered approach to managing growth

- Implementation of the Growth Strategy should follow a Tiriti partnered approach; harnessing the collective power of mana whenua and the Council. A structure that reflects this approach should be established to direct and inform the implementation of the Strategy.
- There are various layers of interests within the iwi to be considered in implementing the Strategy. These include various hapū, our marae, land trusts, wāhi tapu and urupā trusts, Tiriti claimants, Māori businesses, commercial structures, kaitiaki and interest groups. A Tiriti partnered approach should provide for the full participation of the various mana whakahaere of the iwi to fully participate in the implementation of the Strategy, and structure needs to enable the iwi to collectively engage these different groups.

Providing better housing opportunities in Kāpiti

- We want to both retain the ability for our people to live in their own rohe, and create housing opportunities that attract our own people home as part of the growing population, utilising the following various options:
- Initiate a Papakainga housing Plan Change to provide the necessary planning settings to encourage this mode of housing.
- Identifying parcels of Māori land where there is interest in developing housing and connect them to support for this.
- Identify different modes of housing to suit people in a diverse stage of life and limit the increase in housing that only caters to the retired population. Include options that make efficient use of space including those that share green space.
- Look at how Kainga Ora joint ventures with mana whenua could be enabled and supported.
- Identify different options for occupation beyond just ownership and renting.
- Look at the option to create requirements for retirement villages to provide for whānau Māori so these become a more feasible option for our kaumātua.

Providing for the economic and social security of iwi in a rapidly changing environment

- The management of growth needs to include ways of recognising the manaakitanga that iwi, hapū and ahi kā have provided over generations to share their home with Tangata Tiriti. Fundamental to this is ensuring the economic and social security of iwi kainga isn't overlooked through initiatives including:
- Improving public transport hubs that enable people to travel to employment opportunities whilst still being able to reside at home.
- Promoting and supporting social procurement across Kāpiti businesses.
- Supporting iwi to develop and grow their own businesses and enhance their role as an employer in the District.
- Identify how Council and their local business partners could assist and support our rangatahi and job training programmes to continue to enhance the local opportunities available to our people to upskill and succeed in their careers.
- Follow other models in Aotearoa where iwi access cards are implemented to provide benefits, offers and increased access to various local goods and services. Align this particularly to goods and services being delivered in areas where Māori have been alienated from their land and homes.

Reduce the impacts of climate change

- Refresh the approach to involving mana whenua to participate in the Takutai Kāpiti programme so that is compliant with a Tiriti approach, better structured around catchment and rohe boundaries and more relevant to our people.
- Take a proactive approach that prioritises managed retreat of homes and infrastructure through Takutai Kāpiti (if the approach is refreshed and improved) and through the District Plan. Do this by:
    - Joining all other Councils in the region by publishing the Greater Wellington Regional Council predicted sea level rise and storm surge maps in the LIM reports in Kāpiti.
    - Increase the Plan restrictions on development in high prone flood areas.
    - Implement a plan to transition divestment of Council funding from flood protection and stormwater management works on high flood prone areas.
    - Identify future new town centres that are removed from flood and liquefaction risk.
- Implement a Zero-Carbon Kāpiti Initiative

Better planning for growth

- The following suite of potential plan changes and improvements would enable a better approach to managing growth.
- Establish a form of the 'District Services Partnership Group' as proposed by ĀKW in their KCDC Partnership Review to provide for the more strategic and integrated spatial planning of development, key infrastructure and other services, and better resource the input of mana whenua to growth planning.
- Recognise the rangatiratanga of hapū and iwi in relation to their land and waterways, and how this can be exercised to better manage the sustainable use of these resources.
- Zoning that prevents further development of flood prone and riparian areas. Give the sea and the waterways the room they will need to move.
- Determine the availability of local resources so as to not allow development to breach environmental limits
- Work with regional council to introduce better monitoring of bores and groundwater takes to ensure that these don't exceed the sustainable limits.
- Create standard conditions for works on or near waterways that require investment in riparian planting rather than entirely exposed banks.
- Move away from the use of hard structures to provide storm and flood protection.
- Enhance and revitalise lost wetlands that provide flood storage capacity and provide ecosystem services for us and other native species within the district.
- Conduct better investigation into contaminated sites in the District to better prevent their development, and provide opportunities for remediation.

Protecting our unique identity and culture in the District.

- Proactive initiatives are required to ensure that our unique history, identity and culture is respected and given expression in the District.
- Recognise the significant role of marae not just as the spiritual and cultural home of our people, but as a key social hub of the community by:
    - Recognising the role of marae in civil emergencies and ensure that marae are supported to continue to provide this critical role to a high standard.
    - Supporting the facilities of the marae both physically and in the opportunities for training in governance and financial management.
- Introduce a formal naming policy that secures the role and processes for streets and places in the District to be gifted appropriate Māori names.
- Explore the opportunities that Council services and events provides to teach the history of the area.

