



Private Plan Change Request

on behalf of



Welhom Developments Ltd

Request for a Private Plan Change to the Kāpiti Coast District
Plan for part of 65 and 73 Ratanui Road, Paraparaumu

November 2024



Quality Control

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1 Introduction

Welhom Developments Ltd (Requestor) requests a change (Request) to the Operative Kāpiti Coast District Plan (District Plan) pursuant to Section 73(2) and Clauses 21 and 22 of the First Schedule of the Resource Management Act 1991 (RMA or the Act).

The Request relates to two properties - part of 65 and 73 Ratanui Road (the Site) as further described in Section 2 of this report. The Request seeks to rezone the Site from its current Rural Lifestyle Zone to General Residential Zone under the District Plan with a Development Area and associated Structure Plan, policies and rules.

The Request will enable the residential development of the Site, with specific provision for uses associated with a retirement village. The Request is made in the context of the Kāpiti Coast District's forecasted population growth and associated growth in demand for residential development. This Request shows that there is a strong anticipated demand for future retirement housing and associated care facilities.

The Site has been identified by the Kāpiti Coast District Council's (Council or KCDC) 2022 Growth Strategy – Te Tupu Pai as a "Medium-priority greenfield growth area" which signals its potential for future urban growth. This Request confirms that the Site is suitable for urban expansion as a logical extension of the adjacent General Residential Zone.

The Request largely seeks to work within the existing District Plan framework by fundamentally adopting existing District Plan provisions to enable the residential development of the Site (subject to some new provisions specifically enabling a retirement village).

The Request has been assessed as being consistent with national, regional and district level policy considerations and as a result will promote the sustainable management purpose of the RMA.

2 Description of the Proposal

2.1 Background

Welhom Developments Limited is a company that develops land for the construction of retirement villages. The Requestor seeks to rezone land, being part of 65 and 73 Ratanui Road from its current Rural Lifestyle Zone to General Residential Zone.

The purpose of this Request is to provide a more appropriate zoning for the future development of a retirement village on the Site to provide accommodation, care facilities and associated healthcare services to support Kāpiti's ageing population.

The Economic Assessment (**Appendix J**) conservatively estimated that the district will need around 2,750 retirement units over the next 30 years. At present, the district has about 1,380 privately owned retirement units, with potential growth to 1,490 units in the short term and 1,730 units in the medium to long term as several retirement villages currently being constructed in the district are completed¹.

This proposal will provide an increase in housing development capacity for the Kāpiti Coast District. The proposal is to rezone the Site for future residential development, enabling the Site for retirement village use which will provide an increase in capacity for a much-needed housing typology. This will cater for Kāpiti's aging population while freeing up existing residential housing stock for others in the market.

2.2 The Site and Surrounds

2.2.1 Description of the Site

The Site comprises part of 65 and 73 Ratanui Road, which are two contiguous properties located in Paraparaumu, approximately 3.2km north of the Paraparaumu Metropolitan Centre. The Site has a combined area of 12.65ha. The Requestor intends to undertake a subdivision to create a separate title for the southern portion of 65 Ratanui Road along with the existing dwelling on the site, as such it is not included in this Request.

¹ Property Economics (2024) Ratanui Road Plan Change Economic Assessment (attached as Appendix J).



Image source: KCDC District Plan (October 2024)

Figure 1: Site and wider Paraparaumu area

2.2.2 Topography and ground conditions

The topography of the Site is undulating as is characteristic of the Kāpiti Coast dune lands. Elevations range from approximately RL 16.0m down to RL 4.0m (Wellington 1953 local vertical datum).

A Geotechnical Assessment (**Appendix I**) for the Site, prepared by Riley Consultants, indicates that the Site is generally underlain with 0.15m to 0.50m of topsoil overlaying a fine sand layer with varying quantities of silt. Groundwater has been recorded at depths between 2m to 8m below ground level.

2.2.3 Land use and ecology

The Site is currently used as a rural residential lifestyle block, as per the uses enabled by the current zoning. It contains sheds and farm paddocks.

An Ecological Assessment prepared by BlueGreen Ecology, attached as **Appendix E**, outlines the ecological values present on the Site.

By way of a summary, the Ecological Assessment identifies pockets of native and exotic vegetation across the Site. The majority of trees are exotic (pine, blackwood, cypress, willow in the paddocks). The few native species observed during the field survey were Coprosma, karo, ti koura and pittosporum in the driveway gardens. The northern boundary's raised sand hill area is largely comprised of blackberry, rank pasture grasses, common weeds and two or three exotic trees.

There is a waterway running west to east across the middle of the Site, crossed by three culverts in the southern third of the Site. The Greater Wellington Regional Council (GWRC) Regional Highly Modified Streams online maps show the waterway as being a highly modified stream beginning in the middle of residential dwellings westward of the site (**Figure 2**), as opposed to an artificial watercourse.



Figure 2: GWRC identified highly modified waterways

The Ecological Assessment states that the stream is regularly without surface water and has a damp soil bed with predominantly terrestrial grasses and herbs (dandelion, hawksbeard, clover, chickweed) and few wetland species (creeping buttercup, starwort). It is often dry for long periods of time throughout the year, as seen in **Figure 3** below.



Figure 3: West-east running stream on Site

The Ecological Assessment also identifies natural inland wetlands, as classified under the National Policy Statement for Freshwater Management 2020 (NPS-FM). These are identified on **Figure 4** (marked in green). The area of the 14 wetland features sum to 621 m². All the wetland features on the Site are small and dominated by exotic species as a result of historic forest clearance and farming, and are therefore considered to be of negligible ecological value.



Figure 4: Location of NPS-FM natural inland wetlands on the Site

2.2.4 Archaeological values

There are no previously recorded archaeological sites on the Site and no sites were identified in the Archaeological Assessment prepared by Clough and Associates (**Appendix F**). However, the assessment notes that the Site is part of a broader archaeological landscape that runs through Kāpiti and the general area contains a number of archaeological sites associated with Māori settlement and occupation, particularly in the form of shell middens and ovens.

The Archaeological Assessment states that the relatively unmodified nature of the Site indicates the likelihood that unrecorded subsurface remains may be present, especially along the northern boundary of the property at 65 Ratanui Road which contains more highly elevated dunes. Also, the property at 73 Ratanui Road is noted to have contained a number of ponds and would likely have been more swampy in the past. As such, the presence of isolated artefact finds, which are sometimes found to be associated with swamps/wetlands, is considered possible.

2.2.5 Transport

As outlined in the Transport Assessment prepared by Stantec (attached as **Appendix G**), Ratanui Road has the function of a Local Community Collector route, as defined by the road hierarchy of the District Plan. Such roads are identified as having functions that link larger urban roads and suburbs, have mainly locally generated traffic movements, and with traffic travelling at moderate speeds.

To the east, Ratanui Road becomes Otaihanga Road which connects with Old State Highway 1. To the west, Ratanui Road intersects with Mazengarb Road.

The Transport Assessment states that Ratanui Road has one traffic lane in each direction, measuring around 3.25m each in width. From Mazengarb Road to just west of the Site, Ratanui Road is formed with kerb and channel, kerbside lanes of approximately 1m in width, and has a footpath on its southern side. It operates with a posted speed limit of 50km/h in this section.

Eastwards across the frontage of the Site, the speed limit on Ratanui Road changes to 60km/h, and the form of the road changes – there is no kerb and channel, the roadside shoulders lessen, and the footpath becomes a gravel shared path on the northern side of the road. The location of the proposed new intersection and vehicle access into the Site is in about the position of the existing 50/60km/h speed change.

The form of Ratanui Road (looking west) with the Site access on the right (currently established in a temporary form) is shown by the photograph in **Figure 5** below.



Figure 5: Ratanui Road with main Site driveway on right

2.2.6 Three waters

The KCDC GIS portal indicates that both 65 and 73 Ratanui Road have a wastewater connection to the existing 150mm diameter pipe within the Ratanui Road berm (red line **Figure 6** below). 65 and 73 Ratanui Road are currently supplied with potable water via a residential metered consumer connection to the KCDC water supply network on Ratanui Road (blue lines in **Figure 6** below). The GIS portal shows the previously mentioned highly modified stream dissecting the Site as an “Open Channel” stormwater feature (green dashed line in **Figure 6** below), and the pond at 73 Ratanui Road as a non-KCDC stormwater feature marked as an “Other” (green hashed polygon below).



Figure 6: KCDC GIS portal three waters services map

Existing utility service networks providing electrical supply (Electra), telecommunications (Chorus) and gas (FirstGas) are present within Ratanui Road in close proximity to the Site.

2.2.7 Geotechnical and site contamination

A Geotechnical Assessment prepared by Riley Consultants is attached as **Appendix I**. This assessment outlines how the Site has high liquefaction potential due to its sandy soils, but notes that the liquefaction induced settlement findings are likely to be similar to that of other sites in Paraparaumu given the sandy material, relatively high groundwater table and region's seismic hazard parameters. Therefore, any development of a similar nature in the district would likely bear similar geotechnical challenges.

A Preliminary Site Investigation (PSI) concerning potential contamination has also been prepared by Riley Consultants and is attached as **Appendix K**. The assessment finds that based on GWRC records, neither 65 or 73 Ratanui Road are listed on the GWRC Selected Land User Register (SLUR) for any current or historical activities that are identified on the Ministry for the Environment's (MfE) Hazardous Activities and Industries List (HAIL). No resource consents have been applied for in relation to these lots. However, a desktop review found that unknown fill has previously been used for construction of dwellings and/or internal roads on site. Therefore, MfE HAIL category I has potentially occurred on-site².

As part of the PSI, an intrusive site investigation has been undertaken to assess soil quality, including providing 85 samples for laboratory analysis.

No contaminants of concern were identified that exceeded the applicable health-based National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS) soil contaminant standards.

However, a sample taken from 73 Ratanui Road adjacent to the existing shed identified an arsenic concentration exceeding the NES-CS residential (10% produce) soil contaminant standard. This area is recommended to be delineated and soil removed to an appropriate off-site facility.

2.2.8 Description of surrounds

As identified above, Ratanui Road connects with the Old State Highway 1 via Otaihanga Road. It is a 2 minute drive from the Old State Highway 1 intersection to the Site. While the Site is in closer physical proximity to the Kāpiti Expressway (600m in a straight line), the closest on and off ramps to the expressway are located on Kāpiti Road (a 3.9km drive southwest from the Site).

The closest bus stops are on Mazengarb Road, south of Ratanui Road, an approximate 700m walk from the Site. The Metlink Route 262 bus service travels along Mazengarb Road providing a connection between Paraparaumu Beach and the Paraparaumu Metropolitan Centre. The service runs half hourly in each direction on weekdays, with more frequent buses during commuter times. Buses run hourly in each direction on weekends.

The closest major centres to the Site are Paraparaumu Beach and the Paraparaumu Metropolitan Centre as shown on **Figure 1** above. Paraparaumu Beach is an 8 minute drive (12 minute cycle). The Paraparaumu Metropolitan Centre is a 7 minute drive (14 minute cycle). This Centre includes a full

² Category I – Land that has been subject to the intentional or accidental release of a hazardous substance.

range of commercial and community facilities including the Coastlands Shopping Centre, an aquatic centre, library and the Paraparaumu Train Station.

The Waikanae River is located 1.5km north of the Site (3 minute drive, 5 minute cycle or 25 minute walk). This area has a variety of open space and recreation facilities, including an extensive network of walking trails down to the river mouth.

The Kāpiti Coast Airport is 4km to the southwest and is a 9 minute drive from the Site.

The land uses surrounding the Site are a mix of residential and rural residential/lifestyle blocks as shown in **Figure 7** below.



Image source: KCDC District Plan (October 2024)

Figure 7: Site and Surrounding Area

2.2.9 Planning context

As shown in **Figure 8** below, the Site is zoned Rural Lifestyle Zone and is adjacent to the General Residential Zone boundary to the northwest of the Site.

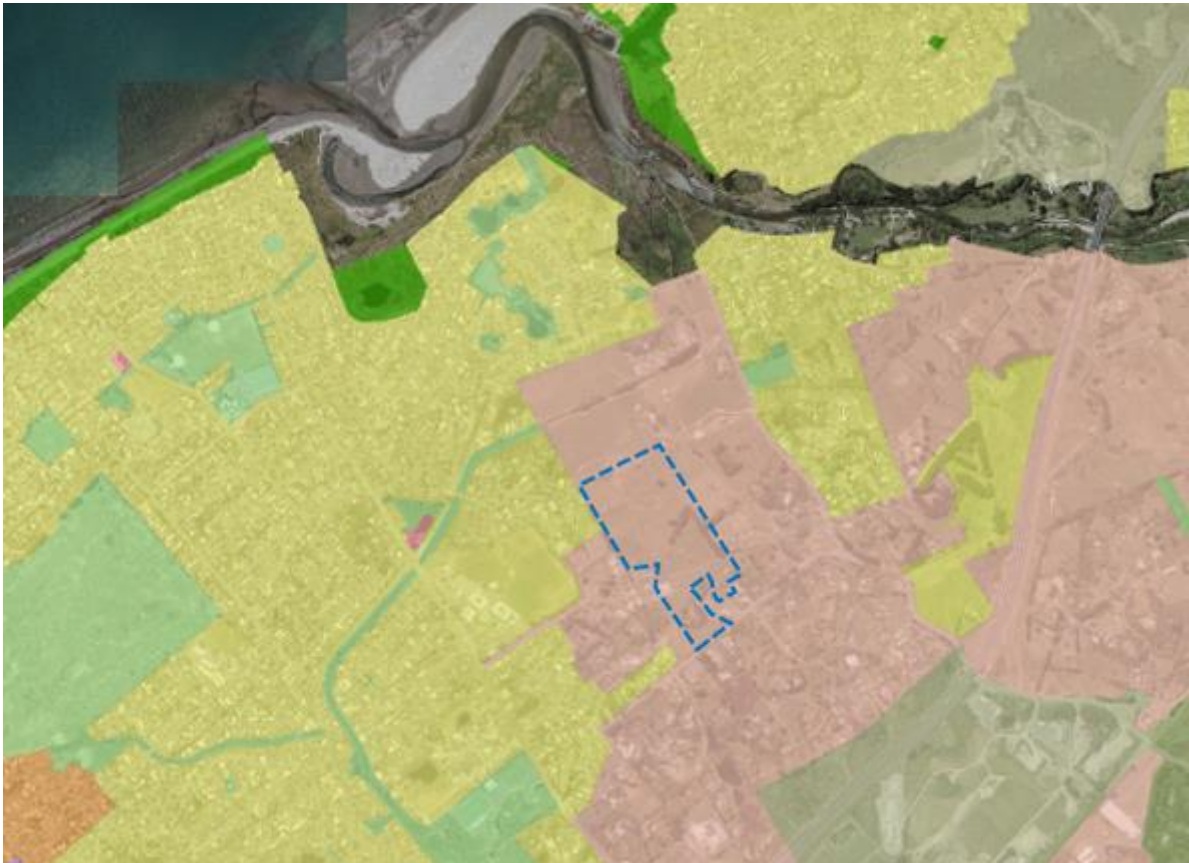


Figure 8: Zoning surrounding the Site (yellow is General Residential Zone and pink is Rural Lifestyle Zone)

As shown in **Figure 9** below, the Site has several mapped overlays. The Site is entirely within the Coastal Environment overlay (shown by blue vertical stripes), and parts of the Site are subject to the following flood hazards overlays:

- Flood Hazard - Stream corridor (pink)
- Flood Hazard - Ponding Area (blue)

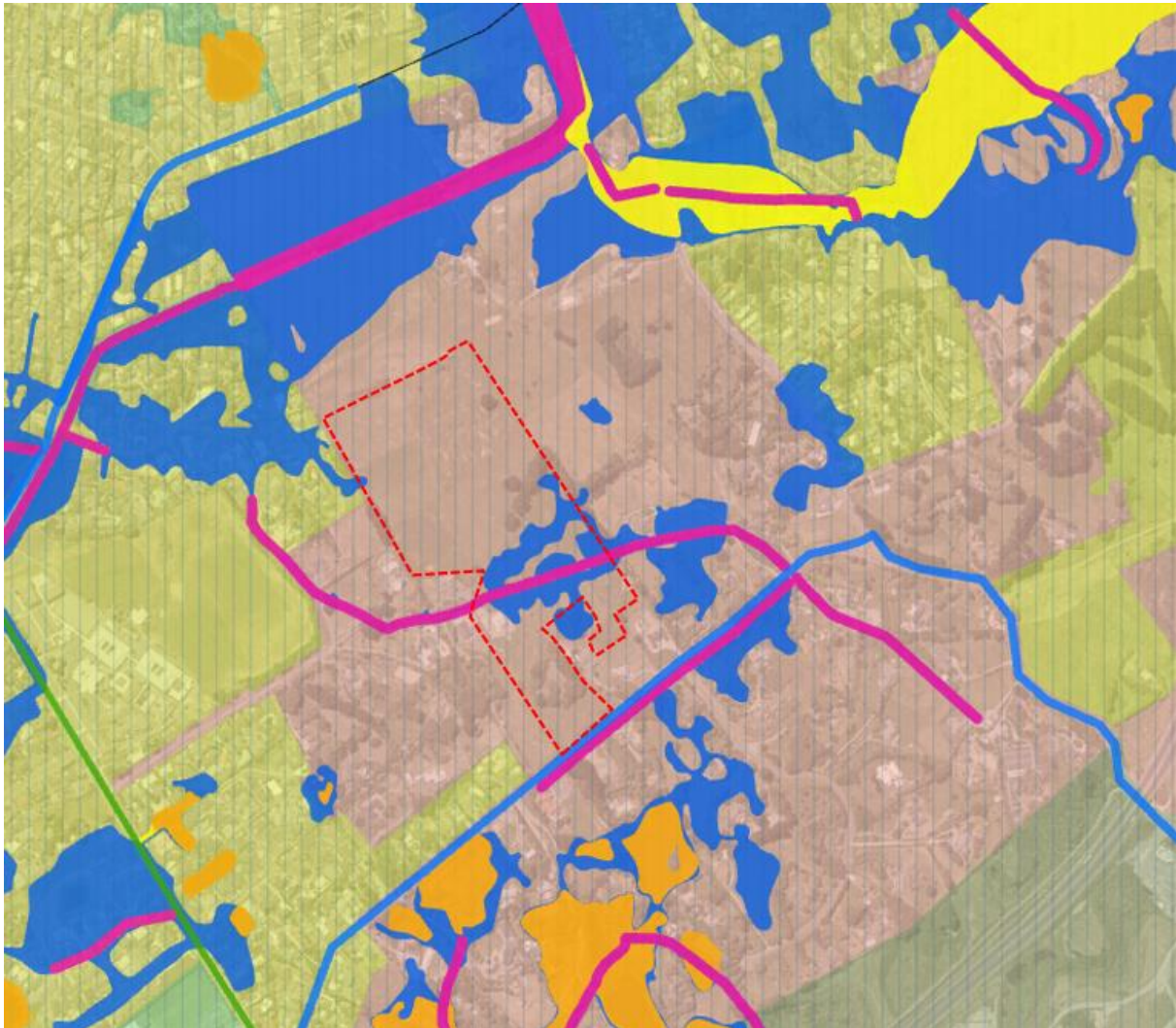


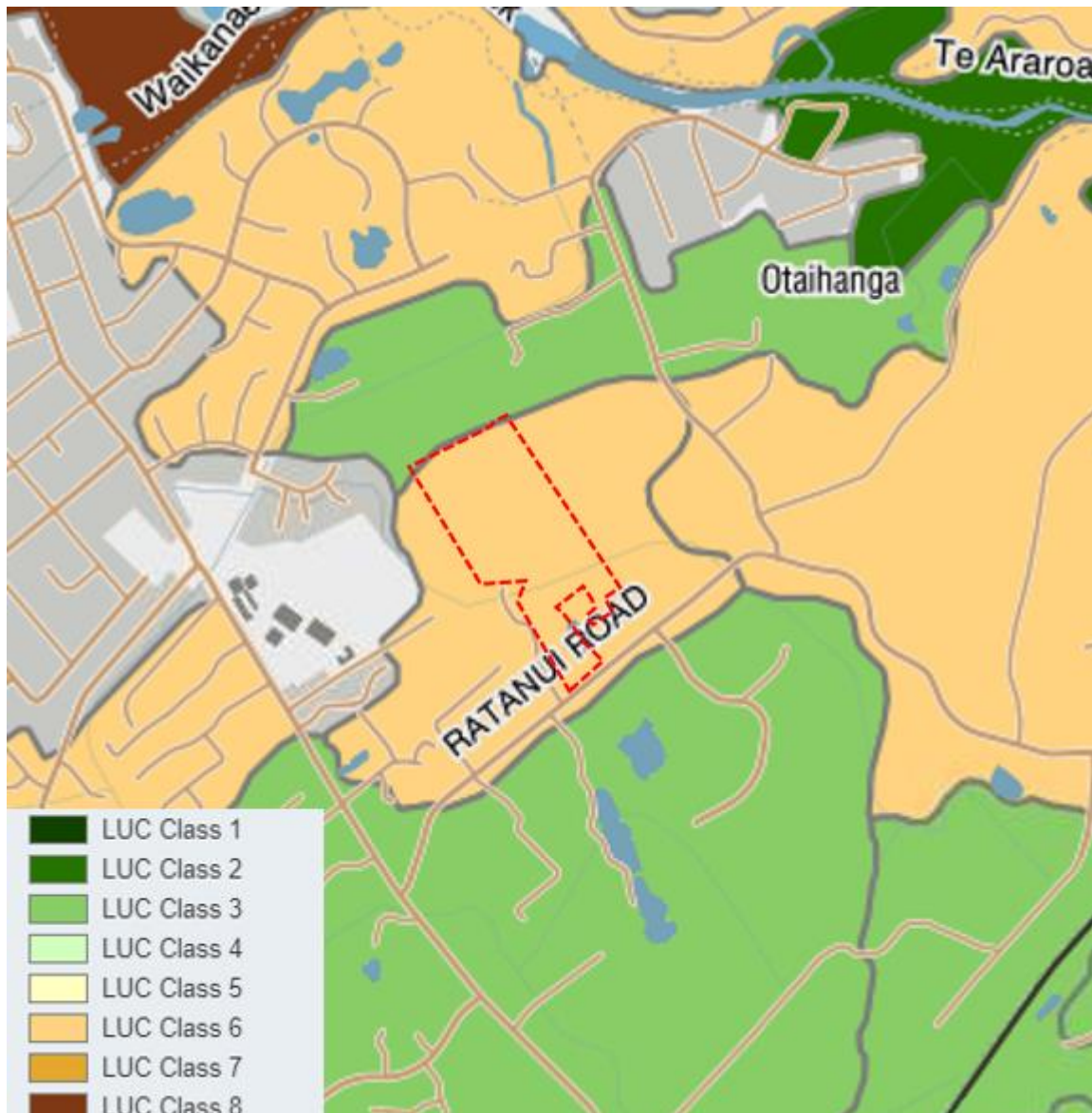
Figure 9: Zoning and overlays over the Site

2.2.10 Highly productive land

As shown in **Figure 10** below, according to mapping undertaken by Manaaki Whenua/Landcare Research, the land is within Land Use Class (LUC) 6 which is defined as:

Non-arable. Slight to moderate limitations to pastoral use, suitable for pasture, tree crops and forestry and in some cases vineyards. Erosion is generally the dominant limitation.

It is possible that the very northern portion of the Site boundary is within LUC 3. However, these maps are not designed to be applied at a property specific scale. As outlined in Section 4.3, the NPS-HPL was reviewed as part of this Request and found to be irrelevant. This is because it is directed at land zoned general rural or rural productive where this Site is zoned rural lifestyle.



Source: Manaaki Whenua/Landcare Research online maps downloaded 18 October 2024

Figure 10: NPS-HPL Land Use Capability – with the Site outlined in red dashed line

2.2.11 Legal description and titles

65 Ratanui Road has an area of 9.431ha and is legally described as Lot 4 DP 58017, which is partially proposed to be rezoned as shown in **Figure 11** below. 73 Ratanui Road has an area of 5.375ha and is legally described as Lot 3 DP 497389. These records of title are attached as **Appendix C**.

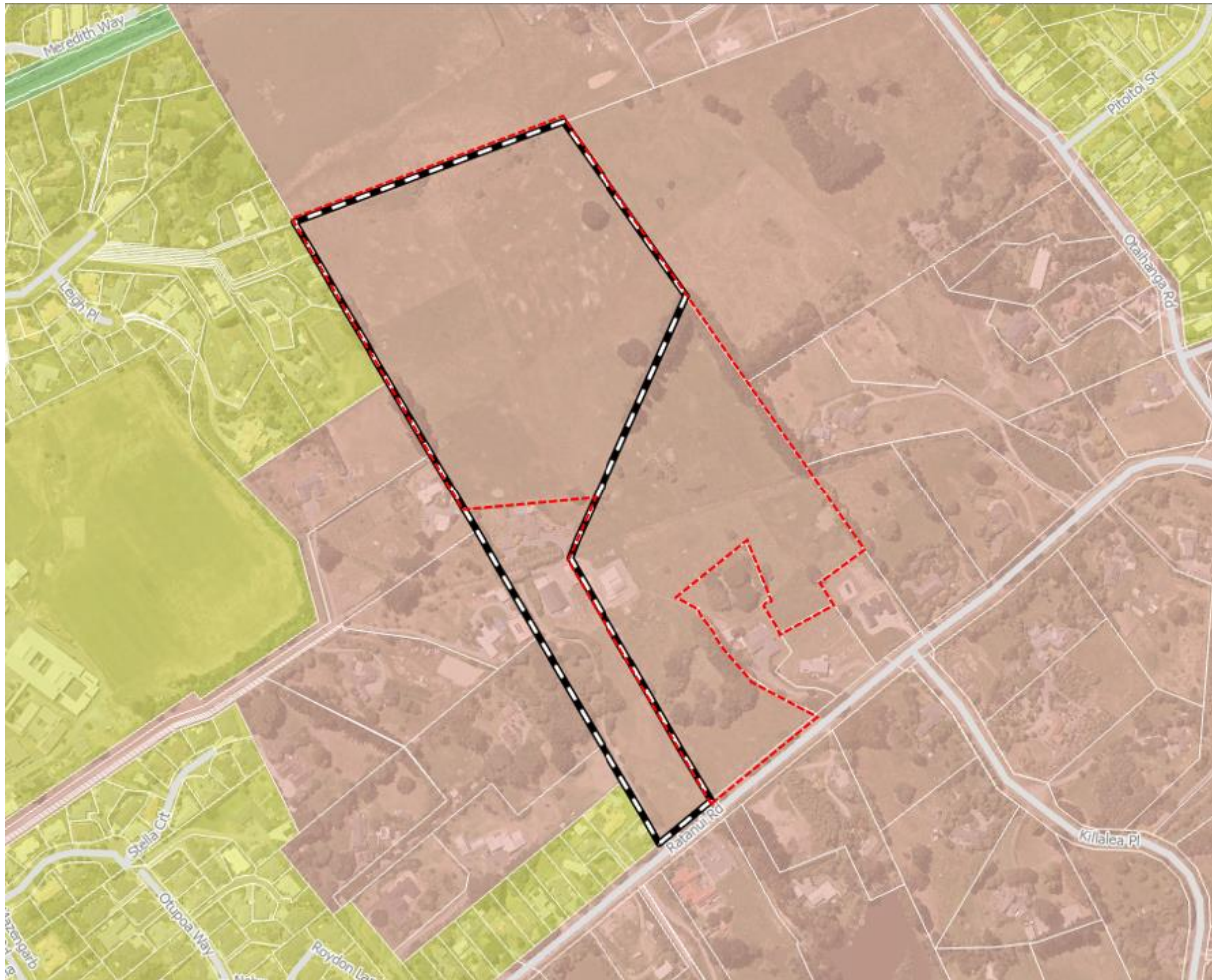


Figure 11: 65 Ratanui Road highlighted in black and white with boundaries of Request site in red

73 Ratanui Road is subject to a consent notice (also attached in **Appendix C**) which contains three conditions with ongoing effect. These relate to on-site stormwater disposal, foundation design for buildings, and access design. As part of a resource consent process, this consent notice would typically need to be addressed. However, more up to date information will be submitted with the future resource consent application which would make this consent notice redundant.

2.3 The Request

2.3.1 Proposed changes

The Request seeks to rezone the Site to General Residential Zone to provide for residential development, including the potential for a retirement village.

The proposed changes to the District Plan can be summarised as follows:

- Rezoning of the Site from its current Rural Lifestyle Zone to General Residential Zone;
- Adding a new Development Area to the District Plan;

- Adding a Structure Plan to the Development Area that shows the main Site access, the location of the highly modified stream, the indicative location of a stormwater wetland, and the proposed location of landscaping and planting boundary treatment; and
- Adding new site-specific policies and rules in the Development Area specific to use and development on the Site, requiring retirement villages or residential activity be undertaken in general accordance with the Structure Plan.

Appendix A contains the complete suite of changes to the District Plan provisions that are being sought in the Request.

2.3.2 Reasons for the request

The Request is made for the following reasons:

1. The Kāpiti Coast District is experiencing high levels of population growth with an aging demographic. The Request will contribute to the residential development capacity of the district both in terms of general residential development but also specifically for the development of a retirement village on the Site which will cater to a growing elderly demographic cohort and respond to a growing demand for retirement housing. There is also potential to make existing dwellings available in the balance of the district for owners who choose to move from their existing dwellings to the retirement village.
2. The District Plan provisions for the Rural Lifestyle Zone do not facilitate residential development, including a retirement village. While the existing Rural Lifestyle zoning does not entirely preclude a retirement village being established through a non-complying resource consent process, residential zoning is considered more appropriate for the long-term management of the proposed land use and integration with the surrounding urban area.
3. The Site is suitable for future residential development, including a retirement village, for the reasons detailed in this report.

3 Assessment of Environmental Effects

This section provides an assessment of the actual and potential effects of the Request. The environmental effects are assessed under the following broad topic areas:

- Positive effects
- Landscape and visual amenity effects
- Ecological effects
- Archaeological effects
- Transport effects
- Civil engineering effects
- Geotechnical effects
- Contamination effects
- Economic effects
- Loss of rural land resource
- Cultural effects

Where relevant, technical assessments provided in support of this Request have considered two scenarios for the potential development of the site if rezoned:

1. Development as a retirement village.
2. Residential development in accordance with adoption of the General Residential Zone rules.

This latter scenario assumes that the Site could realistically and conservatively accommodate 153 allotments through subdivision, which could accommodate 235 dwellings assuming a number could be medium density (duplexes or town houses). This assumption is based on economic advice that market trends could drive that approximately one third of allotments could be 650m², a third could be 450m², and a third could be 150m² (these allotments developed comprehensively through an integrated consent process to approve built form at the same time as subdivision). This results in an average of 390m² lots once roads and stormwater management areas are factored in.

The intent of this report and the associated technical assessments is to explore potential effects for any future residential activity on the Site, whether it used for a retirement village or a residential development, whilst allowing flexibility as the detailed design phases evolve in the future.

3.1 Positive effects

The Request will contribute to the residential development capacity of the district both in terms of general residential development, but also specifically for the development of a retirement village,

which will cater to the Kāpiti Coast District's growing elderly demographic cohort and respond to a growing demand for retirement units.

As outlined in the Economic Assessment attached as **Appendix J**, the Request will have positive economic effects as follows:

Based on the estimated latent demand and significant future shortfall, Property Economics considers that rezoning the PPC site to enable the development of a new retirement village would represent a positive benefit for the community. The rezoning would enhance the variety of living options, price points, and overall growth potential within Kāpiti Coast's senior residential market, contributing positively to the creation of a 'well-functioning' urban environment as required by the NPS-UD Policy 1 and Policy 55 of the Proposed Plan Change 1 and Variation to the Wellington Region RPS.³

Further, the Ecological Assessment in **Appendix E** finds there are opportunities for positive ecological effects with regard to restoring degraded waterbodies on site. If the Site was continued to be utilised for rural lifestyle land use, it is unlikely that restoration works would occur.

3.2 Landscape and visual amenity effects

The landscape and visual amenity values of the Site, as well as the impacts of the Request are addressed in **Appendix D** in a Landscape Effects Assessment prepared by Boffa Miskell.

The assessment considers the landscape of the Site in the context of the surrounding Paraparaumu area as follows:

The Site comprises undulating topography reflective of the dunelands which characterise the Kāpiti coast landscape. It is rural in character, comprising small fields used for grazing and individual trees or tree groups scattered across the Site. Paddocks are delineated by posts and wire fencing. From the tops of the larger landforms, more open views extend north across the lower lying urban areas. Kāpiti Island is visible in the background of these views. Elevated views to the south, east and west contain scattered rural properties, rural fields of pastoral grass interspersed with areas of vegetation. In lower lying areas where views are contained by topography, the Site has a smaller scale, more enclosed character. Vegetation along parts of the boundary and specimen trees within the Site area provide landmarks for orientation. A mature shelterbelt within the Site area has recently been felled, leaving single trees as the only notable vegetation on the Site. Generally, the Site is free of structures with the exception of one farm building located in the southwestern extent of the Site, and farm related elements such as fencing and troughs etc. Current access to the Site is from the south via Ratanui Road.

There is a highly modified stream that extends through the Site in a roughly east-west direction. Small areas of wetland and associated wetland vegetation are present throughout the Site area, and a large manmade pond is located within the Site's southern extents. Vegetation which surrounded the pond has recently been cleared, with only grass species and small shrubs currently present around the pond's perimeter.

³ Refer page 10.

As previously described, there are a number of rural residential properties which abut the Site boundary along parts of its southern, eastern and western boundaries. Many of these properties 'borrow' views into the Site to extend the view from their property across the wider farmland.

Overall, the Site is notably rural in character but is influenced by residential development along its boundaries, and in views from elevated locations within the Site.⁴

The assessment considers that the likely effects of the Request will relate to effects on rural character (resulting from a change in the Site from rural character to a residential character) and on visual amenity, both from public and private locations. The assessment notes that within the Rural Lifestyle Zone some buildings of up to 10m in height can already be constructed as a permitted activity.

With regard to natural character, the assessment concludes given the Site's existing low level of natural character, that *"the proposal is considered to have a **Neutral** effect on natural character values associated with the coastal environment and on-Site water features"⁵.*

With regard to natural coastal character, the assessment considers there is little on the Site but there is opportunity to restore some coastal character:

Although the Site lies within the coastal environment, there is little notable coastal character remaining across the site area. While there would be a loss of a discrete area of duneland topography, the overall character of the site has been extensively modified by farming practices and there is little evidence of amenity or natural character of the coastal environment...

The introduction of native species suited to grow within the sandy soils found across the Site, in combination with the restoration of wetland areas as part of the overall stormwater management practices should also assist in restoring some aspects of natural character.⁶

With regard to physical landscape effects, the assessment finds:

*Given the context of the Site and the wider area, which has already gone through high levels of modification and change, it is anticipated that works required to achieve a Site suitable for the development of residential dwellings and associated infrastructure will result in a **low-moderate** adverse effect on the landscape of the Site.⁷*

With regard to landscape character effects, the assessment notes:

...the Site will undergo a land use change through the proposed Plan Change. There would be a change to the overall character of the Site, with the loss of the undulating dune topography and currently open character. The residential nature of land use across the Site is anticipated to a degree through the Council's Kāpiti Growth Strategy, as well as the

⁴ Refer page 4.

⁵ Refer page 15.

⁶ Refer page 16.

⁷ Refer page 15.

*Site currently being currently zoned for residential uses (albeit low density). The Site is a logical extension for residential growth in this part of Paraparaumu based on its proximity to existing infrastructure, road network and to ensure the efficient use of land. Any proposed residential development, or development of a retirement village, will initially create temporary **Low-Moderate** adverse landscape effects during the construction phase as well as a change from rural lifestyle to more suburban in character. Over time, appropriate landscaping and planting should assist any development to integrate into its landscape setting. As planting establishes, residential development will read as a legible extension to Paraparaumu's growing urban fringe and effects would reduce to **Very Low**.⁸*

The assessment recommends the following mitigation measures to mitigate the potential landscape effects of the Request:

It is recommended to enable a planting and/ or landscape buffer from the urban/rural interface along the northern, eastern and part of the southern boundaries of the Site, with provision for at least a vegetated planting buffer to soften the transition from a residential land use on the Site to the surrounding rural land use. It is recommended that proposed boundary treatments along this interface should reflect the transition to a rural land use and utilise established rural boundary treatments, such a post and rail or post and wire fencing, rather than close board fencing (unless located adjacent an existing dwelling), which has a more urban character. The introduction of native species suited to grow within the sandy soils found across the Site, in combination with the restoration of wetland areas as part of the overall stormwater management practices should also assist in restoring some aspects of natural character. It is understood that these recommendations could be addressed through a subsequent resource consent process and the development of a landscape plan.⁹

With regard to visual effects from public locations, the assessment finds that effects from road users on Ratanui Road are **Low** (less than minor), and Otaihanga Road are **Low** to **Very Low**. The assessment also notes that the Site would be partially visible from Kotuku Park (located to the North of the site), but the effect would be **Low** (less than minor).

With regard to visual effects from private locations, the assessment considers private locations where the Site may be visible from are residences that border the Site to the north, east, west and south as shown in **Figure 12** below.

⁸ Refer pages 16 - 17.

⁹ Refer page 16.



Source: Figure 3 in Boffa Miskell Graphic Supplement

Figure 12: Private viewpoints where effects have been assessed

Table 1 of the assessment considers the potential visual effects of the Request from the locations shown in **Figure 12**. The effects are assessed as follows¹⁰:

- **Low Moderate:** sites 1-3, 10, 13, and 22;
- **Low:** 12, 14, and 15;
- **Very Low:** 4-7, 9, and 16-21; and
- **Neutral:** 8.

In response to these effects, the assessment notes:

¹⁰ Noting 25 and 26 not assessed as they are vacant and have a childcare facility respectively.

The proposed visual changes will be residential in character, similar to the built-up area of Paraparaumu to the west, and located within an area that has been identified for future urban growth. Recommendations presented in Section 7 of this report seek to ensure that any landscaping, street trees and other open space provision proposed as part of a future resource consent application will provide a level of residential amenity assisting to break up the built forms anticipated. Recommendations also identify the need for considered boundary treatments which seek to soften the transition between the rural and residential environments and mitigate impacts on existing views from neighbouring residential properties.¹¹

The assessment considers that effects should be addressed through an Earthworks and Landscape Plan to be provided at the time of the resource consent application, and that plan should include the following:

- *Street tree, structure and amenity planting, including proposed vegetated buffer and appropriate landscape buffers along the northern, eastern and partial southern boundaries of the Site (as shown on the Structure Plan) should be implemented to soften the rural lifestyle/general residential interface as well as providing adequate and appropriate screening for existing neighbouring residential dwellings.*
- *Planting species, species mixes, and planting arrangement should reflect the location of the Site;*
 - *indigenous species which are typical of the coastal area.*
 - *In the southern extent of the Site, boundary planting arrangements should reflect the more ‘wooded’ character of the rural residential properties along Ratanui Road;*
- *Sensitive earthworks designed to ensure that the development platforms are sensitively and effectively integrated into the existing terrain along the edges of the Site, particularly at the northern and eastern edges; Reserves/open space design;*
- *Connection to the transport network (roads, pedestrian and cycle links); and*
- *Stormwater basin and swale design to reflect the coastal location of the site, seeking to restore areas of natural character across the Site.¹²*

On the basis of the Landscape and Visual Assessment, it is concluded that the environmental effects resulting from the Request would be minor at worst, according to the following scale provided by Te Tangi a Te Manu – Aotearoa New Zealand Landscape Assessment Guidelines (2022)¹³:

¹¹ Refer page 30.

¹² Refer page 32.

¹³ Refer page 151.

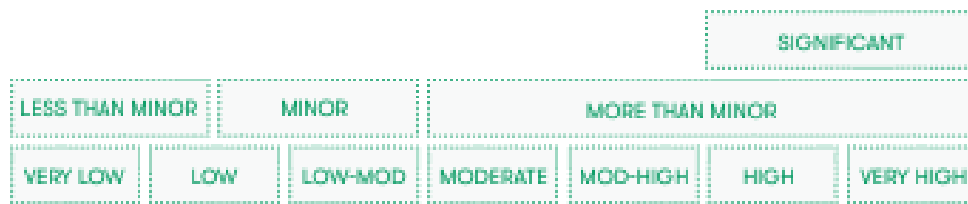


Figure 13: Landscape Assessment categories compared to RMA effects categories

Overall, a short-term Low-Moderate effect on rural character is an acknowledged and a consequential aspect of the rezoning that is proposed (i.e. the change from rural lifestyle to general residential land use). However, the transitional effects of the proposal will reduce over time, and any residual adverse effects can be appropriately addressed through the future consenting process (including with the recommendations outlined in the assessment).

The assessment is also supportive of subsequent considerations relating to higher order planning documents, and the District Plan itself, that follow in this Request. As such, the Request is supported from a landscape perspective.

3.3 Ecological effects

The ecological values of the Site, as well as the impacts of the Request, are addressed in **Appendix E** in the Ecological Assessment prepared by BlueGreen Ecology.

The assessment concludes that the ecological features present on the Site are as follows:

...one linear waterway, one large, ponded area, one small dug pond, one large driveway garden feature, two sand hill scrub features that were not pasture, an area of recent shelterbelt pine felled piles, dune hill and hollow pasture, shelterbelts, isolated trees and the driveway tree line as well as 20 small dune hollow potential wetland areas.¹⁴

The assessment determines that there are no indigenous terrestrial ecological values of note, nor any areas that should be considered that could meet the significance criteria in Policy 23 of the Greater Wellington Regional Policy Statement (RPS).

The assessment notes that there are 14 features that classify under the NPS-FM delineation process as natural inland wetland. All the wetland features present on the Site are small and dominated by exotic species as a result of historic forest clearance and farming. The assessment therefore considers that these features do not classify as significant features under the criteria of Policy 23 of the RPS and are all of low ecological value and function.