Ngā Hapū o Ōtaki

He waka eke noa
We are all in this waka together

Input to Kāpiti Coast Growing Well - Strategy

'He Taonga kei Aku Ringa'

Ngā Hapū o Ōtaki serves to assist our five hapū o Ōtaki to work together to realise their dreams and aspirations to live in a thriving and vibrant community where we all actively contribute to sustaining our land, our environment, our people and our reo for future generations, according to tikanga maori.

Our kaupapa tuku iho guide us in all that we do. Through our unique whakapapa, and genealogy we are deeply connected to our taiao. As mana whenua and mana whakahaere we must plan for current and future growth through using our kaupapa tuku iho, tikanga, self determination and priorities for tino rangatiratanga. We are constantly challenged to maintain our resilience and adapt to the many changes of the present day to ensure our future survival as ahi kā on our whenua. This includes limiting our carbon footprint and regenerating our environment so we leave it in a better state for the future generations of our whānau and hapū.

We have a collective responsibility to go further than having no impact on our environment. Our approach now is to strive to ensure that any future growth in our takiwā and in the rohe of Kapiti Coast occurs in a sustainable, regenerative way.

Feedback from our whānau, the ahi kā roa in Ōtaki, tells us that care of our taiao - our maunga, awa, ngahere, moana, wāhi tapu, whenua; our whakapapa; our marae and hapū; our Māori language; our locality's unique character and small town feel is important. 'Living with the land, not on it' is our goal. Truly prioritising our environment, sustaining the water and land so it can sustain us intergenerationally into the future, is the goal. Growth as described in the Crown's and Council's draft Growth Plan puts all of these things at risk. The pace of the changes to legislation, and the District Plan is alarming and left unchecked will have huge negative impacts on Ōtaki, our future generations and more particularly the wairua of mana whenua.

A summary of the feedback received at our three workshops held in Ōtaki is appended to this document [APPENDIX 1]

In planning for future growth, Ngā Hapū o Ōtaki have an opportunity to share with Council our vision for Ōtaki, to ensure all future growth takes into account our aspirations and priorities as mana whenua.

Key Opportunities

Population growth can provide more opportunities for our people to work and therefore live closer to or within their ancestral homes.

- Communities that have good local socio-economic opportunities are better placed to live sustainably.
- Providing more local opportunities to work and live for our people can grow the number of people that actively participate in our iwi, hapū and at our marae, and strengthen our whakapapa connections to the rohe and to each other.

- Our approach to growth can be grounded in and guided by the mātauranga of mana whenua, thus recognising the rangatiratanga of hapū and iwi, applying the enduring wisdom of kaupapa Māori and enhancing the unique identity and culture of this place.

- Our approach to growth can also apply progressive and strategic thinking from the kāwanatanga, e.g. the Living Standards Framework.

- There are many global examples of managing population growth and intensification of housing in a way that's sustainable. We can be informed by best practice and not reinvent the wheel.

- We have the opportunity now to lead the way towards regenerative living by extending the whare ora - living building challenge to our land and waterways to help improve our wellbeing and the wellbeing of our community and environs. Create a model of **whenua ora + wai ora = Hauora.**

Key Issues

- Growth traditionally tends to exacerbate the ongoing pressure on the environment, infrastructure and services within our Ngā Hapū o Ōtaki takiwa.

- Economic growth and maximising capacity tends to be prioritised over our people and our environment.

- Growth often also means an increased demand for and cost of housing that displaces lower socio-economic families. Disproportionately these are our own, and other Māori. In Ōtaki our people are at risk of reduced ability to rent or purchase a home so are being pushed out of their own takiwa.

- Homelessness is increasing in Ōtaki. This is often not accurately reported on as people are becoming more transient and being hosted periodically across other whānau.

- Central, regional and local Government have failed to recognise that for a pre-settlement iwi to engage effectively requires all parties are given appropriate opportunities and time to consider and respond to the proposed changes.

- Ōtaki continues to see an increase in commercial residential developments, investors and absentee owners. This continues to have a perverse impact on housing and the socio-economic and cultural status of our people.

- Our takiwā has the highest deprivation level in the Kāpiti Coast District, this indicates lower socio-ecnomic levels, greater marginalisation, and higher vulnerability. Our social and health services are inadequate and are not meeting the needs of our people. The implications are that Ōtaki remains at the bottom of the scale for effective health and social service outcomes.

- Certain social and emergency housing models can compound social and health issues as they can expose residents to overcrowding and increased health risk and / or create hubs of vulnerability that expose people and children to various threats of crime or abuse. Growing "up" or in any way needs to prioritise both spatial and social concerns.