It is likely that a small number of these existing wetlands would need to be reclaimed to enable efficient residential development of the Site. Where the loss of wetlands cannot be avoided, the Ecological

¹⁴ Refer page 8.

Assessment considers that any loss of wetlands can be offset on-site (through mitigation measures proposed as part of a future consenting process), with the greatest opportunity for offsetting being the development of a large restoration wetland in the centre of the Site. The assessment considers:

The development of a village will require vegetation removal and land morphology change. There are no terrestrial ecological constraints and few terrestrial opportunities. While none of the identified natural wetlands is of a particular representative value and are all small and non-viable without management, they nevertheless meet NPS FM (2020) classification. It may be perceived that constraints exist around removal of these wetlands and any impacts to the extent and value of the waterway as well (as directed by the NPS FM (2020)).

However, a better outcome on site through this plan change would be the development of a centralised large indigenous wetland that is part of the hydrology management of the site (so as to maintain wetland hydrology). To this end a stormwater management system could be feasible and in and about the waterway such that the end result of the development is the creation of an integrated wetland and stormwater system with improved waterway riparian conditions.¹⁵

The assessment considers that the “net ecological outcome for natural wetlands of the proposal could be one of significant gain in relation to the potential under the current land use.”¹⁶

With regard to the highly modified stream dissecting the centre of the Site, the assessment notes:

Bisecting the site there is a highly modified waterway that is of low aquatic value and often dry such that there is unlikely to be any resident fish or permeant macroinvertebrate assemblage. It is currently crossed by culvert crossing and only has a rank grass riparian vegetation state.¹⁷

The assessment considers that there are some limited ecological benefits possible from the restoration of this stream that would be enabled by the proposed rezoning:

The introduction of riparian revegetation could see low levels of gain in function although the condition and values instream are sufficiently negligible that no gains are likely to instream fauna communities.¹⁸

Based on this Ecological Assessment, it is concluded that the potential ecological effects associated with the future development of this Site for residential purposes can be appropriately addressed at the resource consent stage. The assessment concludes that there are few ecological constraints on the Site, as well as reasonable opportunities to improve the state of existing natural wetlands, stream habitat, and terrestrial biodiversity compared to the current land use. The effects on waterways can

¹⁵ Refer page 29.

¹⁶ Refer page 31.

¹⁷ Refer Executive Summary.

¹⁸ Refer page 31.

be addressed through regional consents, and do not preclude the urban rezoning of the Site. As such, the Request is supported from an ecological perspective.

3.4 Archaeological effects

The ecological values of the Site, as well as the impacts of the Request are addressed in **Appendix F** in an Archaeological Assessment undertaken by Clough & Associates. With regard to potential archaeological values present on-site, the assessment finds:

There are no previously recorded archaeological sites in the PPC area, and no sites were identified during the survey at 65 Ratanui Road for this preliminary assessment. As the property at 73 Ratanui Road has not been visited, the presence of archaeological sites that are visually detectable or identifiable by limited survey techniques (such as probing) cannot be confirmed.

Both of the properties are part of a broader archaeological landscape that runs along the Kāpiti dune belt. The general area contains a number of archaeological sites associated with Māori settlement and occupation, especially in the form of shell middens and ovens. The relatively unmodified nature of the properties (except the establishment of a house and curtilage and dirt bike track at 65 Ratanui Road) indicates the likelihood that unrecorded archaeological remains, especially in the form of shell midden, may be present, especially along the northern boundary of the property at 65 Ratanui Road which contains slopes of more highly elevated dunes. The property at 73 Ratanui Road is noted from early survey plans and aerial photographs to have contained a number of ponds and would likely have been swampier in the past, so the presence of isolated artefact finds, which are sometimes found associated with swamps/wetlands, is considered possible.¹⁹

The Archaeological Assessment identifies the following potential effects associated with the Request:

Based on the findings of this preliminary assessment, any future residential development enabled by the PPC has the potential to affect unrecorded subsurface archaeological remains, most likely in the form of shell midden/oven and isolated finds, although other features associated with Māori occupation and settlement may also be present.

In any area where archaeological sites have been recorded in the general vicinity it is possible that unrecorded subsurface remains may be exposed during development. In this case it is considered likely that unrecorded subsurface archaeological sites relating to Māori occupation and settlement will be exposed during development, especially along the northern boundary of the property at 65 Ratanui Road which contains slopes of more highly elevated dunes.

Once detailed design has been undertaken and the final layout and earthworks plans for the proposed residential development have been prepared, it will be necessary to update

¹⁹ Refer page 25.

this assessment to determine the level of potential effects, and to recommend appropriate archaeological management and mitigation measures for the development.

Archaeological features and remains can take the form of burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or 19th century glass and crockery, ditches, banks, pits, old building foundations, artefacts of Māori and early European origin or human burials.²⁰

The assessment recommends as follows:

The Kāpiti Coast District Plan is relevant to any future residential development enabled by the proposed PPC on the Site. There are no scheduled historic heritage sites located in the Site. However, future residential development enabled by the PPC does have the potential to affect unrecorded subsurface archaeological remains that may be present within the Site. Further detailed archaeological assessment and mitigation recommendations will be required as part of future resource consent applications for residential development enabled by the PPC an Authority issued under the HNZPTA would be required prior to the commencement of any works that would affect the site/s and would be subject to appropriate mitigation through archaeological information recovery.²¹

Based on this Archaeological Assessment, it is concluded that the Request could potentially have effects on archaeological values if these are discovered during earthworks and construction for future residential development of the Site. However, this potential risk can be addressed through the framework provided by the Heritage New Zealand Pouhere Taonga Act 2014 including an archaeological authority. As such, the Request is supported from a archaeological perspective.

3.5 Transport effects

The transport context of the Site, as well as the impacts of the Request are addressed in **Appendix G** in a Transport Assessment undertaken by Stantec.

The Transport Assessment considers the integration of future development of the Site with the adjacent transport network, including the future safety and performance of that network by considering two scenarios possible through the proposed zoning.

Scenario 1 considers traffic generation for standard residential development of the Site. The assessment assumes that the Site could realistically yield approximately 235 residential dwellings based on a range of lot sizes and allowing for some medium-density housing.²² A residential road network would service the Site.

Scenario 2 considers traffic generation for the Site should it be developed for retirement village living. The Requestor has provided an indicative scale of a retirement village that would likely be developed

²⁰ Refer page 34.

²¹ Refer page 36.

²² In reliance on the economic assessment undertaken by Property Economics (Appendix J).

on this Site based on their experience developing numerous sites in the region and around Aotearoa New Zealand. They consider that the Site could accommodate 260 independent living units and 90 care suites.

For Scenario 1, the Transport Assessment assumes a daily traffic generation rate of 7.5vpd per dwelling (10x average peak hour traffic generation), meaning that a 235 dwelling development could generate approximately 1,760vpd. The assessment confirms this is a level of traffic consistent with a residential local road formation.

For Scenario 2, the Transport Assessment assumes a daily traffic generation rate of approximately 1,020vpd. This is approximately 740vpd fewer than the 1,760vpd that could be generated by a 235-dwelling general residential development determined in Scenario 1.

Both scenarios have been tested against a concept design as follows:

- A new intersection / vehicle access located on Ratanui Road, approximately 85m east of the Little Farm Preschool & Nursery entry and 150m west of Killalea Place; and
- A matter of discretion to be included in the relevant rule in the District Plan for Council for a residential development of the Site relating to connectivity to adjacent land.



Figure 14: Concept design for a new intersection on Ratanui Road

The Transport Assessment considers that:

... a T-intersection with a right turn bay in this location to support development of the Site is feasible, with works predominantly being carried out on the Site side of the road. The design will be subject to refinement at subsequent consent and engineering design stages. The existing speed limit change point is approximately 35m west of the proposed intersection location and the position of the signs would be a detail to be confirmed through design refinement.²³

With regard to the effects expected from each scenario, the Transport Assessment finds:

From a traffic perspective, the residential development scenario would generate higher traffic volumes, and the morning peak period is the critical period for assessment due to a greater volume of exiting movements. It has been concluded that a new T-intersection with a right turn bay on Ratanui Road will be able to accommodate traffic from either residential or retirement village uses safely and efficiently, with a negligible effect on the safe and efficient operation of Ratanui Road.

²³ Refer page 18.

There is capacity on Ratanui Road and the wider roading network to accommodate traffic volume increases associated with either development scenario.

A feasibility concept design for a new T-intersection on Ratanui Road has confirmed that an intersection layout appropriate for the existing speed environment will be able to be designed through consent and approval processes to follow. The intersection and associated frontage upgrades will provide the opportunity for a crossing point between the existing path on the northern side of the road, and an extended footpath on the southern side of the road. This will benefit existing users of the paths as well as ensure development of the Site is connected to existing infrastructure.

The proposed text provisions accompanying the structure plan include a matter of discretion for a residential development relating to connectivity to adjacent land. It will be appropriate for this matter to be considered further through subdivision consenting. Existing District Plan transport provisions will require a transport assessment for a retirement village development generating 100vpd, with that assessment giving Council discretion to consider consistency with District Plan transport policies.²⁴

With regard to active modes of transport, the Transport Assessment outlines Ratanui Road has a gravel path along the Site frontage running east to the Otaihanga Road intersection, and a footpath on the southern side of the road between Mazengarb Road and the Little Farm Preschool & Nursery. The feasibility concept design for the new T-intersection and Site access includes an extension of the footpath beyond the preschool and a crossing point to link to the path on the northern side of Ratanui Road. The feasibility concept design shows that an intersection in the proposed location will contribute to a better-connected path network, with the crossing point and extension of the southern footpath providing benefits to existing path users as well as ensuring development of the Site is appropriately connected to existing infrastructure.

With regard to public transport, the Transport Assessment considers that given the distance to and the limited frequency of the bus service on Mazengarb Road, the bus service uptake following future residential development of the Site would be relatively low. However, the Site will be able to be connected to the existing path network, as outlined above, to ensure it is accessible by public transport. Development of the Site will also be connected to any future service that is created along Ratanui Road via the path network.

The Transport Assessment considers that the District Plan provisions can be appropriately applied to the Site as part of the Request and any future resource consent process as follows:

The requirements of Part 2 – District Wide Matters – Transport from the Kāpiti Coast Operative District Plan have been reviewed to assess the appropriateness of these applying to development of the Site at the consenting stage. Relevant requirements along with comments on suitability are outlined in the table in Appendix B. From this review, it is concluded that there are no concerns with the rules being applied to a development of the Site for either residential or retirement village use. Of note, a retirement village or a residential subdivision generating more than 100vpd would be considered a ‘major traffic

²⁴ Refer page 22.

activity' under Transport Rule 2, requiring a transport assessment at the consenting stage with Council having discretion over consistency with all District Plan transport policies.²⁵

Based on this Transport Assessment, it is concluded that any effects of the Request on the transport network can be addressed through the resource consenting process under the District Plan and through appropriate engineering solutions, including primary multi-modal access to the Site via an intersection as outlined in the proposed Structure Plan. As such, the Request is supported from a transport perspective.

3.6 Civil engineering effects

The civil engineering and infrastructure context of the Site, as well as the impacts of the Request are addressed in **Appendix H** in a Civil Engineering Infrastructure Assessment prepared by Woods.

3.6.1 Earthworks

The Civil Engineering Infrastructure Assessment considers what earthworks would be required to enable residential development of the Site. Bulk earthworks would be required for the Site to achieve the desirable topography for drainage, building platforms, road formation, and maintenance of accessible site gradients. The earthworks operations would include stripping topsoil, bulk cut and fill, servicing trenching and respreads of topsoil.

The assessment considers that earthworks would consist of the following:

An estimated bulk volume of subsoil cut to fill is expected to be in the order of 55,000m³ over the entire site. Topsoil stripping and re-placement after bulk earthworks is not included in this volume. Maximum cut and fill depths would be approximately 6m and 4m, respectively. Additional imported granular filling has been specified by Riley as ground improvement for building foundations.

Some parts of the Site may need to be set aside as undevelopable, unless the contributing constraints can be resolved. These include:

- *The large hills at the north end of the Site, which straddle the boundary. It is unlikely to be physically feasible to remove these hills without agreement from the neighbouring landowner.*
- *Some parts of the Site which are subject to existing flooding, specifically along the southwest boundary of the Site. These are small portions of the Site that do not unduly constrain the civil infrastructure requirements associated with residential development of the Site²⁶*

²⁵ Refer page 22.

²⁶ Refer pages 8-9.

In regard to the management of the effects of earthworks, the assessment considers:

The construction works on the Site would be managed to ensure potential dust, sediment and erosion environmental effects will be effectively managed and/or mitigated. This management would include staging the construction, progressive stabilisation and employing appropriate erosion and sediment control measures. The sandy nature of the soil on the Site and proximity to existing residential buildings means that wind-blown erosion will be particularly important to control. A combination of specific mitigation measures would be selected from a range of available options when an erosion and sediment control plan is prepared at the time of resource consent, and could include sediment retention ponds, irrigation, and progressive re-stabilisation of the Site with topsoil and grass/planting, or hardfill, as soon as possible.²⁷

Based on this assessment, it is concluded that any earthworks effects associated with the Request can be addressed through the relevant consenting framework under the District Plan and through the implementation of appropriate erosion and sediment control measures being put in place during the Site's development.

3.6.2 Stormwater

The Civil Engineering Infrastructure Assessment investigates the stormwater management requirements for the Site including a concept stormwater design for the proposed residential development in accordance with the current site characteristics, recent infiltration testing, existing flood modelling and hydraulic neutrality requirements. The concept design for the Site is as follows:

- *Rainfall would be obtained from NIWA HIRDS v4 for RCP8.5 climate change scenario and a 100-year event horizon, in accordance with KCDC and Welhom requirements.*
- *In accordance with KCDC requirements, stormwater reticulation within the Site would be designed to pass the 10-year storm event while overland flow for events greater than the 10-year event will be contained within the proposed internal road network.*
- *The stormwater attenuation system for the Site as a whole would be designed to mitigate the increase in stormwater runoff associated with the development for all rainfall events up to and including the critical duration 100-year storm event.*
- *We have assumed that rock-filled soakpits for roof water runoff designed for the 10-year AEP 1hr rainfall event in accordance with the NZ Building Code compliance doc E1/VM1 would be provided. Soakpits would be distributed across the Site located underneath greenspace areas/between townhouses etc for a retirement village development, or on each allotment under a residential development scenario. Roof water runoff in excess of the soakpit capacity would be directed to the stormwater management area. Further Site testing may be required to validate*

²⁷ Refer page 9.

that the assumed (conservative) infiltration rates are available across the entire Site and can be relied upon during periods of high groundwater.

- *Stormwater management areas would provide quality and quantity mitigation for the Proposed future development. Part of the area set aside would be formed as wetland and would provide stormwater treatment as well as offsetting the existing low-value wet areas identified on the Site that would be demolished due to development of the Site. Some existing wetlands identified by Blue Green Ecology could be integrated into these new stormwater management areas and/or compensatory flood storage areas.*
- *The Site would logically be split into two catchments, defined by land each side of the existing Drain; this avoids earthworks level and quantity issues associated with raising part of the Site to convey stormwater overland across the Drain to a centralised stormwater management area. Each catchment would have its own stormwater management area for treatment and attenuation of stormwater runoff.*
- *We have assumed that invert of constructed stormwater management areas would act as an effective 'upper bound' to groundwater levels, and consequently that groundwater interception would not use up available storage volume within these ponds.*
- *Compensatory Flood Storage Areas have been set aside adjacent to the Drain and along the west boundary of the Site, as identified by the recent KCDC/Awa modelling.*
- *A culvert crossing over the Drain has been assumed, based on assessment of predevelopment flowrate within the Drain within the KCDC/Awa flood model.*
- *KCDC freeboard requirements for this Site are still being assessed by KCDC as part of the updated suite of modelling but we have been advised that that this is likely to be 300mm to 500mm above the ponded 100-year water surface. Subject to detailed design, we consider that this freeboard can be provided. Detailed modelling will be required to confirm available freeboard above the 100-year overland flow path water surface within the Site.*
- *Access to the Drain for maintenance by KCDC would need to be provided. This maintenance would typically be carried out by a small excavator and truck and would be provided by having a suitably formed accessible hardstand on one side of the Drain.²⁸*

Based on the Civil Engineering Infrastructure Assessment, it is considered that the Site can be suitably serviced from a stormwater management perspective, including by achieving hydraulic neutrality, providing on-site treatment, and ensuring flood risks are managed including up to a 1% AEP event (including the predicted impacts of climate change).

²⁸ Refer page 12.

3.6.3 Wastewater

Existing KCDC reticulated wastewater services are present within Ratanui Road in proximity to the Site as outlined in Section 2.2.6 of this report.

The Civil Engineering Infrastructure Assessment has undertaken calculations of likely wastewater demand and capacity to investigate options to appropriately service any future residential development of the Site. The assessment considers that there are two main options to service the Site as follows:

- a) *Gravity wastewater throughout the Site, draining to a centralised pump station, likely located on the north side of the Drain. This pump station would discharge to the KCDC Ratanui Road wastewater network; or*
- b) *A Local-Pressure Sewer system throughout the Site, discharging to the KCDC Ratanui Road wastewater network.*

The Option A centralised pump station would need to include storage in accordance with KCDC requirements to appropriately mitigate the risk of overflow to the Drain during unplanned shut-down of the pump station, and a dedicated odour control system to mitigate the risk of odour and chemical attack of wastewater on the pump station wet-well.

Option B would have a series of small pump stations distributed throughout the Site, each serving several units. These would macerate the wastewater and pump it into a pressure pipe network, typically laid within the common services trench.

Both options could require an odour treatment device to be installed at or near the discharge point in Ratanui Road to mitigate the risk of hydrogen sulphide attack on concrete wastewater assets.²⁹

In terms of the wider wastewater network capacity in the district, the assessment considers:

*The KCDC wastewater services capacity assessment attached in **Error! Reference source not found.** assessed that the existing network has the capacity to accept the additional discharge from a potential retirement village development scenario, and that the Ratanui Road upgrade works further alleviate very minor identified issues. No required upgrades to the existing network are identified.*

Welhom has also progressed with commissioning an update to the wastewater services capacity assessment for a residential demand to confirm if capacity exists in the KCDC network and/or the specific upgrades needed that are specifically triggered by a residential development on the Site and will provide this to KCDC once complete with a covering memo from Woods.

While the scale of any off-site upgrades (if any) would be informed by the updated wastewater capacity assessment, we are confident that the Site could be serviced for wastewater by the KCDC network for the following reasons (and that there would be technical solutions available to mitigate any impacts on the KCDC network):

²⁹ Refer page 14.

- *It is normal development practice that any upgrades to council assets triggered by development of a specific site are funded by that developer, and do not foresee any reason why this Site should be addressed differently.*
- *The Site has been identified by the Kāpiti Coast District Council's 2022 Growth Strategy – Te Tupu Pai as a “Medium-priority greenfield growth area” which signals its potential for future urban growth, along with significant tracts of surrounding land. It follows that KCDC will need to work with developers, both for this Site and surrounding land, to ensure that KCDC services are assessed and upgraded in an efficient manner to facilitate development. If upgrades are required to provide sufficient capacity, then it is reasonable for each developer to contribute to the funding of these upgrades in accordance with any specific funding agreements with KCDC.*
- *One of the options for servicing the Site is by way of Local-Pressure Sewer. This servicing option has the benefit of reducing the infiltration risk associated with wet-weather events, which is the critical scenario contemplated by the wastewater service capacity assessment. Consequently, off-site upgrades that may be required based on a gravity sewer network on the Site may be reduced or completed negated by using a Local-Pressure Sewer on the Site.³⁰*

Based on the Civil Engineering Infrastructure Assessment, it is concluded that the Site can be suitably serviced from a wastewater perspective.

3.6.4 Water supply

Existing KCDC water supply reticulation is present within Ratanui Road in proximity to the Site as outlined in Section 2.2.6 of this report.

The Civil Engineering Infrastructure Assessment has undertaken calculations of likely water demand to investigate options to appropriately service any future residential development of the Site. The calculations also compare the demand for a modelled retirement village against demand for a residential development in accordance with proposed adoption of the General Residential Zone rules, including an allowance for some of the lots to be developed at a higher density. However, the estimated water demand for this development scenario is less than for the modelled retirement village, as it does not need to include a large fire sprinkler demand. Consequently, the water supply service capacity assessment is considered conservative for a residential development scenario and does not need to be repeated.

Further, the assessment notes that KCDC requires that new developments incorporate water saving measures to reduce the demand on its reticulated network. These measures typically involve the use of rainwater tanks or bores. The assessment assumes that a similar system would be implemented for

³⁰ Refer pages 14 - 15.

the modelled retirement village and consequently the estimated water demands on the KCDC network do not include any allowance for irrigation.

The assessment considers that the Site could be serviced as follows:

A potable water network would be installed across the Site to service domestic supply and fire hydrants.

A residential development scenario would necessitate that the pipes within the Site are vested in KCDC in accordance with normal practice, and a separate metered point of supply would be required for each individual lot or dwelling in accordance with the KCDC Water Supply Bylaw 2013 and Land Development Minimum Requirements 2022.