Kia whakatutuki: areas of importance to focus our efforts

Wānanga both online and in hui at our tari and marae has identified a range of needs and views. Earlier points noted in the '2012 Te Haerenga Whakamua document' are also still highly relevant to the work occurring now. These, along with discussions with other iwi in our area have informed the following six potential implementation programmes that we believe can give effect to our values, aspirations and needs.

A Tiriti partnered approach to managing growth

- Implementation of the Growth Strategy should follow a Tiriti partnered approach utilising the 'Raukawa Miningare Model'; harnessing the collective power of mana whenua and the Council. A structure that reflects this approach should be established to direct and inform the implementation of the Strategy. This would mean that all decisions made in Te Tiriti house would be binding and could inform a new way of operating. Such a structure would check to hold each partner accountable to one another.

- There are various layers of interests within the iwi to be considered in implementing the Strategy. These include various hapū, our marae, land trusts, wāhi tapu and urupā trusts, Tiriti claimants, Māori businesses, commercial structures, kaitiaki and interest groups. A Tiriti partnered approach should provide for the full participation of the various mana whakahaere of the iwi to fully participate in the implementation of the Strategy, and structure needs to enable the iwi to collectively engage these different groups.

Providing better housing opportunities in Kāpiti

- We want to both retain the ability for our people to live in their own takiwa and rohe, and create housing opportunities that attract our own people home as part of the growing population, utilising the following various options:

    - Initiate a Papakāinga housing District Plan Change to provide the necessary planning settings to encourage this mode of living for housing.
    - Identifying parcels of Māori land where there is interest in developing housing and connect the kaitiaki/owners to support for this.
    - Identify different modes of housing to suit people in different stages of life.
    - Include options that make efficient use of space including those that share green space.
    - Look at how Kāinga Ora joint ventures with mana whenua could be enabled and supported.
    - Identify different options for occupation beyond just ownership and renting.

Providing for the economic and social security of iwi in a rapidly changing environment

- Fostering iwi entrepreneurial and business activities is a key economic activity that has the potential to have a range of social benefits and support whānau and hapū to determine their own secure futures.

- Health is a key area of concern for hapū and iwi. Unchecked growth is likely to have a negative impact on an already generally marginalised group. The gap between rich (usually healthier) and poor (often less healthy) continues to grow. Home ownership or security is linked. Levers to enable 'good' growth that helps those that need it most and keeps developments for financial profit only in check are important to help the lower

socioeconomic gaps, improve outcomes and in turn help improve our community and overall wellbeing. Growing together is important.

- The management of growth needs to include ways of recognising the manaakitanga that iwi, hapū and ahi kā have provided over generations to share their home with Tangata Tiriti. Fundamental to this is ensuring the economic and social security of iwi kāinga isn't overlooked through initiatives including:
    - Improving public transport hubs that enable people to travel to employment opportunities whilst still being able to reside at home.
    - Promoting and supporting social and economic procurement processes within Council and across Kāpiti businesses, to include mana whenua.
    - Identify how Council and their local business partners could assist and support our rangatahi with job training programmes, paid internships and the like to continue to enhance the local opportunities available to our people to upskill and succeed in their careers.
    - Follow other models in Aotearoa where iwi access cards are implemented to provide benefits, offers and increased access to various local goods and services. Align this particularly to goods and services being delivered in areas where Māori have been alienated from their land and homes.

Reduce the impacts of climate change

- Refresh the approach to involving mana whenua to participate in the Takutai Kāpiti programme so that it is compliant with a Tiriti approach, better structured around catchment, hapu and rohe boundaries and more relevant to our people.

- Take a proactive approach that prioritises managed retreat of homes and infrastructure through Takutai Kāpiti (if the approach is refreshed and improved) and through the District Plan. Do this by:
    - Joining all other Councils in the region by publishing the Greater Wellington Regional Council predicted sea level rise and storm surge maps in the LIM reports in Kāpiti.
    - Increase the Plan restrictions on development in high prone flood areas.
    - Implement a plan to transition divestment of Council funding from flood protection and stormwater management works on high flood prone areas.
    - Identify future new town centres that are removed from flood and liquefaction risk, and which limit the impact on mana whenua in terms of our cultural values and priorities.

- Implement a Zero-Carbon Kāpiti Initiative.

Better planning for growth

- The following suite of potential plan changes and improvements would enable a better approach to managing growth.

- Establish a form of the 'District Services Partnership Group' as proposed by ĀKW in their KCDC Partnership Review to provide for the more strategic and integrated spatial planning of development, key infrastructure and other services.

- Recognise the rangatiratanga of hapū and iwi in relation to their land and waterways, and how this can be exercised to better manage the sustainable use of these resources.

- Require all new developments or any nature to aspire to the 'whare ora' - living building' challenge and extend this to the town by supporting current homes and developments to move towards living more sustainably.

- Zoning that prevents further development of flood prone and riparian areas. Give the sea and the waterways the room they will need to move.

- Determine the availability of local resources so as to not allow development to breach environmental limits

- Work with Regional Council to introduce better monitoring of bores and groundwater takes to ensure that these don't exceed the sustainable limits.

- Create standard conditions for works on or near waterways that require investment in riparian planting rather than entirely exposed banks.

- Move away from the use of hard structures to provide storm and flood protection.

- Enhance and revitalise lost wetlands that provide flood storage capacity and provide ecosystem services for us and other native species within the district.

- Conduct better investigation into contaminated sites in the district to better prevent their development, and provide opportunities for remediation.

Protecting our unique identity and culture in the district.

- Proactive initiatives are required to ensure that our unique history, identity and culture is respected and given expression in the district.

- The special character of Ōtaki is valued and protected (including small town feel; mostly single storey dwellings; historical buildings, monuments, marae, character houses; wide open spaces; lots of trees; wide streets; high % Māori population; high proportion of Kohanga, kura and a Wānanga; recognition of a Te Reo Māori town with high % of Māori speakers, visibility and accessibility of maunga, awa, moana …)

- Our wāhi tapu are recognised and protected (including those at Taumanuka and Haruatai).

- Recognise the significant role of marae not just as the spiritual and cultural home of our people, but as a key social hub of the community by:
    - Recognising the role of marae in civil emergencies and ensure that marae are supported to continue to provide this critical role to a high standard.
    - Supporting the facilities of the marae both physically and in the opportunities for training in governance and financial management.

- Introduce a formal naming policy that secures the role and processes for streets and places in the District to be gifted appropriate Māori names which reflect the whakapapa and connection of mana whenua to those places.

- Explore the opportunities that Council services and events provide to teach the history of the area.

Giving effect to our NHoO tikanga and tirohanga

Mātāpono/Kaupapa *(Values)*	**Kawenga** *(Action)*	**Tirohanga** *(Process)*
Tino Rangatiratanga/Mana Motuhake Visionary and courageous leadership. Sustainability and self determination. Determine our own pathways for our future. Determine our own future.	Enabling and supporting mana whenua to design our own sustainable self determining solutions to growth on the whenua we have been settled on for centuries, having preserved knowledge handed down through the generations.	*Work with Council to encourage visionary and courageous culturally competent leadership to reimagine growth*
Ahi kā roa / Ūkaipōtanga Being active members of our hapū to ensure our survival. Personify ahi kā in our thinking and actions. Maintaining and sustaining. Looking after our kōrero tuku iho, practicing and demonstrating our kawa and tikanga.	The protection, survival, preservation, maintenance and sustenance of ahi kā. The ability of people to live at home on ancestral whenua, close to the marae.	*"Tamaiti ākonga ki te kāinga, tū ana ki te marae tau ana."* *Iwi members are in involved in kaitiakitanga of our whenua, and our environment.* *Create our own holistic - all encompassing solutions to growth and the housing crisis.* *Effort will always be made to involve whānau and hapū as leaders in environmental planning for places or areas they have special relationships to.* *Being active members of our hapū to ensure our survival. Personify ahi kā in our thinking and our actions.* *Provisions are included for the protection of places/sites of significance to ahi kā.*
Pūkengatanga Continue to develop opportunities, provide opportunities to further develop our people, whānau, hapū, iwi - contribute to the mātauranga continuum. Taking the teaching of our past and present into the future.	The pūkenga of Ngā Hapū o Ōtaki is utilised to inform Growth.	*Exploring ways of ensuring that all new infrastructure is developed and used in ways that minimise any adverse environmental effects. Investing in alternative energy resources for our takiwa.* *Looking after our kōrero tuku iho, practicing and demonstrating our kawa and tikanga .* *Continue to develop and provide opportunities that enhance the pukenga of our whānau, hapū, iwi.*