Whereas under a retirement village development scenario, the point of supply would be located at the Ratanui Road Site boundary and would comprise a backflow preventer for each of the potable and fire sprinkler connections, and a water meter for the potable connection.

A separate dedicated fire sprinkler water main from the boundary to the main building would be required only if the Site is developed as a retirement village. A booster pump set may be required for the fire sprinkler network, as is normal practice. The requirement for this private asset would be determined by fire protection engineers during detailed design of a retirement village main building.

The water supply service capacity assessment indicates that no potable water supply buffer storage tanks or booster pumps are likely to be required; this conclusion applies both to a residential development or retirement village development scenario.³¹

In regard to the capacity of the wider water supply network, the KCDC water supply services capacity assessment assessed that the existing network has the capacity to cater for the additional demand from the modelled retirement village. No required upgrades to the existing network are identified.

Based on the Civil Engineering Infrastructure Assessment, it is concluded that the Site can be suitably serviced from a water supply perspective.

3.6.5 Utilities

The Civil Engineering Infrastructure Assessment considers that while an electrical supply and telecommunications network layout would be influenced by what form of development is adopted on the Site (i.e. the adoption of either a retirement village or general residential development form), electrical supply and telecommunications would be nonetheless provided to service all dwellings in accordance with utility company and industry standards. All cables would be placed underground.

³¹ Refer page 16.

3.7 Geotechnical effects

The geotechnical context of the Site, as well as the impacts of the Request are addressed in **Appendix I** in a Geotechnical Assessment prepared by Riley Consultants. The assessment concludes:

- *The site has been identified as having liquefaction potential. Predicted liquefaction induced settlements are predominantly in accordance with TC2/TC3 (hybrid) levels of predicted ground damage with TC3 zones also identified and as governed by lateral spreading. Building foundations should be designed to resist these corresponding levels of liquefaction induced settlement.*
- *There is a risk of seismic induced lateral spread affecting the site if free faces are introduced for potential future site development. Protection or mitigation measures would likely be required adjacent property boundaries where a minimum setback cannot be achieved to avoid increasing the lateral spread hazard and/or effects to neighbouring properties.*
- *Near surface founding soils are likely to have a geotechnical ultimate bearing capacity (GUBC) of 200kPa. The natural subgrade CBR when confined can initially be assumed as 3 although when exposed it is expected to significantly decrease as it is susceptible to disturbance.*
- *Earthworks are likely to be required to improve gradients across the site. Site levels may also need to be raised above flood levels.*
- *Groundwater levels between 2.1m bgl and 5m bgl were encountered across the site.*
- *It should be noted that the liquefaction induced settlement findings are likely to be similar to that of other sites in Paraparaumu given the sandy material, relatively high groundwater table and region's seismic hazard parameters, therefore a development of a similar nature would likely have similar geotechnical considerations.³²*

As outlined in the Geotechnical Assessment, while known geotechnical issues such as lateral spread have been identified on the Site, these are consistent with similar sites across Paraparaumu. These geotechnical issues do not preclude the proposed rezoning of the Site for general residential use, but these matters will need to be addressed through engineering design and the resource consent/building consent process for any future development of the Site. As such, the Request is supported from a geotechnical perspective.

3.8 Contamination effects

As outlined in Section 2 of this report, a PSI has been undertaken which is attached as **Appendix K**. The PSI concludes that:

³² Refer page 10.

The investigation did not identify any activity or industry included in the HAIL to have occurred on-site. However, extensive soil testing carried out to identify potential soil contamination sources and to categorise off-site disposal/on-site reuse options identified heavy metals and metalloids at concentrations exceeding the adopted background levels, but not exceeding the NES-CS health-based soil contaminant standards.

As such, any future development of the site for residential land use is not considered to be a permitted activity and will require resource consent from KCDC under the NES-CS as a controlled activity.

For any future residential development of the Site, a Site Management Plan (SMP) will be required to be developed prior to earthworks commencing, and a Site Validation Report (SVR) or Works Completion Report (WCR) will be required following completion of earthworks. A DSI and a draft SMP may be required to be submitted to KCDC to support a future NES-CS resource consent application, in conjunction with this PSI.³³

As such, while known contamination issues have been identified on the Site, these effects can be addressed through an NES-CS consent process, and do not preclude the residential rezoning of the Site. As such, the Request is supported from a contaminant management perspective.

3.9 Economic effects

An assessment of the economic effects of the Request has been completed by Property Economics and is provided in **Appendix J**.

The assessment comments on the anticipated population growth in the Kāpiti Coast District as follows:

The most up-to-date growth projections suggest that the Kāpiti Coast District's population could increase by approximately 23,120 people (a +40% rise) by 2054, based on the 50th Percentile (Median) scenario, starting from the current population of 57,800 in 2024. A more optimistic 75th Percentile (High) scenario, the population growth could reach around 34,200 people, or about 60%, over the next 30 years.³⁴

Considering demand for retirement units specifically, the assessment also considers growth in the population of those aged 75 years or older. The assessment states:

Using an existing retirement village penetration rate of around 23% for those aged 75 and over, along with an assumed rate of 2-3% for those aged 65-74, it is estimated that the district will need around 2,750 retirement units over the next 30 years, under the 50th Percentile scenario. This demand figure increases to around 2,920 units if the 75th Percentile scenario is considered.

³³ Refer page 12.

³⁴ Refer page 8.

At present, the district has about 1,380 privately owned retirement units, with potential growth to 1,490 units in the short term and 1,730 units in the medium to long term as the Arvida Waikanae Beach and Summerset Waikanae villages complete development.³⁵

In terms of existing residential capacity in the district, the Economic Assessment considers:

A high-level review of the Wellington Region's HBA suggests that the Kāpiti Coast District has sufficient residential capacity to meet anticipated growth in the short, medium, and long term, considering the implementation of the MDRS and the NPS-UD.

While this assessment outcome appears positive for the existing zoning framework and future growth of the district, the overall sufficiency in the broader residential market does not guarantee that the specific needs of certain community groups - particularly seniors with unique housing requirements - will be met. A mismatch between the available residential options and the actual demand could lead to inefficiencies in land use, ultimately hindering the district's long-term growth and community wellbeing.³⁶

Given this, the Economic Assessment considers that there is a high level of demand for retirement village typology to accommodate the needs of the increasing senior population within the district and potential demand from the rest of the region over the next 30 years.

The Economic Assessment considers alternative locations for the development of a retirement village within existing urban areas within the district and concludes as follows:

Moreover, an overview of large alternative sites (those with a land area exceeding 8ha) within existing residential areas in the district suggests very limited practical and efficient opportunities for accommodating senior living options with full continuum of care facilities. Most vacant residential parcels are either too small to support the comprehensive care facility or face geotechnical constraints. While a few locations might theoretically accommodate the development, issues like multiple ownership, market availability and development practicalities severely limit their likelihood of being realised in the foreseeable future.³⁷

Turning to the effects of the loss of rural land, the assessment comments as follows:

While rezoning from RLZ to a more intensive residential use would result in the loss of a negligible amount of HLP (140sqm or 0.1% of the PPC site) and therefore theoretical productive capacity, the likelihood of the 140sqm being utilised for intensive rural production is not plausible, given its intended residential purposes under the underlying RLZ provision and the negligible coverage of highly productive land under the NPS-HPL.³⁸

The assessment then makes the following conclusion with regard to the Request:

³⁵ Refer page 10.

³⁶ Refer page 9.

³⁷ Refer page 11.

³⁸ Refer page 10.

In Property Economics' view, balancing all the economic considerations, the proposed PPC would generate significantly more economic benefits for the Kāpiti Coast District's local economy and community than economic costs.³⁹

Based on this Economic Assessment, it is concluded that the Request will result in positive effects on the housing and retirement village market in the Kāpiti Coast District. As such, the Request can be supported from an economic perspective.

3.10 Loss of rural land resource

As the Request is seeking to rezone to the Site from Rural Lifestyle to General Residential Zone, it is appropriate to consider the effects resulting from the potential loss of the Site as a rural land resource.

It is concluded that the Request would have a negligible effect on the productive rural land resource of the Kāpiti Coast District. This is due to the following:

- As outlined above in Section 2 of this report, the Site has limited soils of a highly productive nature.
- The zoning provides for rural lifestyle living rather than for primary production.
- The Site is a small landholding and as such, only supports rural lifestyle land uses rather than productive or intensive agriculture.
- As outlined in Section 4.3 of this report below, the NPS-HPL only relates to land zoned general rural or rural productive. Sites zoned for rural lifestyle purposes, such as this Site, do not meet the NPS-HPL definition of being highly productive land.

These findings suggest that it is unlikely, irrespective of the Request, that the Site would be utilised for more intensive or productive rural uses, hence the effects on rural land resource associated with rezoning it to General Residential Zone are negligible.

Further, the proposed rezoning integrates the Site with surrounding urban land uses, and it is more efficient to develop this site given this integration/connectivity compared with other potential greenfield sites that are located further out from existing urban areas. These benefits outweigh any loss in rural land resource, which as outlined above are negligible on this site.

3.11 Cultural effects

The Site is located within the rohe of Ngā Hapū o Ōtaki, Ātiawa ki Whakarongotai and Ngāti Toa Rangatira. In preparing this Request, the Requestor has engaged with these three mana whenua groups and a series of hui were held during October-November 2024 (dates outlined in section 6).

³⁹ Refer page 46.

Initial feedback from mana whenua suggests that they do not hold concerns about the Request, particularly in respect of any sites of significance. A letter of support has been provided by Ātiawa ki Whakarongotai which is attached as Appendix L.

Mana whenua have indicated that they are interested in ensuring that the environmental effects of the Request are fully addressed by the Requestor, including any potential effects on waterways in the catchment, and that there are opportunities to undertake environmental restoration of the degraded waterways on the Site.

Mana whenua have been provided a copy of the Request in parallel with its lodgement with KCDC. Mana whenua have indicated a desire to remain involved in the Request, and the Requestor maintains an open dialogue with all three mana whenua groups.

3.12 Conclusion

Overall, all potential adverse effects on the environment associated with this Request can be appropriately managed through the existing national, regional and local RMA regulatory framework, along with the proposed provisions for the Site.

The proposal can be supported with regard to matters including: landscape, archaeology, geotechnical matters and economics. The Site can be appropriately serviced by existing infrastructure including the three waters and wider transport network (i.e. with no upgrades required).

As such, there are no matters identified that preclude the proposed rezoning of the Site for residential purposes, including the potential for a retirement village.

Further, the Request would result in positive economic and social effects, as well as opportunities for positive ecological outcomes through the restoration of degraded waterways and the creation of a centralised indigenous marsh wetland as part of the hydrology management of the Site.

4 Statutory Framework

This section outlines the key statutory framework for the consideration of the Request.

The RMA provides for any person to make a plan change request to a territorial authority to change its District Plan under section 73(2) of the RMA. Part 2 of Schedule 1 to the RMA then provides the particular requirements of a plan change request and its processing. Of note, the plan change request must be made in writing and explain the purpose and reasons for the change. There is also a requirement to prepare an evaluation report under section 32 of the RMA.

Part 2 of the RMA only requires consideration where statutory planning documents do not give effect to Part 2 in the region or district. In this instance, it is considered that the relevant plan and policy statements are up to date, and address the Part 2 matters that are applicable to the Request. However, for completeness, Part 2 has been reviewed as follows to ensure all relevant matters are appropriately covered.

4.1 Part 2 – Purpose and Principles

4.1.1 Section 5

Section 5(1) sets out the purpose of the RMA, which is to promote the sustainable management of natural and physical resources.

Assessment: The Request is consistent with section 5 as the proposed new use of the Site for residential purposes will provide for people's social and economic well-being in terms of providing housing, care facilities and healthcare services for an aging population. As outlined in the effects assessment in Section 3 of the report above, the proposal will sustain natural and physical resources for future generations, the life supporting capacity of the environment will be safeguarded, and any adverse effects on the environment will be avoided, remedied or mitigated.

4.1.2 Section 6

Section 6 specifies a range of matters of national importance that must be recognised and provided for. The following section 6 matters are considered to be relevant to this Request:

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;

(e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga; and

(h) the management of significant risks from natural hazards.

Assessment: These matters are relevant as the Site is within the mapped Coastal Environment overlay under the District Plan, is within an area with which mana whenua have identified an ancestral association, and there are flood hazards present on-site.

The Request is consistent with these matters, as outlined in the effects assessment in Section 3 of this report because:

- The proposal is consistent with the preservation of coastal character (refer Section 3.12);
- Māori values have been considered through engagement with mana whenua groups (refer Section 3.10); and
- Risks from natural hazards have been addressed (refer Section 3.11).

4.1.3 Section 7

Section 7 lists a range of other matters which must be given particular regard in decision-making under the Act. The following section 7 matters are considered to be relevant to this Request:

(a) Kaitiakitanga;

(aa) the ethic of stewardship;

(b) the efficient use and development of natural and physical resources;

(c) the maintenance and enhancement of amenity values;

(f) maintenance and enhancement of the quality of the environment;

(g) any finite characteristics of natural and physical resources; and

(i) the effects of climate change.

Assessment: The Request is consistent with these matters because, as outlined in the effects assessment in Section 3 of this report, the proposal has less than minor adverse effects on the environment (given any potential adverse effects can be avoided, remedied or mitigated through the future consenting process) and positive effects in terms of amenity and ecological values. Regard has been given to kaitiakitanga through engagement with mana whenua on the cultural values associated with the Site and the effects of this proposal (refer Section 3.10 of this report). The effects of climate change have been considered with regard to ecological restoration and the management of natural hazards which include the foreseeable impacts of climate change.

4.1.4 Section 8

Section 8 requires that:

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

Assessment: In preparing this Request, the Requestor has engaged with the three iwi/hapū groups that hold mana whenua status within the Kāpiti Coast District: Ātiawa ki Whakarongotai, Ngā Hapū o Ōtaki and Ngāti Toa Rangatira. A series of hui were held during October-November 2024.

Initial feedback from mana whenua suggests that they do not hold concerns about the Request, however mana whenua have indicated a desire to remain involved in the Request, and Ātiawa ki Whakarongotai have provided a letter expressing their support (Appendix L). Mana whenua have been provided a copy of the Request in parallel with its lodgement with the Council. The Requestor maintains an open dialogue with all three groups.

4.1.5 Section 32

Section 32 of the Act requires an evaluation of the Request to:

- examine the extent to which the objectives of the Request being evaluated are the most appropriate way to achieve the purpose of this Act; and
- examine whether the provisions in the Request are the most appropriate way to achieve the objectives by—
 - identifying other reasonably practicable options for achieving the objectives; and
 - assessing the efficiency and effectiveness of the provisions in achieving the objectives; and
 - summarising the reasons for deciding on the provisions; and
- contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the Request.

An evaluation against the requirements of Section 32 is contained at section 5 of this Request.

4.1.6 Section 74

Section 74 of the Act outlines matters to be considered by a territorial authority in preparing and changing its district plan. These matters include:

- (a) its functions under section 31; and*
- (b) the provisions of Part 2; and*
- (c) a direction given under section 25A(2); and*
- (d) its obligation (if any) to prepare an evaluation report in accordance with section 32; and*
- (e) its obligation to have particular regard to an evaluation report prepared in accordance with section 32; and*
- (g) a national policy statement, a New Zealand coastal policy statement and a national planning standard; and*
- (h) any regulations.*

In addition to the above requirements, Section 74(2)(b)(i) provides that regard shall be had to any relevant management plans and strategies prepared under other legislation. Section 74(2A) also provides that any relevant planning document prepared by an iwi authority must also be taken into account.

4.2 National Planning Standards

The National Planning Standards (Planning Standards) prescribe a district plan format and a range of zoning standards and definitions that must be utilised by councils.

The Requestor's proposed changes to the District Plan in **Appendix A** have been drafted to meet the requirements of the Planning Standards including:

- 4. District Plan Structure Standard;
- 8. Zone Framework Standard;
- 12. District Spatial Layer Standard;
- 13. Mapping Standard; and
- 14. Definitions Standard.

Also relevant to the Request is the direction in Table 18 that structure plans must be located in a development area as follows:

A development area spatially identifies and manages areas where plans such as concept plans, structure plans, outline development plans, master plans or growth area plans apply to determine future land use or development. When the associated development is complete, the development areas spatial layer is generally removed from the plan either through a trigger in the development area provisions or at a later plan change.

This requirement is also met by the proposed changes in **Appendix A**.

4.3 National Policy Statements

The following national policy statements are currently in effect:

- National Policy Statement on Electricity Transmission 2008;
- New Zealand Coastal Policy Statement 2010 (NZCPS);
- National Policy Statement for Renewable Electricity Generation 2011;
- National Policy Statement for Freshwater Management 2020 (NPS-FM);
- National Policy Statement on Urban Development 2020 (NPS-UD);
- National Policy Statement for Highly Productive Land 2022 (NPS-HPL);
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023; and
- National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB).

Of these, the NZCPS, NPS-FM, NPS-UD and NPS-IB are considered to be relevant to this Request.

While the Site has a small section of highly productive land as outlined in Section 2.2.9 of this report, the NPS-HPL was reviewed as part of this Request and found to be irrelevant. This is because it is directed at land zoned general rural or rural productive as follows:

- the definition of urban rezoning is “changing from a general rural or rural production zone to an urban zone”; as the Site is currently zoned Rural Lifestyle under the District Plan, this definition does not apply to the Request;
- Clause 3.4 of the NPS-HPL requires the mapping of highly productive land in a general rural or rural production zones only; and
- Clause 3.5 of the NPS-HPL relating to “identifying highly productive land in regional policy statements and district plans” only refers to land zoned general rural or rural production.

4.3.1 New Zealand Coastal Policy Statement 2010

The NZCPS is relevant to the Request as the Site is located within the mapped Coastal Environment overlay in the District Plan.

Objectives and policies of the NZCPS that are relevant to this Request are assessed in **Appendix B**.

In summary, as noted in the effects assessment in Section 3 of this report, the rezoning and subsequent residential development of the Site will have a negligible effect on coastal character values considering there is little notable coastal character remaining on the Site. The proposal will enable the restoration of degraded habitats, and planting will include eco-sourced species suited to this coastal environment, in combination with the restoration of wetland areas which will restore some aspects of natural character. As such, the proposal is consistent with these objectives and policies and gives effect to the NZCPS.

4.3.2 National Policy Statement on Urban Development 2020

The NPS-UD is relevant to all local authorities. KCDC is listed as a Tier 1 local authority. The following objectives of the NPS-UD are therefore relevant to this Request:

Objective 1: *New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*

Objective 2: *Planning decisions improve housing affordability by supporting competitive land and development markets.*

Objective 3: *Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:*

1. *the area is in or near a centre zone or other area with many employment opportunities*
- (h) the area is well-served by existing or planned public transport*
- (i) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.*

Objective 4: *New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.*

Objective 5: *Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).*

Objective 6: *Local authority decisions on urban development that affect urban environments are: 1. integrated with infrastructure planning and funding decisions; and 2. strategic over the medium term and long term; and 3. responsive, particularly in relation to proposals that would supply significant development capacity.*

Objective 7: *Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions. Objective 8: New Zealand's urban environments:*

- (a) support reductions in greenhouse gas emissions; and*
- (b) are resilient to the current and future effects of climate change.*

The following policies are also relevant to this Request:

Policy 1: *Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:*

- (a) have or enable a variety of homes that: (i) meet the needs, in terms of type, price, and location, of different households; and (ii) enable Māori to express their cultural traditions and norms; and*
- (b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*
- (c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*
- (d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and*
- (e) support reductions in greenhouse gas emissions; and*
- (f) are resilient to the likely current and future effects of climate change.*

Policy 2: *Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.*

Policy 5: *Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of:*

- the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or*
- relative demand for housing and business use in that location.*

Policy 6: *When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:*

- (a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement*
- (b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:
 - (i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and*
 - (ii) are not, of themselves, an adverse effect**
- (c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)*
- (d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity*
- (e) the likely current and future effects of climate change.*

Policy 8: *Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to wellfunctioning urban environments, even if the development capacity is:*

- (a) unanticipated by RMA planning documents; or*
- (b) out-of-sequence with planned land release.*

Policy 9: *Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:*

- (a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and*
- (b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and*
- (c) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and*
- (d) operate in a way that is consistent with iwi participation legislation.*

Assessment: The Request is considered to be consistent with these objectives and policies and gives effect to the NPS-UD for the following reasons:

- The Request will enable the Kāpiti Coast community to provide for their social and economic wellbeing by achieving additional residential development capacity, and in particular the provision of additional retirement units for the district's growing elderly population cohort in a manner consistent with Objective 1.
- The Request will support the competitive operation of the Site and the development market generally by providing for additional residentially zoned land, in turn supporting housing affordability as provided for by Objective 2. It will enable people to live in close proximity to the Paraparaumu Metropolitan Centre and its associated facilities and amenities, consistent

with Objective 3. The potential provision of retirement village housing on the Site also supports both Objective 2 and 3.

- The amenity of the Site as a result of proposed rezoning will change to a residential amenity (as opposed to the current rural lifestyle amenity), enabling the Site to contribute to the needs of both current and future generations in a manner consistent with Objective 4.
- The Request is based on up-to-date demographic and market information, consistent with Objective 7 as outlined in the Economic Assessment in **Appendix J**.
- The request is consistent with Policies 1 and 3 by providing for a range of housing choices and contributing to residential development capacity within the Kāpiti Coast District.
- The Request would also add development capacity through the District Plan in a manner envisaged by Policy 8, requiring the KCDC to be responsive to the Request.
- Relevant iwi have been consulted in the preparation of the Request, consistent with the requirements of Objective 5 and Policy 9.

4.3.3 National Policy Statement for Freshwater Management 2020

The NPS-FM has a sole objective:

The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:

(a) first, the health and well-being of water bodies and freshwater ecosystems

(b) second, the health needs of people (such as drinking water)

(c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

The following supporting policies of the NPS-FM are relevant to the Request:

Policy 1: *Freshwater is managed in a way that gives effect to Te Mana o te Wai.*

Policy 2: *Tangata whenua are actively involved in freshwater management (including decision-making processes), and Māori freshwater values are identified and provided for.*

Policy 3: *Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.*

Policy 4: *Freshwater is managed as part of New Zealand's integrated response to climate change.*

Policy 5: *Freshwater is managed through a National Objectives Framework to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.*

Policy 6: *There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.*

Policy 7: *The loss of river extent and values is avoided to the extent practicable.*

Policy 8: *The significant values of outstanding water bodies are protected.*

Policy 9: *The habitats of indigenous freshwater species are protected.*

Policy 10: *The habitat of trout and salmon is protected, insofar as this is consistent with Policy 9.*

Policy 11: *Freshwater is allocated and used efficiently, all existing over-allocation is phased out, and future over-allocation is avoided.*

Policy 12: *The national target (as set out in Appendix 3) for water quality improvement is achieved.*

Policy 13: *The condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is taken where freshwater is degraded, and to reverse deteriorating trends.*

Policy 14: *Information (including monitoring data) about the state of water bodies and freshwater ecosystems, and the challenges to their health and well-being, is regularly reported on and published.*

Policy 15: *Communities are enabled to provide for their social, economic, and cultural wellbeing in a way that is consistent with this National Policy Statement.*

Assessment: The NPS-FM is primarily directive to regional councils, to be given effect to by regional policy statements and regional plans. It is not directive to the District Plan. Nevertheless, the effects assessments undertaken to form part of this Request have considered the effects of the Request on the receiving environment in respect of water.

The proposed approach of the Request towards freshwater management is outlined in the effects assessment summarised in Section 3 of this report (with regard to ecological effects and civil engineering effects). On the basis of these expert assessments, it is considered that the Request is consistent with the above objective and policies, and gives effect to the NPS-FM.

4.3.4 National Policy Statement for Indigenous Biodiversity 2023

This NPS-IB applies to indigenous biodiversity in the terrestrial environment throughout Aotearoa New Zealand. Its sole objective is:

- (a) *to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and*
- (b) *to achieve this:*
 - (i) *through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and*
 - (ii) *by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and*
 - (iii) *by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and*
 - (iv) *while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.*

The relevant policies of the NPS-IB in respect of the Request are set out below. Note that Policies 6, 7 and 11 are only relevant where Significant Natural Areas (SNAs) are identified (of which there are none

on the Site). Policy 12 relates to plantation forestry and Policies 16 and 17 are directed at local authorities, so they are also not relevant to this Request.

Policy 1: *Indigenous biodiversity is managed in a way that gives effect to the decision making principles and takes into account the principles of the Treaty of Waitangi.*

Policy 2: *Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through:*

(a) managing indigenous biodiversity on their land; and

(b) identifying and protecting indigenous species, populations and ecosystems that are taonga; and

(c) actively participating in other decision-making about indigenous biodiversity.

Policy 3: *A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.*

Policy 4: *Indigenous biodiversity is managed to promote resilience to the effects of climate change.*

Policy 5: *Indigenous biodiversity is managed in an integrated way, within and across administrative boundaries.*

Policy 8: *The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.*

Policy 9: *Certain established activities are provided for within and outside SNAs.*

Policy 10: *Activities that contribute to New Zealand's social, economic, cultural, and environmental wellbeing are recognised and provided for as set out in this National Policy Statement.*

Policy 13: *Restoration of indigenous biodiversity is promoted and provided for.*

Policy 14: *Increased indigenous vegetation cover is promoted in both urban and nonurban environments.*

Policy 15: *Areas outside SNAs that support specified highly mobile fauna are identified and managed to maintain their populations across their natural range, and information and awareness of highly mobile fauna is improved.*

In addition, Clause 3.16 is relevant to the management of indigenous biodiversity outside SNAs:

- 1) *If a new subdivision, use, or development is outside an SNA and not on specified Māori land, any significant adverse effects of the new subdivision, use, or development on indigenous biodiversity outside the SNA must be managed by applying the effects management hierarchy.*

- 2) *All other adverse effects of any activities that may adversely affect indigenous biodiversity that is outside an SNA (other than indigenous biodiversity on specified Māori land (see clause 3.18)), must be managed to give effect to the objective and policies of this National Policy Statement.*

Assessment: As detailed in the Ecological Assessment, there are no SNAs on the Site. As such, while all the policies of the NPS-IB have been considered, not all are relevant to the Request. The above policies, however, relate to all indigenous biodiversity including that which is outside SNAs. The Ecological Assessment outlines constraints and opportunities with regard to indigenous biodiversity on-site and concludes that there are opportunities to not just maintain but to significantly restore and improve degraded habitats on the Site.

Tangata whenua values and relationships have been considered with regard to indigenous biodiversity, both through consultation and review of documents such as the Te Whaitua o Kāpiti Implementation Plan. It is considered that the restoration of degraded habitats on-site, particularly waterways, is consistent with these values and relationships and therefore Policies 1 and 2 of the NPS-IB.

Overall, the Request is consistent with these objectives and policies and gives effect to the NPS-IB.

4.4 National Environmental Standards

Of the 10 national environmental standards currently in effect, only the NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS) and the NES for Freshwater 2020 (NES-F) are of relevance to the Request.

On the basis of the PSI outlined in Section 3.8 of this report above, a resource consent would be required under the NES-CS. The NES-CS stands alongside the District Plan, so the anticipated requirement for resource consent under the NES-CS as part of any future residential development of the Site does not require any specific amendments to the District Plan through this Request.

Turning to the NES-F, this is relevant due to the Site containing waterways including a highly modified stream and natural inland wetlands. A resource consent would be required under the NES-F in respect of Regulation 45C for works near wetlands, and Regulation 70 for the design of any culverts in the stream.

As outlined in the effects assessment, the potential ecological effects associated with activities in or near waterways as part of the future residential development of this Site can be appropriately addressed on-site, including through mitigation and restoration measures. It is likely that a number of small existing wetlands would need to be reclaimed to enable an efficient development of the Site. Where the loss of wetlands cannot be avoided, the Ecological Assessment considers that any loss of wetlands can be offset on site (through a consenting process) with the greatest opportunity for offsetting being the development of a large indigenous marsh wetland in the centre of the Site which could be associated with the highly modified stream.

As such, the effects of the future development of the Site on waterways can be addressed at the time of applying for regional consents, and do not preclude the proposed rezoning of the Site. The anticipated requirement for resource consent under the NES-F as part of any future residential

development of the Site does not require any specific amendments to the District Plan through this Request.

4.5 Regional Policy Statement

The RPS was made operative in 2013. GWRC notified Proposed Change 1 to the RPS in August 2022 (PC1). GWRC then notified its decisions on PC1 on 26 September 2024, some of which are currently subject to appeal under Schedule 1 of the RMA and some of which are operative being progressed through the Freshwater Planning Process.

The relevant objectives and policies from the Decisions Version of PC1 are assessed in **Appendix B**. Any provisions that are directed at regional or district planning processes are not included in that assessment. As outlined in Appendix B, the Request is consistent with the RPS including PC1.

4.6 Natural Resources Plan

The following objectives of the Greater Wellington Natural Resources Plan (NRP) are considered to be relevant to the Request:

Objective O1: *Air, land, fresh water bodies and the coastal marine area are managed as integrated and connected resources; ki uta ki tai – mountains to the sea.*

Objective O2: *The importance and contribution of air, land, water and ecosystems to the social, economic and cultural well-being and health of people and the community are recognised in the management of those resources.*

Objective O3: *Mauri particularly the mauri of fresh and coastal waters is sustained and, where it has been depleted, natural resources and processes are enhanced to replenish mauri.*

Objective O4: *The intrinsic values of fresh water and marine ecosystems are recognised and the life supporting capacity of water is safeguarded.*

Objective O15: *Kaitiakitanga is recognised and mana whenua actively participate in planning and decision-making in relation to the use, development and protection of natural and physical resources.*

Objective O20: *The hazard risk and residual hazard risk, from natural hazards and adverse effects of climate change, on people, the community, the environment and infrastructure are acceptable.*

Objective O21: *Inappropriate use and development in high hazard areas is avoided.*

Objective O23: *The quality of groundwater, water in surface water bodies, and the coastal marine area is maintained or improved.*

Objective O44: *The adverse effects on soil and water from land use activities are minimised.*

Objective O46: *The runoff or leaching of contaminants to water from discharges to land is minimised.*

Objective O47: *The amount of sediment-laden runoff entering water is minimised.*
Objective O48: *stormwater networks and urban land uses are reduced over time.*

Objective O43: *Contaminated land is identified and the discharges of contaminants are managed to protect the environment.*

The following policies are also considered to be relevant to the Request (noting these are not set out in full):

- Policy P1: Ki uta ki tai and integrated catchment management;
- Policy P17: Mauri;
- Policy P19: Māori values;
- Policy P20: Exercise of kaitiakitanga;
- Policy P67: Minimising discharges to water or land;
- Policy P95: Discharges to land;
- Policy P62: Promoting discharges to land;
- Policy P73: Minimising adverse effects of stormwater discharges; and
- Policy P79: Managing land use impacts on stormwater.

Assessment: The relevance of a regional plan (in this instance the NRP) is that a district plan may not be inconsistent with it under Section 75(4)(b) of the RMA. The nature of the changes proposed by this Request do not give rise to any matters that may result in an inconsistency between the District Plan and NRP. Any future requirements for a resource consent under the NRP will become evident upon finalisation of the detailed design and layout of a future residential development (including the potential for a retirement village) and the civil works.

It is likely that various rules under the NRP will be relevant for development of this Site including:

- Rule R49 and R50: Stormwater for new subdivision and development with earthworks exceeding 3000m²;
- Rule R101 and R107: Earthworks exceeding 3000m²;
- R117 and R118: Activities in natural wetlands including reclamation; and
- Rule R126: Placement of culverts.

It is considered that either the future general residential or retirement village use of the Site can be consented, and that the NRP does not preclude the proposed rezoning of the Site. As outlined in the effects assessment in Section 3 of this report, any earthworks and stormwater effects can be addressed through appropriate engineering and the implementation of erosion and sediment controls.

The reclamation and restoration of wetlands will require consent under both the NRP and the NES-F. As outlined in the Ecological Assessment (**Appendix E**), the effects of the future development of the Site on waterways can be addressed through regional consents, and do not preclude the proposed rezoning of the Site for residential purposes.

The anticipated requirement for resource consent under the NRP as part of any future development of the Site does not require any specific amendments to the District Plan through this Request.

4.7 District Plan

The following section sets out parts of the District Plan that are currently relevant to the Site or that would be relevant to the proposed development enabled by the Request. These sections consider strategic direction, district-wide matters, the existing Rural Lifestyle zoning, and the proposed General Residential zoning.

4.7.1 Strategic context

The relevant 'district objectives' are set out in **Appendix B** with an assessment of how the Request responds to each objective. As outlined in Appendix B, the Request is consistent with the strategic direction of the District Plan.

4.7.2 Definitions

Consistent with the Planning Standards, the District Plan defines 'Retirement village' as:

means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.

'Retirement unit' is defined as:

means any unit within a retirement village that is used or designed to be used for a residential activity (whether or not it includes cooking, bathing, and toilet facilities).

'Retirement accommodation' is defined as:

means premises (including any land and associated buildings) within a complex of premises for occupation as residences predominantly by persons who are retired and any spouses or partners of such persons.

Note: retirement accommodation is a subcategory of retirement village.

Also consistent with the Planning Standards, 'Residential unit' is defined as:

means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.

Note: for further clarification refer to the definitions for kitchen and bathroom.

'Residential activity' is defined as:

means the use of land and building(s) for people's living accommodation.

Assessment: These definitions are considered appropriate to apply the existing rules which will be carried over and the Requestor's new proposed rules for residential activities and retirement villages that the Request can operate within.

As outlined earlier in this Request, the intention of the Requestor is to use the Site for the development of a retirement village (with associated care facilities and healthcare services). However, residential

activities are also considered as a possible future land use should the Site be rezoned, as the General Residential zoning would allow these to be undertaken as-of-right as a permitted activity subject to the relevant standards.

4.7.3 General Residential Zone

The General Residential Zone (GRZ) provisions are proposed to apply to the Site, with additional site-specific policies and rules proposed to specifically enable the development of a retirement village.

There are no zone-based objectives, but the relevant policies of the GRZ are assessed in **Appendix B**. This policy framework (along with the strategic objectives and district-wide matters outlined in following sections of this report) are considered to create an appropriate policy framework for the GRZ that the Request can operate within.

In particular, Policy GRZ-P28 seeks to enable retirement villages in the GRZ (with an associated permitted activity rule for up to three retirement units per site). Given that this policy specifically addresses the provision of a retirement village, it is considered to be an appropriate policy to provide direction for the proposed rules sought by the Request in relation to the future development of a retirement village on the Site.

The activity rules in the GRZ give similar treatment to both retirement units and residential units. The construction of both typologies, provided the Medium Density Residential Standards (MDRS) standards are complied with, is a permitted activity for up to three units. When this number of units is exceeded, or if the permitted activity standards are not complied with, the activity status becomes Restricted Discretionary.

If the Site was rezoned for residential development, these standards could be applied alongside a subdivision application to create lots that could accommodate residential units. A multi-unit residential development of four or more units would require resource consent under either Rules GRZ-R36 or GRZ-R37, and the assessment of any consent application would need to consider the relevant matters of discretion. This is considered to be an appropriate rule framework (should the proposed rezoning for residential development be approved).

However, the Requestor's proposal for a retirement village would have more than four units, and as such it would be a Restricted Discretionary Activity under GRZ-R41, and the assessment of any application would need to consider the relevant matters of discretion.

As outlined in Section 5 of the report below, this Request seeks to insert a new Development Area into the District Plan to enable the development of this Site where it is consistent with a Structure Plan, and proposes controlled activity status rules for development of a retirement village. This Development Area would provide greater certainty than the above District Plan provisions alone because it means that the Site can be developed for residential uses, subject to the consideration of site-specific matters that are outlined in the Structure Plan.

4.7.4 Rural Lifestyle Zone

The Rural Lifestyle Zone (RLZ) provisions presently apply to the Site. The objectives and policies of the RLZ are concerned with maintaining or enhancing rural character and amenity values, providing for primary production activities, managing inter-zone effects, and providing for rural lifestyle living.

Any activity is a permitted activity if it meets the relevant RLZ and district-wide permitted activity standards, unless it is otherwise provided for as a controlled, restricted discretionary, discretionary or non-complying activity in the District Plan.

The key permitted activity standards under the RLZ are as follows:

- Maximum of one residential building on a site, and one minor residential unit of 60m².
- Maximum building height for dwellings – 8 metres.
- Minimum building setback – 10 metres from a road boundary, and 5 metres from side and rear yards.
- A height in relation to boundary envelope of 2.1m plus 45°.

Subdivision is a controlled activity under SUB-RUR-R50 where no additional allotments are created (provided all relevant standards are met). SUB-RUR-R51 provides for a minimum average area of 1ha across the subdivision and a minimum individual allotment area of 4000m².

Retirement villages/units and retirement accommodation are not explicitly provided for within the RLZ. However, based on the definitions outlined above, they would be considered as residential activities being undertaken within residential buildings/units with a commercial element.

One residential unit and one minor residential unit are a permitted activity (i.e. no resource consent required) within the RLZ. Any second or subsequent residential units require resource consent as a non-complying activity. Commercial activities within the RLZ also require resource consent as a non-complying activity.

With a non-complying activity status, this current RLZ zoning is not considered to be suitable for the proposed future use of the Site for either a retirement village or for typical residential development. Therefore, the Request seeks to rezone the Site to GRZ.

4.7.5 Structure Plans

Guidance for the development of structure plans is set out in the "General Approach" section of the District Plan as follows:

Structure plans comprise one or more maps, plans or diagrammatic representations of the proposed layout, features, character and links for areas being developed or redeveloped. The maps or plans do not define individual allotment boundaries or the physical form of buildings and structures. The maps, plans or representations are supported by text explaining the background to the issues which initiated the structure plan and the management approaches to be used to deal with those issues. A new structure plan can only be introduced into the District Plan via the plan change process as outlined in Schedule 1 of the RMA.

The process for determining what to include in the structure plan starts with an analysis of the site. Typically this commences with a site visit prior to consideration of structure plan design issues. A sieve mapping process is used to identify and display constraints and opportunities. This includes considering the:

- 1. landform and topography;*
- 2. geology (as relevant);*
- 3. vegetation and ecology;*
- 4. hydrology/natural drainage systems;*
- 5. historic heritage including waahi tapu and archaeological sites;*
- 6. solar access and shading;*
- 7. amenity values and special characteristics;*
- 8. connectivity opportunities;*
- 9. existing physical resources; and*
- 10. existing infrastructure.*

This must include the site and the neighbouring properties. The assessment of existing physical and cultural features will largely determine the type, location and density of buildings.

Features that are represented in, and managed through, a structure plan, include:

- 1. the type and location of land uses that will be provided for, including development type, density and staging;*
- 2. multi-modal transport links and connectivity, including roads, cycleways, bridleways and walkways networks, and public transport routes;*
- 3. the location, type, scale and staging of infrastructure required to service an area, including stormwater, water and sewerage;*
- 4. landscape character and amenity;*
- 5. natural hazards;*
- 6. the provision of community facilities and reserves;*
- 7. the protection of sites, features or values (cultural, ecological, historical or amenity related);*
- 8. areas of contamination and the rehabilitation standards required; and*
- 9. protection, safety and access requirements of existing Network Utility infrastructure, including consideration of potential reverse sensitivity effect.*

Assessment: As part of this Request, a Structure Plan has been provided in **Appendix A**. The Structure Plan is consistent with, and was prepared following, the above guidance. Matters 1 through 10 of the first list (above) are addressed in the expert technical assessments of the Request which are summarised in Section 3 of this report. Matters 1 through 9 of the second list (above) form part of the Structure Plan and the associated Development Area policies.

4.7.6 District-wide matters

There are various district-wide matters contained in the District Plan that are relevant to this Request due to either the proposed future residential use of the Site, or due to its location within mapped overlays. For a residential development or a retirement village, the following chapters are relevant:

- Transport;

- Contaminated Land;
- Natural Hazards;
- Subdivision in Residential Zones;
- Coastal Environment;
- Earthworks;
- Financial Contributions;
- Noise; and
- Signs.

The characteristics of the potential development scenarios and the characteristics of the Site itself mean that various consents would be required pursuant the District Plan, including⁴⁰:

- Consent under Rule TR-R10 for a number of daily vehicle movements exceeding standards in TR-R2 (discretionary activity);
- Earthworks in a ponding area under NH-FLOOD-R11 (Restricted Discretionary Activity); and
- Earthworks exceeding 50m³ per year under EW-R5 (Restricted Discretionary Activity).

In addition, for a residential development subdivision, consent would be required under SUB-RES-R33 as a Controlled Activity (however a retirement village would not require subdivision consent).

At this stage, it is assumed that the permitted activity standards in the Noise and Signs chapters would be complied with on the Site (noting the District Plan provides an appropriate rule framework to address any effects in the case of non-compliance).

Financial contributions must be paid under Rules FC-R3 and FC-R4 as a permitted activity for each residential unit equivalent.

The Contaminated Land and Coastal Environment chapters do not contain rules relevant to the Site, but the policies in these chapters would be relevant to consents required under the NES-CS and the Subdivision chapter respectively.

Overall, the district-wide matters are considered to provide an appropriate framework that the current Request can operate within.

4.8 Other plans and Strategies

4.8.1 Future Development Strategy

Under clause 3.17 of the NPS-UD, every Tier 1 local authority must have regard to the relevant future development strategy for its district/region when changing any RMA documents.

The Wairarapa-Wellington-Horowhenua Future Development Strategy 2024-2025 (FDS) sets out how the Greater Wellington Region plans to deliver well-functioning urban environments in existing and future towns and cities over the next 30 years.

⁴⁰ Given it is difficult to provide a full assessment of consent requirements without a specific development proposal to review, these are examples of likely consents that would be required.

The FDS sets out areas where development is to be avoided (identified as Wāhi Toitu). These include areas with significant mana whenua values, areas protected in existing RMA plans, recreation land, areas subject to significant hazards, drinking water protection areas, highly productive land, and areas where there is significant infrastructure.