		Contribute to the mātauranga continuum - taking the teachings of our past and present into the future and applying them in the current climate.
Kaitiakitanga	Protecting the mauri of the whenua and the duty to pass the environment to future generations in a state which is as good as or better than the current state. This way the protection and preservation of taonga tuku iho is maintained.	*Caring for and sustaining our people and resources and our whenua.* *Sustainable and environmentally friendly housing solutions and design.* *Building to live in synergy with, not on our environment.*
Kotahitanga	Inspiring unity, collaboration and connectivity	*Continue to foster positive working relationships* *Continue to work together in joint activities.*
Whanaungatanga	Maintain good relationships with our ART whanaunga	*Look for further opportunities to develop relationships.*
Manaakitanga	Expressing generosity, hospitality, and humility.	Seek solutions to manaaki our own people and others and also mitigate the expected negative impacts of others moving in to our area.
Whakapapa	We maintain our way of life as the Ngā Hapū o Ōtaki.	Iwi members are involved in kaitiakitanga of the environment. Effort will always be made to involve whānau and hapū as leaders in environmental planning for places or areas they have special relationships to. The right to carry out customary use and activities as mana whenua is provided for and protected. Develop and implement a naming policy for adoption to ensure the rights to name roads and other sites. Where they exist, all original names of sites, features and areas will be given precedence.
Wairua	People are free of the stress and trauma that comes from a lack of economic and social security.	Ensure that development provides for the economic and social security of the whānau of Ngā Hapū o Ōtaki. Recognise the critical civil defence role that marae and iwi communities play in civil emergencies and strengthen the capacity for marae and the iwi to continue to provide this resiliency service to the community at large.

		The qualities of the environment that restore, cleanse and heal wairua are protected and enhanced where possible Access to places that are good for the wairua are protected and provided for. That includes both those that provide solace and serenity, and those that support mahinga kai, or other types of recreation. Plan tikanga that pertain to the protection of wāhi tapu and the protocols required for developments that may impact wāhi tapu and wāhi tūpuna.
Mana	Our people are able to live their lives in the rohe of Ngā Hapū o Ōtaki in harmony with te taiao	Enact and uphold the Tiriti House Model in our partnership arrangements. Ensure the sustainable use of taonga and the taiao and minimal impacts to our taonga and community through decision-making around development. Employ valuation of the environment in terms of how it sustains and supports life to thrive, rather than in terms of financial value. Increase iwi holdings of land and business activities. Enact and empower sharing economies. Uphold the mana of Ngā Hapū o Ōtaki and the mana of Ngāti Raukawa ki te Tonga through manaakitanga.
Māramatanga	Iwi knowledge informs decision-making in relation to managing growth.	Ensure that the Approach to Growth is informed by iwi, hapū and ahi kā. The best available mātauranga Māori and scientific information is used to inform planning for growth.
Te Ao Tūroa	Climate change adaptation and mitigation is prioritised to protect the District	Enter into strategic relationships to work collaboratively to address climate change risks. Initiate the managed retreat of people and key infrastructure from areas of highest vulnerability. Prevent land use that increases the risk of extreme weather events. Develop a zero-carbon strategy

		Support resiliency to environmental changes or natural hazards. Implement rāhui and other tikanga Māori tools when communities fail to self regulate behaviour and use to the detriment of the environment or sustainability of resources. Protect and restore critical habitats such as riparian and fish spawning habitat. Maintain and protect ecological connectivity. Implement waste minimisation and closed system approaches to waste management
Mauri	Land, waterways and mahinga kai are healthy, clean and free of pollutants.	**Ensure that development does not breach environmental limits.** Prevent activities that cause erosion and sediment entering our waterways. Prevent mahinga kai species from being exposed to contamination
Āhurutanga The constant acknowledgment that quality spaces must be claimed and maintained to enable activities to continue and be undertaken in an ethical and culturally appropriate way.	Our takiwā is a warm, safe and protective environment for our whanau, where spaces are maintained to allow long standing cultural practices to continue.	Prevent misuse or mis classification of whenua through the District Plan.

APPENDIX 1: Summary of feedback of info from workshops and discussions

1. Do you think Intensification and greenfield development will achieve good growth

0% ae (yes) | 87% kao (No) | 13% maybe

Sample of comments: No high rises!

Appears rushed and havent sought our ideas on where development should be - shouldnt that happen first?

Not good consultation

2. a) Will these principles help the council make the right decisions?

53% ae | 13% kao | .03% maybe

b) How about these priorities and aspirations? 88% ae | 11% kao | 0% maybe

Sample of comments: value our environment seems a little weak in wording,

Protect our community from being priced out, affordable housing,

Review rates māori land works for mana whenua and mata waka,

NPS / UG not good policy for manawhenua,

Papakainga enable. Remove limitations on dwellings where 1 kitchen only.

Concern regarding infrastructure intensified housing and impact on this. Wai - we already experience water shortages in summer.

Concerns regarding accessibility and universal design considerations. Māori typically experience disability @ 33% pop. Failure to design universally will continue to disadvantage our whanau.

Why do cows have more land than us?

Say no to fast track consenting, this solves problems for developers. Whenua not protected. No more than 2 storeys high

3. Is developing unused land - good growth? 31% ae | 48% kao | 20% maybe

Sample of comments: development needs to be managed to ensure our town remains a place we want to live in.

Water land communities then plan for our wellbeing.

The land cannot / wont be able to sustain the development.

Maps showing development areas is quite random - doesn't seem to consider local perspectives at all.

No to high density higher than 2 storeys.

Rules to planning prevent good growth.

Intensification does not create families, whanau, communities.

On the fence. It's an agree if developing unused land is for whanau. No for high rise.

4. Challenges / opportunities - Has Council identified the main ones?

Challenges 88% ae | 12% kao

opportunities 52% ae | 48% kao

Sample of comments: Need wetlands, wetlands, more wetlands.

Opp: move slower. Bike. lands encourage low emission living.

Affordable for who - how can we secure whanau housing security

Mana whenua leading opportunities & prioritise environment first

More social services in otaki. Community hub

Social housing / lease to buy / long term. Land remains with Otaki. Buildings with purchasers. History of land retained. Return of transferred Maori land to original donor hapū.

5. Heights of buildings - do you think increasing the heights of buildings will help achieve good growth? 31% ae | 67% kao | 2% maybe

Sample of comments: Kao, I like looking at the natural views. Tautoko. I choose Otaki for the quiet good community. This will change this wairua

Maybe just a few 2 storey blocks. I don't want otaki to look cluttered or like a city. Otaki people first for council housing and state housing.

More papakainga!!! Whanau are moving out of town due to lack of housing. What will happen to those people who live in Ōtaki now but they don't have housing. More communal living.

To achieve growth in this area relationships between council hapu and iwi need to be est and nurtured.

Kao, I do not believe otaki requires 2/3 storey homes.

Support us to support our marae. Uphold our mana whenua. House our people here, affordable houses. And jobs.

No more kai shops. Too many already!!! Family spaces, parks, water parks, affordable housing for locals.

Who benefits from high density building? Will it be our whanau living in these or will it be too expensive

Council support hapu with papakainga initiatives, eg reduced consent barriers etc. include avenues of trees, seating and adequate shade

Identified 4 to 6 storey areas are just random. Looks like someone just looked at a map, saw clear spaces and marked those as development target zones.

Prefer to see our rural enviro. Tararua ranges rather than house rooftops. Two storey yes, medium density no, med to hig def not.

No cities. up to four storeys no - look at high density overseas impacted during covid. low density could help to solve housing problems, in the right areas only.

6. What to consider to avoid bad growth

This planning is a moment in time. Is this the right pathway for 3 generations and more?

Becoming unbalanced. Development outweighs our natural enviro

Recognise maori tirohanga and whakaaro. Toitu te whenua. Not all land at beach and Tasman Road needs developing.

Nga hapu need to be involved with developers and Council. They must understand and consider our values.

Green spaces = HAUORA. Maori whenua in otaki is mostly accessible via respectful korero

Leave in the hands of developers who do not care about the legacy their designs leave for generations

Prioritise the environment, ko te punaha tuturu

Current access to essential services - banks - dr - social services. Investment to support for this to continue to be developed positively.

Don’t impose other styles of town planning etc on Otaki/NZ. We are not UK/US or other. CONSIDER covid grows and spreads in intensified housing developments.

7. Is there anything else to consider to achieve good growth

Good growth mustnt come at the expense of our natural environ, landscape, culture, history. These are our key reasons everyone wants to come here, live here. Your growth strategy is not conducive to that.

People that are wanting to move to Ōtaki should have an interest in te reo Māori, protect and enhance this bilingual town!

Age range of increased population. Older generation wont want 8 story housing.

KCDC plans align with and support iwi in so far as timelines, timely access to KCDC staff. Resource clear guidelines and all relevant info. Allow us to be more prepared to feedback.

More sustainable living ie solar power and maara kai, put people of otaki first

Public maara kai. Fruit trees, sustainability. sustainable and smart design with thought for green spaces for all

High quality social housing - greater employment - better transport networks.

Infrastructure improvements at the same rate as pop growth.

Sustainable infrastructure reduce hard road surfaces so we don’t get high run off. Use green spaces wisely. Spray free.

Reduce developers coming in. promote/help multiple whanau to buy land so we can create papakāinga and mara kai.

Thursday, 18 November 2021

Kāpiti Coast District council
Private Bag 60601
PARAPARAUMU

Sent via email: growingwell@kapiticoast.govt.nz

Attention: Growth Consultation

FEEDBACK ON KĀPITI COAST DISTRICT'S PROPOSED APPROACH TO ENABLING GROWTH

Thank you for the opportunity to provide early feedback on the proposed approach to enabling growth on the Kāpiti Coast. As planning practitioners working predominantly on the Kāpiti Coast for the last twenty years, we understand the constraints and opportunities to providing for growth.

Draft Principles for Growth

We support five of the six draft principles of growth set out in the table. We do not support the current wording and definition of Principle 4 – Developing "City Thinking."