The FDS also sets out areas where there are constraints that need to be managed when development occurs (identified as Wāhi Toiora areas). These include places like cultural and historic areas, areas with water quality issues, ecological sites, natural hazard areas, and contaminated land.

Figure 15 and **Figure 16** below show Wahi Toitu and Wāhi Toiora areas within the general area of the Site:

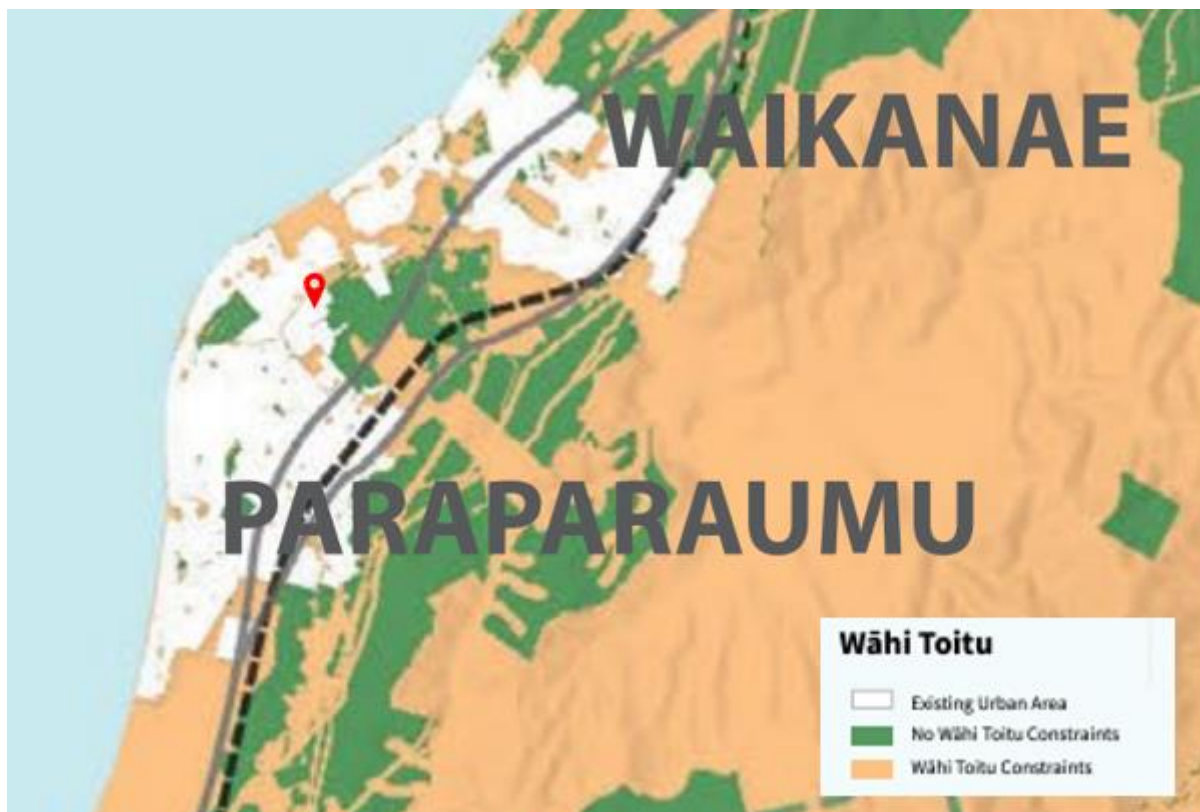


Figure 15: Wāhi Toitu – areas protected from new development (approximate location of subject site indicated with red pin)

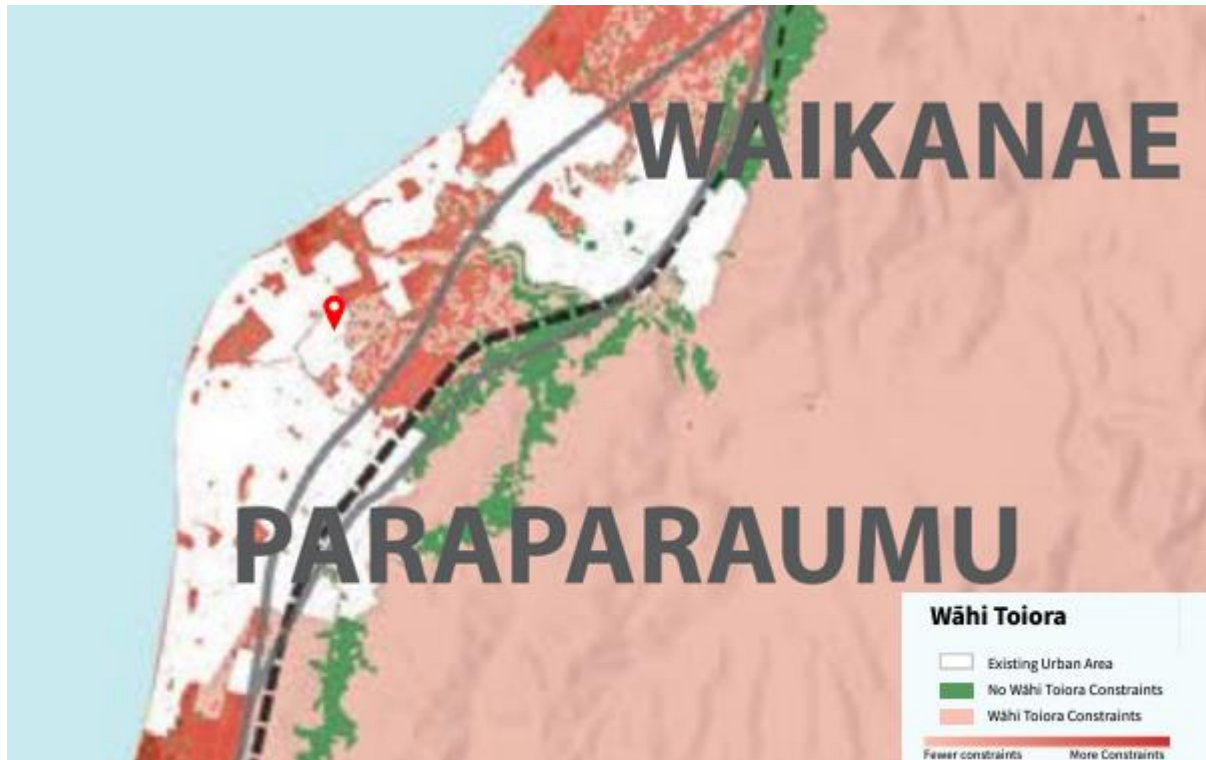


Figure 16: Wāhi Toiora – areas where development must be carefully managed (approximate location of subject site indicated with red pin)

While these maps are not viewable at a property scale, the Site does not appear to be within either of the Wāhi Toitu or Wāhi Toiora areas. Although parts of the Site do contain elements that are consistent with the second Wāhi Toiora category including natural hazards and contaminated land. The Requestor will have regard to these constraints on development in any case as part of the future redevelopment of the Site.

Another map of the FDS shows areas to be prioritised for development (both brownfield and greenfield). The Site does not appear to be within any of the areas prioritised for development.⁴¹

Also relevant to this Request is the strategic direction in the FDS⁴². These are set out below in **Table 1** with an assessment of how the Request aligns with each direction.

Table 1: Assessment of Request against FDS strategic direction

Strategic direction	Assessment
<i>Ensuring urban development and infrastructure planning is integrated to create thriving communities.</i>	As outlined in the effects assessment with regard to civil infrastructure and transport, the Site can be developed in an integrated manner with existing infrastructure and the surrounding GRZ areas. While the Site is currently zoned RLZ, it is well served by existing transport network capacity and reticulated three waters services.

⁴¹ Refer page 36 of the FDS.

⁴² Refer page 12 of the FDS.

<i>Providing for affordable housing that meets our needs, and for compact well-designed towns and cities</i>	This proposal will provide an increase in housing development capacity for the Kāpiti Coast District. The likely development of the Site for a future retirement village will provide an increase in capacity for a much-needed housing typology to cater for an aging population, while freeing up existing residential housing stock for younger generations.
<i>Realising iwi and hapū values and aspirations</i>	Engagement is ongoing with mana whenua, however the proposal is consistent with iwi/hapū aspirations with regard to improved freshwater outcomes that would be enabled through the rezoning and subsequent restoration of degraded waterways on-site.
<i>Plan development for a low-emissions future</i>	As outlined in the Transport Assessment, the proposal will provide multi-modal transport options to and from the Site, including active modes and access to nearby public transport.
<i>Prioritising nature, climate and culture through protection and restoration</i>	The development of this Site enables the restoration of natural values from a currently degraded site.
<i>Providing opportunity for productive, and sustainable local employment</i>	The development of this Site will provide employment during the construction stage, as well as the ongoing operation of a retirement village.

In summary, while the Site is not explicitly provided for as a “prioritised development” area in the FDS, the Request is not in an area sought to be precluded from development (Wāhi Toitu) and is otherwise consistent with the FDS strategic direction.

4.8.2 2022 Growth Strategy

KCDC released its Growth Strategy *Te Tupu Pai* in 2022. The purpose of this strategy is to “set out a vision and roadmap for how Kaunihera (Council) and Mana Whenua will work with our community to achieve sustainable development for our district in the 30 years to 2051.”⁴³

Te Tupu Pai sets out a strategy for the release of greenfield land, ranking greenfield areas as high, medium or low priority for growth. The Site is within a “Medium-priority greenfield growth area” which signals its potential for future urban growth as shown in **Figure 17** below.

⁴³ Refer page 2.

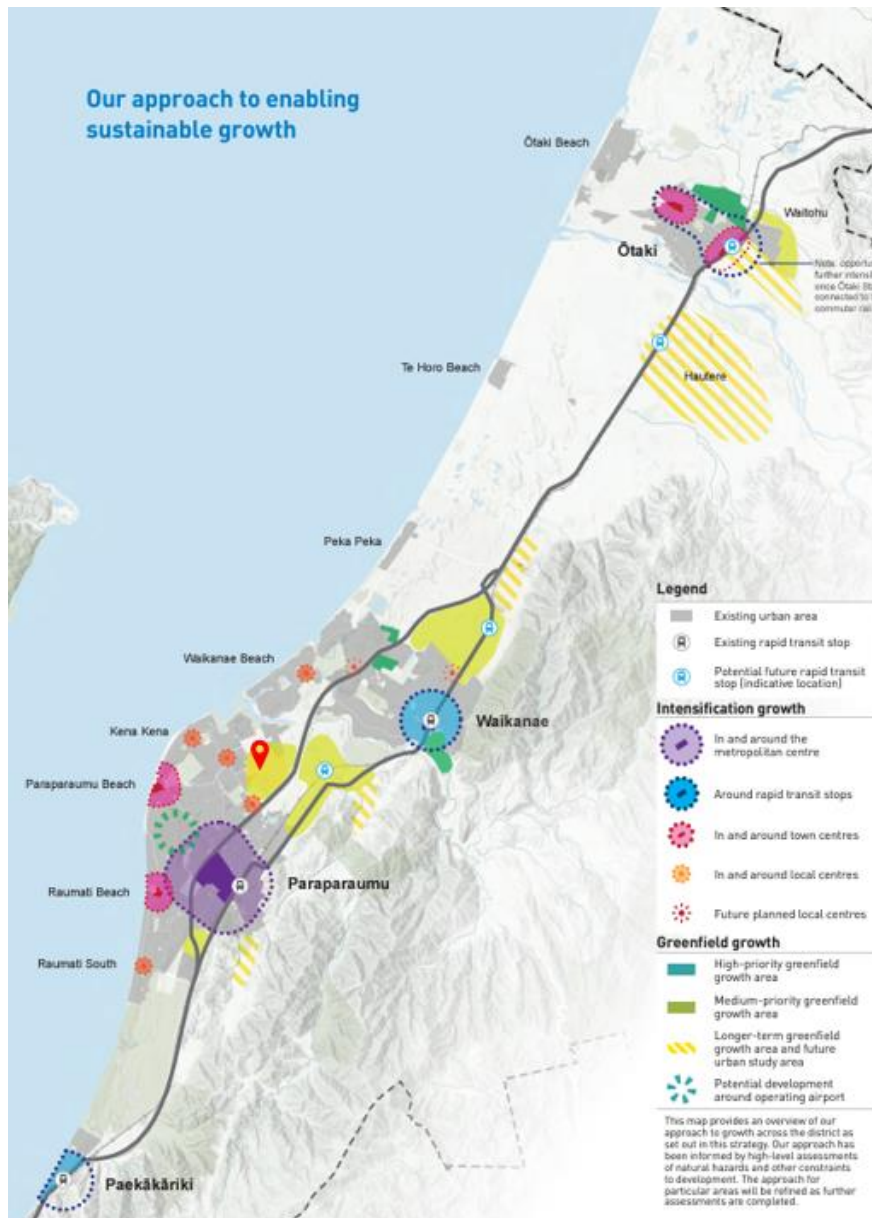


Figure 17: Spatial plan – Te Tupu Pai Growth Strategy (subject site marked with red pin)

This Request confirms that the Site is suitable for urban expansion as a logical extension of the adjacent GRZ. It has the evidence base required under the NPS-UD to bring forward this Site for residential rezoning, including addressing infrastructure requirements.

Te Tupu Pai sets an overall vision of “*a thriving environment, vibrant economy and strong communities.*” This vision is supported by six specific growth principles. These are set out in **Table 2** below with an assessment of how the Request aligns with each principle.

Table 2: Assessment of Request against Te Tupu Pai growth principles

Growth Principles	Assessment
<i>Supporting Mana Whenua aspirations</i>	As outlined in this Request, the Requestor has been engaging with three mana whenua groups. No initial concerns have been raised, and Ātiawa ki Whakarongotai have provided a letter of support for the Request (Appendix L). Mana whenua have expressed a desire to protect and restore waterways, including reviewing the outcomes set out in the Te Whaitua o Kāpiti Implementation Programme. This Request responds positively to aspirations for water sensitive development in the area through providing for the restoration of currently degraded habitats on-site including a highly modified stream and wetland features.
<i>Valuing our environment</i>	As above, the Site currently has low ecological value, and the rezoning provides opportunities to significantly enhance habitats on-site and improve biodiversity values.
<i>Fostering strong communities</i>	The intended use of the Site for a retirement village will assist in providing for Kāpiti’s aging population to “age in place”, thereby fostering strong communities through maintaining social connections.
<i>Encouraging low-carbon living</i>	As outlined in the Transport Assessment, the proposal provides multi-modal transport options to and from the Site, including active modes and access to nearby public transport.
<i>Embracing the opportunities of growth & Enabling choice</i>	This proposal will provide an increase in housing development capacity for the Kāpiti Coast District. The proposal is to develop the Site for a future retirement village which will provide an increase in capacity for a much-needed housing typology to cater for an aging population while freeing up existing residential housing stock for others in the market.

In summary, this Request is consistent with the six growth principles listed above, and it is consistent with Te Tupu Pai more broadly.

4.8.3 Government Policy Statement on Housing and Urban Development

The Government Policy Statement on Housing and Urban Development (GPS-HUD) was released in 2021 and sets a direction for housing and urban development in Aotearoa New Zealand. The GPS-HUD’s vision is that “everyone in New Zealand lives in a home and a community that meets their needs and aspirations”.⁴⁴

The GPS-HUD has six focus areas to achieve this goal, four of which are relevant to the Request, with 'priorities' for each goal:

Goal 1 – Ensure more affordable homes are built.

⁴⁴ Refer page 5.

Goal 2 – Ensure houses meet needs.

Goal 3 – Enable people into stable, affordable homes.

Goal 4 – Plan and invest in our places.

In particular, the GPS-HUD recognises that one of the key housing and urban development challenges facing New Zealand is its aging population. It identifies that within by 2034, one quarter of our population is estimated to be aged 65 or over. Therefore, the GPS-HUD records that “Secure, functional housing choices for older people will be increasingly fundamental to wellbeing”.⁴⁵

The Request strongly aligns with the GPS-HUD by enabling further use for urban development in an area that is experiencing strong demand for retirement housing and quality aged care facilities, but lacks supply (refer Economic Assessment in **Appendix J**). The Request will enable more homes to be built, which will increase supply (and therefore contribute to housing affordability), ensure houses meet the particular needs of our aging constituents, support housing solutions for older people who require care, and plan for New Zealand’s aging population.

4.8.4 Te Whaitua o Kāpiti Implementation Programme

Te Whaitua o Kāpiti Implementation Programme (WIP) was released in September 2024. It was developed by a committee made up of mana whenua and community representatives to set a vision, objectives, targets and limits for freshwater management. The document has been formally received by GWRC and will inform a future review of the NRP. Despite not yet being implemented through a plan change to the NRP, the WIP is relevant to this Request as it is an expression of mana whenua aspirations for freshwater.

The Site is within the Waikanae Freshwater Management Unit, and there is a specific vision and outcome for this catchment as follows:

Vision 8: Long-term Freshwater Vision for Waikanae, Upper Waikanae, and Tikotu:

By 2040, all water bodies in the Waikanae FMU and upper Waikanae and Tikotu part-FMUs are in a state of resilient health and wai ora and:

- 1. Integrated management throughout the FMU, ki uta ki tai/from the mountains to the sea ensures balance, function, and hydrological connection throughout all water bodies in the Waikanae FMU;*
- 2. The role of Te Ātiawa ki Whakarongotai as active kaitiaki along the awa is recognised, protected, resourced, respected, and allowed to be enriched and transferred in full between generations;*
- 3. Te Ātiawa ki Whakarongotai and the wider community feel a deep sense of ūkaipōtanga/belonging to the Waikanae River, including through their role as stewards undertaking positive community action. They are valued for their contributions to the state of wai ora that is present in the Waikanae FMU;*
- 4. Cultural and spiritual practices, tikanga, and mātauranga across the Waikanae and within the Tikotu part-FMU, including harvesting mahinga kai, rongoā, and raranga are respected, supported, and upheld to allow mana whenua to connect with their whakapapa, fulfil manaakitanga and kaitiakitanga responsibilities, and share and transfer these across generations;*

⁴⁵ Refer page 10.

5. *The wider community's recognition of and reverence for Tikotu and its mana are upheld and maintained into the future, including its mauri and importance as a taonga for Te Ātiawa ki Whakarongotai and Ngāti Toa Rangatira and the connection of the wider community to the wai/water through use and enjoyment; and*
6. *The historical importance of Waikanae and Tikotu as tauranga waka is respected and protected so that this use may continue.*

Outcome 16 – Waikanae By 2040 the Waikanae FMU is managed so that:

1. *Whānau and hapū are connected to different parts of the catchment that they have whakapapa to;*
2. *Mana whenua know their whakapapa to the Waikanae, and to each other;*
3. *Mana whenua and the wider community feel connected to the Waikanae and understand its history;*
4. *There is a coordinated approach to inclusive communication and engagement of awa activities mai uta ki tai;*
5. *Tiriti-based action is implemented along the awa;*
6. *Tiriti partnership is modelled through all decision-making;*
7. *Key physical sites of connection and access are identified, protected, and enhanced;*
8. *Development of knowledge and competence in local maramataka and seasonal taiao indicators inducing knowledge of rongoā rākau and wai for personal, whānau, and environmental management, revitalisation, health & well-being. Mātauranga and knowledge is generated that can be used to inform decision-making;*
9. *Key threats to mahinga kai are identified and the steps required to revitalise mahinga kai are implemented;*
10. *Habitats (e.g., spawning sites, fish passage) and biodiversity are improved so that the full suite of mahinga kai species are present and abundant;*
11. *Pollution and other harmful inputs to the system are reduced across the entire catchment;*
12. *The continued importance of Waikanae and Tikotu as a tauranga waka is recognised and respected;*
13. *Water is safe to drink and there is enough water in the awa to supply drinking water to the current supply area;*
14. *The water quantity and quality allow for whānau and the wider community to immerse themselves and undertake intergenerational recreational activities in the awa; and*
15. *The Waikanae is cared for to provide for delicious and plentiful kai, rongoā, and the ability to undertake unimpeded intergenerational practices.*

The Request is considered to align with this vision and outcome. Engagement is ongoing with mana whenua, however the proposal is consistent with iwi/hapū aspirations with regard to improved freshwater outcomes that would be enabled through the rezoning and subsequent restoration of degraded waterways on-site. This restoration would be unlikely to be undertaken if the Site was continued to be grazed and used as farmland under the existing RLZ zoning. Improved waterways will provide improved water quality and habitats for mahinga kai species. This will assist in achieving the WIP's vision and outcome.

4.8.5 Better later life – He Oranga Kaumatua 2019 to 2034

The Government's strategy *Better later life – He Oranga Kaumatua 2019 to 2034* outlines what is required to have appropriate policies in place for our aging population, including creating diverse housing choices and options. The strategy notes that “[m]any people want to age in the communities they already live in, while others wish to move closer to family and whānau, or to move to retirement villages or locations that offer the lifestyle and security they want.”