1) Supporting mana whenua aspirations
This means supporting mana whenua to provide for their own needs, by enabling choices in the use of their land for business, housing, educational and cultural purposes.
2) Respect for the natural environment.
This means that we protect the environmental values that remain, and seek to enhance or restore natural values where we can. We are respectful of the impact of urban form on landscape and natural resources – meaning we can intensify / build higher where there is little impact on landscape values or increased degradation of water quality.
3) Fostering a low-carbon economy
This means we seek to develop a future urban form that both puts people and communities first, and encourages greater density at centres, hubs, and where there is good transport links, thus improving accessibility and connectivity.
4) Developing "City thinking"
This means we take full advantage of the benefits that envisaging our District as a city might bring, without losing sight of what makes Kāpiti special.
5) Creating and enhancing a sense of place in our localities
This means fostering an approach that will create and enhance a sense of place and character across localities by supporting change and enabling development that is coherent, creates sense of identity and community and enhances the demarcation between those communities and our main centres.
6) Creating choice
This means enabling a wide range of housing typologies that will suit the needs of our future population, diverse living styles, including social and affordable options and papakāinga, tertiary educational choice within the district that supports career choice and delivering of the skills particularly necessary and in demand by Kāpiti District's economy for people of all ages and mana whenua aspirations in business, education and social endeavour.

Figure 3: Council's draft principles for growth.

Many of the current constraints to facilitating growth, innovation and diversity that we come across are associated with legacy planning decisions based on protecting a certain level or expectation of *amenity* but which are not necessarily reflective of our population and which do not prioritise a low carbon future. These policies are in fact protecting property values instead of providing opportunities for good planning outcomes. They limit intensification, thereby increasing demand for land and adding to increasing land values property which has helped fuel the housing shortage increasing inequalities particularly for younger or more marginalised people.

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The current District Plan, has retained references to a 'type' of amenity that is having these unintended consequences in our district through years of pursuing a 'low-density' environment. The example of this is Policy DO-011 which describes the type of character and amenity values that is supposed to reflect the diversity and aspirations of our population. Locations which are ideally suited to higher density such as sites within walking distance of commercial areas and transport hubs are locked up in precincts such as the 'Waikanae Garden Area' or the Paraparaumu Low Density Precinct.

DO-O11 Character and Amenity Values

To maintain and enhance the unique character and *amenity values* of the District's distinct communities so that residents and visitors enjoy:

1. relaxed, unique and distinct village identities and predominantly low-density residential areas characterised by the presence of mature vegetation, a variety of built forms, the retention of landforms and unique community identities;
2. vibrant, lively *town centres* supported by higher density residential and mixed use areas;
3. neighbourhood *centres*, village communities and employment areas characterised by high levels of amenity, accessibility and convenience;
4. productive rural areas, characterised by openness, natural landforms, areas and corridors of *indigenous vegetation*, and *primary production activities*; and
5. well managed interfaces between different types of *land* use areas (e.g. between living, working and rural areas and between potentially conflicting *land* uses, so as to minimise adverse *effects*.

However, there is a balance between not providing for sufficient density and risking the provincial feel of the Kāpiti Coast. Do we really want to become like the Sunshine Coast in Australia with a proliferation of Links Towers; or would we rather model ourselves on a city like Whanganui or a European city where 3 – 4 storeys predominant?



Figure 1: Human scale is lost in high rises found on the Sunshine Coast in Queensland Australia



Figure 2: Whanganui City is a city of human scale and beauty

This requires careful thinking around what *type* of city environment we want Kāpiti to grow into. With this in mind, we support the draft principles for growth as set out in the Growth Scenario's Report with the *exception* of Principle No. 4: *Developing "City Thinking".*

We would like Principle 4 to clearly articulate the *type of City* that achieves the level of density that a provincial city supports. One which is of a more human scale, less imposing scale and one which incorporates beautiful design and where tall buildings do not dominant our beautiful coastal landscape.

Of the four scenarios proposed in the Growth Scenarios Report[1], we support the adoption of Scenario 3 – Growing Up and Growing Out. However we do not consider 12 storeys to be medium density as suggested in the KCDC Growth Scenario's report. We prefer the definition of densities as set out in the Wellington City Growth Scenario Report[2] (see attached) and as described below:

Low Density: detached housing 12 – 20 dwellings per hectare

Medium Density 1: mix of detached and terraced housing 40 dwellings per hectare

Medium Density 2: Mix of terraced housing and low rise apartments (up to 4 floors)

High Density 1: Mid rise apartments (up to 6 floors) 80 dwellings per hectare

Central Area: Mix of commercial buildings and high rise apartments (15+ floors) 115 dwellings per hectare

The current proposal describes proposed development of up to 12 storeys in central Paraparaumu as medium – high density; whereas we would more accurately describe that as *High Density Development.* We do not support any high density development wihtin the Kapiti Coast and in particular we oppose the proposals for up to 12 storeys within Paraparaumu and the 6 storeys proposed for the smaller centres (Waikanae and Ōtaki); as we think that doesn't reflect the type of future development suited to our coast.

We support four storeys in *all* the town centres across the Kāpiti Coast (with consideration for up to six storeys in certain locations in Paraparaumu).

<u>Intensification: Renewal or Greenfield or Both?</u>

While hopefully the government's new Resource Management Enabling Housing legislation will address the inequalities that the current District Plan maintains, it won't be enough to achieve the extent of new housing identified in Council's HBA report for Kāpiti. We require 8,865 new 'theoretical' [3]allotments wihtin the next thirty years according to the HBA report for Kāpiti. Of those the reports indicate that

To achieve this, Kāpiti Coast must be considering intensification of existing residential areas. However, the Wellington Growth Framework recognises that Future Urban Areas (Greenfield development) will also need to make up a portion of the supply; and that while greenfield development can be more costly in terms of supplying new infrastructure – it can deliver higher housing densities (through more

1 4Sight Consulting (June 2021). Kapiti Coast District Growth Strategy Review – Growth Scenarios Report

2 Beca (December 2018). WCC Growth Scenario's – Results and Methodology

3 Theoretical allotments is a methodology that is applied to assign a theoretical density per hectare. GIS is used to calculate the area of land each category of housing (low, medium or high density) and then an 'uptake factor' is applied to each category to reflect the reality that not every property will be developed to maximum capacity.

comprehensive residential development) and that development can be more resilient (to natural hazards, climate change etc).

We support the inclusion of greenfield areas within the Growth Strategy to meet the short and medium term need and should be identified as Priority Group 1 areas. In particular in the following areas should be included within this timeframe:

- Future Urban/Greenfield: Along old State Highway 1 between Paraparaumu and Waikanae (including Otaihanga).

  Comment: *This area has the least constraints in terms of natural hazards, access to infrastructure, proliferation of natural areas such as wetlands, low-land forest etc. We consider that the area shown on Figure 1 in Boffa Miskell's Greenfield Report, should be extended for the full length between Waikanae and Paraparaumu as a Priority Group 1 area*

- Future Urban/Greenfield Waikanae East/Elizabeth Street, Waikanae Garden Area, Parata Street/Ngaio Road through to Waikanae North)

  Comment: There are large rural-residential allotments (Waikanae East), large residential areas (Waikanae Garden Area), and areas of low constraints (Parata, Ngaio Road area) including natural hazards etc which are within close proximity of the railway line/bus hub and commercial that should be included in intensification options to meet the short to medium term need for housing

If the opportunity presents, we would be happy to meet and speak to our submission on the Growth Strategy for the Kāpiti Coast.

Yours sincerely

Anna Carter for
LAND MATTERS LIMITED

Attachment: Density Definitions, BECA Report (Dec 2018)

LANDMATTERS

ATTACHMENT 1

BECA GROWTH SCENARIOS

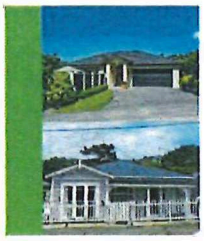
(DENSITY DEFINITION)

Methodology and assumptions relating to these scenarios have been included in Appendices A and B respectively.

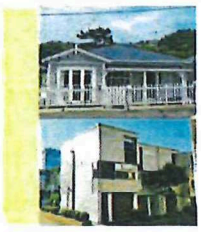
2 Results

A summary of the results of the analysis is included below for each scenario. In each scenario, two different growth projections were tested – the medium projection (increase of 50,000 people) and the high projection (increase of 80,000 people). All scenarios build on the baseline scenario (Scenario 1) and include this population growth.

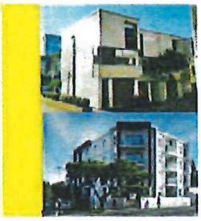
Results of each scenario are mapped into high-level typologies based on density. Figure 1 describes the high-level zone types and the different typologies expected in each zone. Map 1 on the following page shows the suburbs and the higher level areas which have been used to summarise the results of each scenario. These areas are the 'sectors' which have been used for the NPS-UDC modelling.



Low Density
Detached houses
12 - 20 dwellings per hectare



Medium Density 1
Mix of detached and terraced housing
40 dwellings per hectare



Medium Density 2
Mix of terraced housing and low rise apartments (up to 4 floors)
60 dwellings per hectare



High Density 1
Mid rise apartments (up to 6 floors)
80 dwellings per hectare



Central Area
Mix of commercial buildings and high rise apartments (15+ floors)
115 dwellings per hectare

Figure 1: Visualisation of high level zones and typologies