The strategy identifies that by 2034, there is expected to be around 1.2 million people aged 65 and over, just over a fifth of our total population, and nearly 180,000 people aged 85 and over. However, *"this gift of longevity means that we need to rethink the existing notions of old age and retirement."* This document discusses New Zealand's aging population demographics and the housing and care crisis facing older persons, then outlines the role of retirement villages in responding to that crisis. Finally, it sets out what is needed to address the challenges faced by retirement village operators. The strategy outlines five key areas for action:

Area 1 – Achieving financial security and economic participation for people as they age;

Area 2 – Promoting healthy aging and improving access to services;

Area 3 – Creating diverse housing choices and options;

Area 4 – Enhancing opportunities for participation and social connection; and

Area 5 – Making environments accessible.

The Request strongly aligns with this strategy by enabling a future integrated retirement village development in Kāpiti, including pedestrian, cycling and road access to the Site, a range of housing options (i.e. ranging from independent living units through to intensive care facilities), communal amenities and social connection, while providing the necessary support for people to "age in place" and connected to their communities.

5 Section 32 Evaluation

5.1 Introduction

Section 32 of the Act requires:

(1) An evaluation report required under this Act must—

(a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and

(b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—

(i) identifying other reasonably practicable options for achieving the objectives; and

(ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and

(iii) summarising the reasons for deciding on the provisions; and

(c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

(2) An assessment under subsection (1)(b)(ii) must—

(a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—

(i) economic growth that are anticipated to be provided or reduced; and

(ii) employment that are anticipated to be provided or reduced; and

(b) if practicable, quantify the benefits and costs referred to in paragraph (a); and

(c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

5.2 Scale and Significance

Under s32(1)(c) of the RMA, this evaluation report needs to:

*contain a level of detail that corresponds to the **scale and significance** of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal (emphasis added).*

The following Scale and Significance Assessment discusses the Request in terms of 8 factors and scores each factor out of 5 (where 1 is low and 5 is high). This is consistent with the MfE’s guidance on Section 32 reports⁴⁶. The Total Score Interpretation out for 40 is as follows:

- 0-10 Scale and Significance = Low
- 11-20 Scale and Significance = Moderate
- 21-30 Scale and Significance = High
- 31-40 Scale and Significance = Very High

Table 3: Scale and Significance Assessment

Factor	Assessment	Score
Factor 1: Reason for the Change	The Request will enable the provision of retirement village or residential units to meet an identified need for housing capacity in the district, and as such will assist KCDC in responding to the NPS-UD. Further, it will assist KCDC in giving effect to its Growth Strategy where the land is identified as a “ <i>Medium-priority greenfield growth area</i> ” which signals its potential for future urban growth.	3
Factor 2: Resource Management Issues / Problem Definition	The Request responds to an identified resource management issue that there is insufficient supply of retirement units to provide for Kāpiti’s aging population. However, rezoning the Site from rural lifestyle to residential use gives rise to a number of other resource management issues as outlined in the effects assessment in Section 3 of this report. The rezoning can have both positive benefits and negative outcomes on the above matters dependent on how development is managed, noting that the Requestor proposes a Structure Plan to guide development and will implement mitigation measures recommended by experts at the resource consent stage to ensure potential negative outcomes are being appropriately managed.	2
Factor 3: Degree of Shift from the Status Quo	Rezoning the land to provide for urban development on land currently zoned Rural Lifestyle is a moderate shift from current practice under the District Plan (i.e. it is not as significant as changing from General Rural to General Residential, or even High Density Residential).	3
Factor 4: Who and How Many Will be	A relatively small geographical area and number of people will be directly affected by the proposal. While there will be neighbouring properties around the Site that are more	2

⁴⁶ Ministry for the Environment. 2017. A guide to section 32 of the Resource Management Act: Incorporating changes as a result of the Resource Legislation Amendment Act 2017. Wellington: Ministry for the Environment.

Affected/Geographical Scale of Effects	affected than the wider public, it is not anticipated that the Request will generate significant public interest as the area has already been signalled for future urban use through the Growth Strategy which was widely consulted on. As outlined in the effects assessment, any off-site effects can largely be managed through the future consenting process.	
Factor 5: Degree of Impact On or Interest from Iwi/Māori	While there is no identified impact on Māori, mana whenua remain interested and engaged in this process. The Requestor will continue to engage throughout both the plan change and future consenting process, and seek to maintain ongoing relationships.	2
Factor 6: Timing and Duration of Effects	The effects of the Request will start from the time any of the proposed provisions become operative in the District Plan until the Site is fully developed and it becomes a part of the existing urban environment and landscape.	3
Factor 7: Type of Effects	The Request will give rise to a number of different effects as outlined in the effects assessment. There are positive economic and social well-being effects. There are also potential adverse environmental effects which would likely be concentrated at the local scale on adjoining properties and the surrounding environment of the Site, while the wider benefits would likely fall on the wider community.	3
Factor 8: Degree of Risk and Uncertainty	The degree of risk and uncertainty associated with the Request is low. The existing planning framework will require that actual and potential adverse effects be considered through a resource consent process. The approach is well understood and widely applied in the district.	1
Total score out of 40		19

The overall scale and significance of this Request has been assessed as being moderate (19/40).

This means that this evaluation report needs to contain a moderate level of detail and analysis including:

- A planning analysis of the approach to addressing the resource management issue and associated provisions;
- Reference to an evidence base where justified;
- Consideration of and response to legal comments; and
- Evidence of community and landowner engagement and consideration of feedback.

5.3 Quantification of costs and benefits

The following table assesses whether further quantification is required to enable assessment of the benefits and costs of the Request.

Table 4: Quantification of costs and benefits

Consideration	Assessment		Comment
	Low	High	
The proposal would result in a more restrictive regime than the status quo	✓		The Request provides for a more permissive regime for residential and retirement village activities within the Site.
Evidence demonstrates that the status quo is resulting in significant adverse effects		✓	The Economic Assessment in Appendix J outlines that there is an undersupply of retirement units in Kāpiti, as well housing affordability issues more broadly.
The proposal would result in a significant loss of development opportunity / potential above the status quo	✓		The Request would provide for increased development opportunity for residential and retirement units on the Site.
The proposal is likely to result in loss of employment opportunities	✓		The Request will result in an increase in employment opportunities through the construction phase, and for staffing a future retirement village.
The introduction of a more permissive regime that could result in significant adverse effects on s6 matters	✓		There are no identified potential significant adverse effects on matters of national importance under s6 RMA.
Likelihood of significant indirect or flow on effects	✓		While there is potential for adverse effects on surrounding areas from the development of a greenfield site, these are able to be appropriately managed through detailed design and mitigation measures..
The proportion of the city that is likely to be affected	✓		The Site covers a relatively small part of the district (the Site area is 12.65ha).
The level of uncertainty around the proposal, its effects, and the availability of relevant information	✓		Detailed assessments have been undertaken in a wide range of technical fields to support the Request including assessing the potential effects.
The level of base economic information available within the Council		✓	The Housing and Business Development Capacity Assessment was updated in 2023 and therefore provides current up-to-date information.
Access to a suitably qualified economic resource within the available timeframe		✓	An economic assessment has been undertaken as part of this Request.

Given the assessment above and in regard to the scale and significance of the proposed provisions sought in the Request, specific quantification of the benefits and costs in this report is considered neither necessary, beneficial nor practicable. Instead, this report identifies more generally where any additional costs may lie with the Request.

5.4 Objectives

The Request does not propose to amend any existing District Plan objectives. There are a number of strategic direction objectives that apply on a district-wide basis. The Request has been assessed against these objectives in **Appendix B**. These objectives provide appropriate direction as to what outcomes are sought regardless of whether the Site is developed for general residential or retirement village use.

5.5 Proposed Provisions

As outlined in Section 4.7 above, the District Plan specifically provides for a retirement village in the GRZ as a Restricted Discretionary Activity. It also provides a framework for residential development that is considered suitable for this Site.

The Request builds on this existing and accepted approach within the District Plan by providing for a retirement village or residential development through a bespoke approach for these activities on this specific Site.

The Request proposes to change the zoning of the Site from RLZ to GRZ and add:

- a new Development Area to the District Plan;
- a Structure Plan that shows the main Site access, the location of the highly modified stream dissecting the Site, an indicative location of the stormwater wetland, and the location of the landscaping and planting boundary treatment; and
- new policies and rules in the Development Area specific to use and development on the Site, requiring retirement villages, subdivision, or multi-unit residential activity be undertaken in general accordance with the Structure Plan.

Proposed DEV3-P1 and P2 provide for retirement villages and residential activities respectively. They both seek to enable these activities where they are carried out in accordance with the Structure Plan, as well as a range of matters informed by technical assessments including transport, infrastructure, landscape and natural hazards.

Providing detailed policies is consistent with the approach for other Development Areas in the District Plan, including DEV1-Ngārara Development Area and DEV2-Waikanae North Development Area.

Proposed DEV3-R1 provides for retirement villages in the Development Area. This replaces GRZ-R41 with respect to this Site. Matters of control are proposed to ensure the development occurs in accordance with the Structure Plan, as well as providing control over the matters in DEV3-P1. The matters of discretion from GRZ-R41 are proposed to apply as a matter of control under DEV3-R1. While

this rule is intended to replace GRZ-R41 with respect of this Site, it is intended that GRZ-R33 would still apply to buildings and structures. A non-compliance with this GRZ-R33 would still require GRZ-R36 to be considered in addition to proposed DEV3-R1. All other district-wide rules would still apply to this site including those in the subdivision, natural hazards, earthworks and transport chapters.

An advice note is also proposed within DEV3-R1 to clarify that resource consent is not also required under GRZ-R41.

Proposed rules DEV3-R2 and DEV3-R3 provide for subdivision and multi-unit residential activities in the Development Area as a Restricted Discretionary Activity, with discretion proposed to ensure the development occurs in accordance with the Structure Plan, as well as providing control over the matters in DEV3-P2. Any relevant rules in any other chapter would still apply to the site in addition to these rules, including those in the GRZ and Subdivision chapter.

The proposed Development Area proposes a controlled activity rule for a retirement village on this Site as this enabling activity status better recognises the large evidence base that has already been prepared by the Requestor in support of the Structure Plan. The level of detail provided for the Structure Plan is similar to what would be required as part of a resource consent application. The rules provide a level of control to ensure any development is in general accordance with the Structure Plan and recommendations in technical assessments which are articulated in DEV3-P1.

Further, the Request is for a publicly notified plan change, and neighbouring properties and the wider community will be able to consider any relevant effects and have the opportunity to make a submission and be heard on the proposal. A controlled activity status would provide regulatory certainty that the Site is appropriate for a retirement village subject to the Structure Plan, without the need for limited or public notification (unless special circumstances exist).

However, a residential development and associated subdivision is proposed to retain a Restricted Discretionary Activity status as there is less certainty about how the specific way in which the Site would be developed. Retirement villages are self-contained developments and have common features which provides some certainty about how it is likely to be developed on-site. For example, there is generally a single point of access, and a larger central facility surrounded by smaller units. Residential developments on the other hand can take a great number of different forms. One example is roading connections where a residential development on this Site would require several connections to adjacent sites. A Restricted Discretionary Activity status would give KCDC greater control over matters like this where there is greater uncertainty about the final form of the development.

5.6 Analysis of Proposed Provisions

This section of the evaluation considers the provisions proposed, being the provisions of the existing GRZ and relevant district-wide provisions as modified by the provisions outlined in **Appendix A**, to achieve the objectives of the District Plan. Three options have been considered:

- Option 1 – rezoning to GRZ without specific provision for the Site as a Development Area;

- Option 2 – the proposed rezoning and addition of a Development Area (including new policies and rules) and a Structure Plan (**preferred option**); and
- Option 3 – the status quo under the District Plan (i.e. Non-Complying Activity status for a retirement village in the RLZ).

Other urban zonings were considered and discounted due to being less appropriate for the context of the Site and the nature of the proposed development. For example, the High Density Residential Zone would also enable the use of the land for residential activities or retirement villages, however this zoning would be inconsistent with the surrounding General Residential zoning, and would enable a more intense level of residential development that is out of character with the anticipated urban character of this area.

Option 1: Rezoning to General Residential Zone without specific provision for the site as a Development Area			
Proposed approach to provisions	Costs	Benefits	Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions
<p>Rezoning to General Residential Zone without specific provision for the site as a Development Area</p>	<p>Environmental</p> <p>Urban development of the Site will lead to associated environmental costs such as an increase in impermeable surfaces, increased traffic movements and a greater density of built development.</p> <p>There is a risk that undertaking development without a Development Area/Structure Plan would not provide the certainty that the development of the Site would occur in a manner that addresses environmental effects particular to this Site.</p> <p>Economic</p> <p>The urban rezoning of the Site could have potential costs relating to a reduction in the impetus for residential intensification through the provision of additional greenfield land supply.</p> <p>The existing framework provides less regulatory certainty than that which would be provided through a development area</p>	<p>Environmental</p> <p>The rezoning of the Site would require the application of the existing planning framework that would likely address the management of environmental values and may provide opportunities for enhancement of degraded ecosystems. If the Site was continued to be grazed it is unlikely that restoration works would occur.</p> <p>Economic</p> <p>The supporting assessment has shown that the economic benefits of the Request significantly outweigh the economic opportunity costs of retaining the existing rural zoning. A residential zoning of the Site subject to the structure plan would provide housing supply to meet an identified need, as well as the enablement of retirement units which is a typology in demand for Kāpiti’s aging population. There would also be job opportunities related to the construction phase of the development, as</p>	<p>It is considered that there is certain and sufficient information on which to base this assessment as there is a significant body of supporting evidence as outlined in Section 3 of this report, including assessments relating to: planning, landscape, ecology, archaeology, transport, civil engineering, geotechnical matters, contamination, economics and cultural effects. The Requestor has worked closely with KCDC in preparing this Request and has sought advice from mana whenua.</p>

	<p>framework that specifically allows for the development of the Site, particularly with regard to the development of a retirement village as a Restricted Discretionary Activity. This may require an additional hearing at the resource consent stage.</p> <p>Social and cultural</p> <p>There would be temporary adverse impacts on neighbouring properties during the construction phase, and an ongoing impact in terms of the change of character of the Site from rural to urban.</p> <p>There is a risk that undertaking development without a Development Area/Structure Plan would not provide the certainty that the development of the Site would occur in a manner that addresses social and cultural effects particular to this Site. The community and mana whenua may have less confidence that the site-specific issues would be appropriately managed.</p>	<p>well as the ongoing operation of the Site for a retirement village.</p> <p>Further, a residential zoning of the Site without a development area or specific controls would enable a wider range of development options than a residential zoning subject to a development area.</p> <p>Urban development of the Site is consistent with the Council’s urban growth strategy which identifies the Site as a future urban development area. It will also be a logical extension of adjacent residential zoning.</p> <p>Social and cultural</p> <p>The rezoning of the Site would require the application of the existing planning framework that would likely address the management of social and cultural values.</p> <p>The Site is not known to be of specific sites of significance to mana whenua and the Archaeological Assessment concluded there are no known sites of archaeological value. The likelihood of archaeological material being located on the Site has been assessed as being low and accidental discoveries would be managed through the consents. Development of the Site is therefore not</p>	
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		anticipated to cause adverse cultural effects in respect of archaeological matters or on known sites of significance.	
Effectiveness and efficiency	<p>Effectiveness</p> <p>This option is not the most effective method of meeting the objectives given it provides a level of risk that site-specific environmental, social and cultural values will not be addressed.</p>	<p>Efficiency</p> <p>The proposed provisions are not the most efficient method of meeting the objectives given it provides less regulatory certainty with regard to the development of a retirement village as a restricted discretionary activity. This may require an additional hearing at the resource consent stage.</p>	
Overall evaluation	This option is the not the most appropriate way to achieve the objectives, mostly because it is less efficient in terms of providing regulatory certainty for the landowner, and potentially less effective in terms of sustainably managing resources.		

Option 2: Rezoning to General Residential Zone and addition of a Development Area (including new policies and rules) and a Structure Plan (preferred option)			
Proposed approach to provisions	Costs	Benefits	Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions
<p>Rezoning to General Residential Zone and addition of a Development Area (including new policies and rules) and a Structure Plan (preferred option)</p>	<p>Environmental Urban development of the Site will lead to associated environmental costs such as an increase in impermeable surfaces, increased traffic movements and a greater density of built development.</p> <p>There would be temporary adverse impacts on indigenous habitats on-site during the construction phase, however these effects would be low based on the degraded state of the habitats on site.</p> <p>Economic The Request could have potential costs relating to a reduction in the impetus for residential intensification through the provision of additional greenfield land supply.</p> <p>Social There would be temporary adverse impacts on neighbouring properties during the construction phase, and an ongoing impact</p>	<p>Environmental The rezoning of the Site would provide opportunities to restore degraded habitats on-site, including a large restoration wetland in the middle of the Site which is required by the Structure Plan and policies. If the Site was continued to be grazed it is unlikely that restoration works would occur.</p> <p>Economic The supporting assessment has shown that the economic benefits of the Request significantly outweigh the economic opportunity costs of retaining the existing rural zoning. A residential zoning of the site subject to the structure plan would provide housing supply to meet an identified need, as well as the enablement of retirement units which is a typology in demand for Kāpiti’s aging population. There would also be job opportunities related to the construction phase of the development, as</p>	<p>It is considered that there is certain and sufficient information on which to base this assessment as there is a significant body of supporting evidence as outlined in Section 3 of this report, including assessments relating to: planning, landscape, ecology, archaeology, transport, civil engineering, geotechnical matters, contamination, economics and cultural effects. The Requestor has worked closely with KDC in preparing this Request and has sought advice from mana whenua.</p>

	<p>in terms of the change of character of the site from rural to urban which may not appeal to all members of the local community.</p> <p>Cultural No cultural costs have been identified by mana whenua to date.</p>	<p>well as the ongoing operation of the site for a retirement village.</p> <p>Urban development of the Site will be consistent with the Council’s Urban Growth Strategy which identifies the Site as a "Medium-priority greenfield growth area" for future urban development. It will also be a logical extension of adjacent residential zoning.</p> <p>Social A residential zoning of the Site subject to the Structure Plan would look to manage impacts on the wider community including landscape values and infrastructure capacity. The provision of housing supply would have positive effects for Kāpiti’s residents, including for the aging population where a retirement village would allow older community members to “age in place”.</p> <p>Cultural The Site is not known to be of specific cultural significance to Māori and is not known to contain any sites of archaeological value. The likelihood of archaeological material being located on the Site has been</p>	
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		<p>assessed as being low and accidental discoveries would be managed through the consents. Development of the Site is therefore not anticipated to cause adverse cultural effects in respect of archaeological matters or on known sites of significance.</p> <p>The restoration of degraded habitats on-site aligns with outcomes expressed by mana whenua, including a large restoration wetland in the middle of the site which is required by the Structure Plan and policies.</p>	
<p>Effectiveness and efficiency</p>	<p><i>Effectiveness</i></p> <p>This option is the most effective method of meeting the objectives given it seeks to enable increased supply of residential or retirement units while addressing any potential adverse environmental effects.</p>	<p><i>Efficiency</i></p> <p>The proposed provisions are the most efficient method of meeting the objectives with an appropriate level of regulatory intervention. The controlled activity status provides regulatory certainty that a retirement village is an appropriate land use on this Site subject to being in general accordance with a Structure Plan.</p>	
<p>Overall evaluation</p>	<p>This option is the most appropriate way to achieve the preferred objectives, mostly because it is more efficient in terms of providing regulatory certainty for the landowner with an appropriate level of regulatory intervention, and more effective in terms of sustainably managing resources and achieving the objectives.</p> <p>It is considered that this option will achieve the objectives in the Plan because:</p> <ul style="list-style-type: none"> • it enables increased development capacity for residential/retirement units; • the proposed policies provide clear direction as to how development on the Site should be managed; • the proposed new rules and existing rule framework reflects the amenity anticipated in the GRZ; 		

- | | |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <ul style="list-style-type: none">• the zone standards are aligned with the anticipated nature and scale of built development in the GRZ; and• the provisions and definitions align with the Planning Standards and will allow appropriate activities to establish and operate in the GRZ. |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Option 3: The Status Quo (retain Rural Lifestyle zoning)			
Proposed approach to provisions	Costs	Benefits	Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions
<p>The status quo (retain Rural Lifestyle zoning)</p>	<p>Environmental It would be unlikely that degraded habitats on-site would be restored while being grazed under the current rural lifestyle zoning, including that grazing will likely continue to take place within wetlands.</p> <p>Economic There is economic opportunity costs associated with retaining rural lifestyle zoning. This type of land use contributes little to the district’s economy and provides minimal housing opportunities.</p> <p>Retaining Rural Lifestyle zoning will also mean the costs fall on KCDC to rezone the Site to give effect to the Urban Growth Strategy in the future.</p> <p>Social There is social opportunity costs associated with retaining RLZ over the Site which provides minimal housing opportunities,</p>	<p>Environmental There are no environmental benefits identified with this option.</p> <p>Economic There are minimal economic benefits identified with this option, although the Site would retain some small-scale primary production activity (noting the Site would not support productive or intensive agriculture in any case). Not providing for urban expansion into the Site may incentivise greater intensification within the existing urban area.</p> <p>Social Retaining the existing rural zoning would maintain the rural character of the Site and would not change the amenity values experienced by surrounding properties resulting from urban development which would appeal to some neighbours and members of the wider community.</p>	<p>It is considered that there is certain and sufficient information on which to base this assessment as there is a significant body of supporting evidence as outlined in Section 3 of this report, including assessments relating to: planning, landscape, ecology, archaeology, transport, civil engineering, geotechnical matters, contamination, economics and cultural effects. The Requestor has worked closely with KCDC in preparing this Request and has sought advice from mana whenua.</p>

	<p>especially for retirement units which are needed for Kāpiti’s aging population.</p> <p>Cultural It would be unlikely that degraded habitats on site would be restored while being grazed under the current rural lifestyle zoning, which has been identified as a potential opportunity of rezoning by mana whenua.</p>	<p>Cultural There are no cultural benefits identified with this option.</p>	
<p>Effectiveness and efficiency</p>	<p><i>Effectiveness</i> This option is not the most effective method of meeting the objectives given the current RLZ contributes little to the district’s economy and will provide minimal additional housing opportunities to meet demand in the future.</p>	<p><i>Efficiency</i> This option is not the most efficient method of meeting the objectives given it provides no pathway with regard to providing required development capacity for residential developments or a retirement village on the Site. This will also mean the costs fall on KCDC to rezone the Site to give effect to the Urban Growth Strategy in the medium term (3-10 years).</p>	
<p>Overall evaluation</p>	<p>This option is the not the most appropriate way to achieve the preferred objectives, mostly because it is less effective in terms of providing economic opportunities and housing for the district, and less efficient in terms of KCDC needing to rezone the site to give effect to the Urban Growth Strategy in the medium term.</p>		

5.7 Section 32 Evaluation Summary

The evaluation undertaken above has shown that in order to facilitate residential development of the Site in an integrated manner with surrounding urban areas, the use of General Residential zoning in conjunction with a Development Area and Structure Plan is the most appropriate option. It is considered to be more efficient and effective through the regulatory certainty such an approach provides. Resultingly it is the preferred option.

Two other options have been considered for this purpose. The first option would simply rezone the Site to General Residential (i.e. with no associated development area or structure plan). While this option would be both effective and efficient in facilitating residential development in line with the existing District Plan approach, it does not specifically address site-specific resource management issues that have been identified in the Requestor's Structure Plan.

Option 3 is the status quo of retaining Rural Lifestyle zoning for the Site. This option is the least effective given the current zoning contributes little to the district's economy and provides minimal housing opportunities. It is also inefficient given KCDC has identified the Site for future urban zoning in the Growth Strategy, the costs of which would otherwise fall on Council.

6 Consultation

The Requestor has undertaken consultation with the following parties on this Request as follows:

- KCDC;
- GWRC;
- Ātiawa Ki Whakarongotai;
- Ngā Hapū o Ōtaki; and
- Ngāti Toa Rangatira.

6.1 Kāpiti Coast District Council

The initial meeting for the Request was held on 15 October 2024 with the Policy Planning Team. This meeting covered the following matters.

- Outline background to project including and scope;
- Outlines of the proposed project teams for the Requestor and for Council;
- Discussion around engagement; and
- Working together and timeframe up to the Request and beyond.

The planning history and context of the Site was discussed, including that the subject land was listed in the Urban Growth Strategy as a “Medium-priority greenfield growth area” and addressed in rezoning submissions as part of Plan Change 2 to the District Plan.

A subsequent workshop was held on 6 November 2024 with KCDC's team of internal staff and consultants who will be reviewing the Request including disciplines such as: transport, three waters, landscape, ecology, geotechnical, urban design and planning. The proposed approach to the Request was discussed, and relevant matters were discussed topic by topic.

Follow up meetings were held between relevant subject matter experts as needed, and has informed the technical reports submitted with this Request.

Meetings with the Policy Planning Team confirmed that a Development Area together with a Structure Plan was the most appropriate option to consider for the proposed rezoning of the Site to GRZ as it aligns with the National Planning Standards.

6.2 Greater Wellington Regional Council

The initial meeting for the Request was held on 17 October 2024 with the Policy Team. The agenda was similar to the meeting with KCDC, with a focus on the relevant national and regional policy direction that the Request and section 32 assessment would need to cover.

This includes Change 1 to the RPS which was recently made partially operative and has a number of provisions relevant to plan changes and rezoning.

Ecological features were discussed, including natural inland wetlands and the stream which would be subject to regional consenting processes for any development in and around them.

Iwi engagement was also discussed, including the need to consider the recent Kāpiti Whaitua Implementation Plan.

6.3 Ātiawa Ki Whakarongotai

The initial hui for the Request was held on 15 October 2024 with the Taiao Team. This meeting covered the background to the proposal, timing and scope.

Ātiawa outlined the history of their association to the area, including a historical pa site in the wider Otaihanga area. Ātiawa indicated that they would be interested in the ecological, water and archaeological aspects of the proposal.

Ātiawa have provided a letter of support for the proposal which is attached as Appendix L, they have indicated a desire to remain involved as the Request progresses through the RMA process.

6.4 Ngā Hapū o Ōtaki

An initial hui for the Request was held on 6 November 2024. Ngā hapū confirmed their interest in the Request, but stated they would defer to Ātiawa on the technical detail.

6.5 Ngāti Toa Rangatira

An initial hui for the Request was held on 5 November 2024 with Te Rūnanga o Toa Rangatira. Ngāti Toa outlined their interest in any archaeological discoveries. They are also interested in improving ecological outcomes.

Initial feedback from Te Rūnanga suggests that they do not hold concerns about the Request, however they have indicated a desire to remain involved as the Request progresses through the RMA process.

7 Conclusion

The Request relates to two properties located adjacent to each other, being part of 65 and 73 Ratanui Road as further described in Section 2 of this report. The Request seeks to rezone those properties comprising the Site from their current Rural Lifestyle Zone to General Residential Zone with a Development Area and associated Structure Plan.

The Request has been assessed as being consistent with national, regional and district level policy considerations and as a result will promote the purpose of the RMA.

Appendix A - Proposed Changes to the District Plan

Maps

- Change the zoning of the Site from Rural Lifestyle Zone to General Residential Zone in the area outlined below.



1 STRUCTURE PLAN
1:1920

Development Area

- Insert new section titled: 'DEV3 - Ratanui Development Area', with text as underlined below.

DEV3 - Ratanui Development Area

Introduction

The Development Area provides for either a retirement village or residential development at the Site identified in DEV3- Figure 1: Ratanui Development Area Structure Plan.

This Section contains policies, rules and standards relating specifically to the Ratanui Development Area. The rules in this chapter apply in addition to the underlying General Residential Zone rules and standards, and the rules and standards contained in the Part 2: District-Wide Matters chapters.

DEV3-P1	Retirement Villages
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Enable retirement villages in DEV3 – Ratanui Development Area where:

1. The development is generally consistent with DEV3- Figure 1: Ratanui Development Area Structure Plan including:
 - a. providing site access via a T-intersection with a right turn bay in the area indicated in the Structure Plan;
 - b. creating a large-centralised restoration wetland in the general area indicated in the DEV3- Figure 1: Ratanui Development Area Structure Plan to provide for stormwater management and for offsetting any loss of wetland habitat on the site to ensure a net positive environmental gain;
 - c. providing an appropriate landscaped buffer in areas indicated in the DEV3- Figure 1: Ratanui Development Area Structure Plan to soften the transition from a residential to rural lifestyle land use;
 - d. preparation of an Earthworks and Landscape Plan as part of any resource consent for the development of the site;
 - e. designing building foundations to resist liquefaction induced settlement; and
 - f. providing a minimum setback or other protection or mitigation measures for adjacent property boundaries to avoid increasing the lateral spread hazard and/or effects to neighbouring properties.

DEV3-P2	Residential Activities and associated subdivision
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Enable residential activities and associated subdivision in DEV3 – Ratanui Development area where:

1. The development is generally consistent with DEV3- Figure 1: Ratanui Development Area Structure Plan including:
 - a. providing primary site access via a T-intersection with a right turn bay in the area indicated in the Structure Plan;
 - b. providing additional connectivity to adjacent sites;
 - c. considering the need for community facilities or reserves within the Site;
 - d. creating a large-centralised restoration wetland in the general area indicated in the DEV3- Figure 1: Ratanui Development Area Structure Plan to provide for stormwater management and for offsetting any loss of wetland habitat on the site to ensure a net positive environmental gain;
 - e. providing an appropriate landscaped buffer in areas indicated in the Structure Plan to soften the transition from a residential to rural lifestyle land use;
 - f. preparing an Earthworks and Landscape Plan as part of any resource consent for the development of the site;
 - g. designing building foundations to resist liquefaction induced settlement; and

- h. providing a minimum setback or other protection or mitigation measures for adjacent property boundaries to avoid increasing the lateral spread hazard and/or effects to neighbouring properties.

DEV3-R1 Retirement Villages within the Ratanui Development Area	
<u>Controlled Activity</u>	<p>Matters of control</p> <ol style="list-style-type: none"> <u>The degree to which the development is in general accordance with DEV3- Figure 1: Ratanui Development Area Structure Plan.</u> <u>The matters in policy DEV3-P1.</u> <u>The matters of discretion in GRZ-R41.</u> <p>Note: <u>for the avoidance of doubt GRZ-R41 does not apply to retirement villages within DEV3 – Ratanui Development Area.</u></p>

DEV3-R2 Subdivision within the Ratanui Development Area	
<u>Restricted Discretionary Activity</u>	<p>Matters of discretion</p> <ol style="list-style-type: none"> <u>The degree to which the development is in general accordance with DEV3- Figure 1: Ratanui Development Area Structure Plan.</u> <u>The matters in policy DEV3-P2.</u>

DEV3-R3 Residential Activities within the Ratanui Development Area where there are four or more residential units per site	
<u>Restricted Discretionary Activity</u>	<p>Matters of discretion</p> <ol style="list-style-type: none"> <u>The degree to which the development is in general accordance with DEV3- Figure 1: Ratanui Development Area Structure Plan.</u> <u>The matters in policy DEV3-P2.</u>

DEV3- Figure 1: Ratanui Development Area Structure Plan



STRUCTURE PLAN LEGEND	
SITE BOUNDARIES	---
LANDSCAPE BUFFER	- - -
VEGETATED BUFFER	- - -
EXISTING HIGHLY MODIFIED STREAM	—
INDICATIVE ACCESS	X
STORMWATER MANAGEMENT AND WETLAND OFFSETTING AREA (SIZE TO BE DETERMINED AT RESOURCE CONSENT STAGE)	S

1 STRUCTURE PLAN
1:1500

Appendix B - Assessment of relevant higher order statutory planning document objectives and policies

New Zealand Coastal Policy Statement

Objective 1

To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land, by:

- maintaining or enhancing natural biological and physical processes in the coastal*
- environment and recognising their dynamic, complex and interdependent nature; protecting representative or significant natural ecosystems and sites of biological*
- maintaining coastal water quality, and enhancing it where it has deteriorated from importance and maintaining the diversity of New Zealand's indigenous coastal flora and fauna; and what would otherwise be its natural condition, with significant adverse effects on ecology and habitat, because of discharges associated with human activity.*

Objective 2

To preserve the natural character of the coastal environment and protect natural features and landscape values through:

- recognising the characteristics and qualities that contribute to natural character,*
- natural features and landscape values and their location and distribution; identifying those areas where various forms of subdivision, use, and development*
- would be inappropriate and protecting them from such activities; and encouraging restoration of the coastal environment.*

Objective 6

To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that:

- the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits;*
- some uses and developments which depend upon the use of natural and physical resources in the coastal environment are important to the social, economic and cultural wellbeing of people and communities;*
- functionally some uses and developments can only be located on the coast or in the coastal marine area;*
- the coastal environment contains renewable energy resources of significant value;*
- the protection of habitats of living marine resources contributes to the social, economic and cultural wellbeing of people and communities;*
- the potential to protect, use, and develop natural and physical resources in the coastal marine area should not be compromised by activities on land;*
- the proportion of the coastal marine area under any formal protection is small and therefore management under the Act is an important means by which the natural resources of the coastal marine area can be protected; and*

- *historic heritage in the coastal environment is extensive but not fully known, and vulnerable to loss or damage from inappropriate subdivision, use, and development.*

Policy 3 Precautionary approach

(1) Adopt a precautionary approach towards proposed activities whose effects on the coastal environment are uncertain, unknown, or little understood, but potentially significantly adverse.

(2) In particular, adopt a precautionary approach to use and management of coastal resources potentially vulnerable to effects from climate change, so that:

(a) avoidable social and economic loss and harm to communities does not occur;

(b) natural adjustments for coastal processes, natural defences, ecosystems, habitat and species are allowed to occur; and

(c) the natural character, public access, amenity and other values of the coastal environment meet the needs of future generations.

Policy 6 Activities in the coastal environment

(1) In relation to the coastal environment:

(a) recognise that the provision of infrastructure, the supply and transport of energy including the generation and transmission of electricity, and the extraction of minerals are activities important to the social, economic and cultural well-being of people and communities;

(b) consider the rate at which built development and the associated public infrastructure should be enabled to provide for the reasonably foreseeable needs of population growth without compromising the other values of the coastal environment;

(c) encourage the consolidation of existing coastal settlements and urban areas where this will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth;

(d) recognise tangata whenua needs for papakāinga³, marae and associated developments and make appropriate provision for them

(e) consider where and how built development on land should be controlled so that it does not compromise activities of national or regional importance that have a functional need to locate and operate in the coastal marine area;

(f) consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable;

(g) take into account the potential of renewable resources in the coastal environment, such as energy from wind, waves, currents and tides, to meet the reasonably foreseeable needs of future generations;

(h) consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects;

(i) set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment; and

(j) where appropriate, buffer areas and sites of significant indigenous biological diversity, or historic heritage value.

...

Policy 11 Indigenous biological diversity (biodiversity)

To protect indigenous biological diversity in the coastal environment:

- (a) avoid adverse effects of activities on:
 - (i) indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification System lists;
 - (ii) taxa that are listed by the International Union for Conservation of Nature and Natural Resources as threatened;
 - (iii) indigenous ecosystems and vegetation types that are threatened in the coastal environment, or are naturally rare;
 - (iv) habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare;
 - (v) areas containing nationally significant examples of indigenous community types; and
 - (vi) areas set aside for full or partial protection of indigenous biological diversity under other legislation; and
- (b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on:
 - (i) areas of predominantly indigenous vegetation in the coastal environment;
 - (ii) habitats in the coastal environment that are important during the vulnerable life stages of indigenous species;
 - (iii) indigenous ecosystems and habitats that are only found in the coastal environment and are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones, rocky reef systems, eelgrass and saltmarsh;
 - (iv) habitats of indigenous species in the coastal environment that are important for recreational, commercial, traditional or cultural purposes;
 - (v) habitats, including areas and routes, important to migratory species; and
 - (vi) ecological corridors, and areas important for linking or maintaining biological values identified under this policy.

Policy 13 Preservation of natural character

(1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:

- (a) avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and
- (b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment; including by:
 - (c) assessing the natural character of the coastal environment of the region or district, by mapping or otherwise identifying at least areas of high natural character; and
 - (d) ensuring that regional policy statements, and plans, identify areas where preserving natural character requires objectives, policies and rules, and include those provisions.

(2) Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:

- (a) natural elements, processes and patterns;
- (b) biophysical, ecological, geological and geomorphological aspects;

- (c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;*
- (d) the natural movement of water and sediment;*
- (e) the natural darkness of the night sky;*
- (f) places or areas that are wild or scenic;*
- (g) a range of natural character from pristine to modified; and*
- (h) experiential attributes, including the sounds and smell of the sea; and their context or setting.*

Policy 14 Restoration of natural character

Promote restoration or rehabilitation of the natural character of the coastal environment, including by:

- (a) identifying areas and opportunities for restoration or rehabilitation;*
- (b) providing policies, rules and other methods directed at restoration or rehabilitation in regional policy statements, and plans;*
- (c) where practicable, imposing or reviewing restoration or rehabilitation conditions on resource consents and designations, including for the continuation of activities; and recognising that where degraded areas of the coastal environment require restoration or rehabilitation, possible approaches include:*

- (i) restoring indigenous habitats and ecosystems, using local genetic stock where practicable; or*
- (ii) encouraging natural regeneration of indigenous species, recognising the need for effective weed and animal pest management;*
- or*
- (iii) creating or enhancing habitat for indigenous species; or*
- (iv) rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarsh; or*
- (v) restoring and protecting riparian and intertidal margins; or*
- (vi) reducing or eliminating discharges of contaminants; or*
- (vii) removing redundant structures and materials that have been assessed to have minimal heritage or amenity values and when the removal is authorised by required permits, including an archaeological authority under the Historic Places Act 1993; or*
- (viii) restoring cultural landscape features; or*
- (ix) redesign of structures that interfere with ecosystem processes; or*
- (x) decommissioning or restoring historic landfill and other contaminated sites which are, or have the potential to, leach material into the coastal marine area.*

Assessment: As noted in section 3 of the Request, the site is within the mapped coastal environment which covers the entire Paraparaumu urban area. As noted in the effects assessment in Section 3 of this Request, the rezoning and subsequent development of the site will have a negligible effect on coastal character values considering there is little notable coastal character remaining on the site. The redevelopment of the site will enable the restoration of degraded habitats, and planting will include eco-sourced species suited to this coastal environment, in combination with the restoration of wetland areas which will restore some aspects of natural character. Objective 6 recognises that subdivision and development can be appropriate. As such, the proposal is consistent with these objectives and policies.

Objective 3

To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by:

- recognising the ongoing and enduring relationship of tangata whenua over their*
- promoting meaningful relationships and interactions between tangata whenua and*
- incorporating mātauranga Māori into sustainable management practices; and*
- recognising and protecting characteristics of the coastal environment that are of lands, rohe and resources; persons exercising functions and powers under the Act; special value to tangata whenua.*

Policy 2 The Treaty of Waitangi, tangata whenua and Māori heritage

In taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), and kaitiakitanga, in relation to the coastal environment:

- (a) recognise that tangata whenua have traditional and continuing cultural relationships with areas of the coastal environment, including places where they have lived and fished for generations;*
- (b) involve iwi authorities or hapū on behalf of tangata whenua in the preparation of regional policy statements, and plans, by undertaking effective consultation with tangata whenua; with such consultation to be early, meaningful, and as far as practicable in accordance with tikanga Māori;*
- (c) with the consent of tangata whenua and as far as practicable in accordance with tikanga Māori, incorporate mātauranga Māori¹ in regional policy statements, in plans, and in the consideration of applications for resource consents, notices of requirement for designation and private plan changes;*
- (d) provide opportunities in appropriate circumstances for Māori involvement in decision making, for example when a consent application or notice of requirement is dealing with cultural localities or issues of cultural significance, and Māori experts, including pūkenga, may have knowledge not otherwise available;*
- (e) take into account any relevant iwi resource management plan and any other relevant planning document recognised by the appropriate iwi authority or hapū and lodged with the council, to the extent that its content has a bearing on resource management issues in the region or district; and
 - (i) where appropriate incorporate references to, or material from, iwi resource management plans in regional policy statements and in plans; and*
 - (ii) consider providing practical assistance to iwi or hapū who have indicated a wish to develop iwi resource management plans;**
- (f) provide for opportunities for tangata whenua to exercise kaitiakitanga over waters, forests, lands, and fisheries in the coastal environment through such measures as:
 - (i) bringing cultural understanding to monitoring of natural resources;*
 - (ii) providing appropriate methods for the management, maintenance and protection of the taonga of tangata whenua;**

- (iii) having regard to regulations, rules or bylaws relating to ensuring sustainability of fisheries resources such as taiāpure, mahinga mātaītai or other non commercial Māori customary fishing; and*
- (g) in consultation and collaboration with tangata whenua, working as far as practicable in accordance with tikanga Māori, and recognising that tangata whenua have the right to choose not to identify places or values of historic, cultural or spiritual significance or special value:

 - (i) recognise the importance of Māori cultural and heritage values through such methods as historic heritage, landscape and cultural impact assessments; and*
 - (ii) provide for the identification, assessment, protection and management of areas or sites of significance or special value to Māori, including by historic analysis and archaeological survey and the development of methods such as alert layers and predictive methodologies for identifying areas of high potential for undiscovered Māori heritage, for example coastal pā or fishing villages.**

Assessment: The land is within the rohe of Ngā Hapū o Ōtaki, Ātiawa ki Whakarongotai and Ngāti Toa Rangatira. In preparing this Request, the Requestor has engaged with the three iwi/hapū groups and a series of hui were held during October-November 2024.

Initial feedback from mana whenua suggests that they do not hold concerns about the Request, however have indicated a desire to remain involved in the Request. Mana whenua have been provided a copy of the Request in parallel with its lodgement with the Council. The Requestor maintains an open dialogue with all three groups.

Regional Policy Statement

Note: The RPS was made operative in 2013. Council notified Change 1 to the RPS in August 2022. Council made decisions on Change 1 to the RPS on 26 September 2024, some of which are subject to appeal under Schedule 1 of the Act and some are operative being progressed through the Freshwater Planning Process. The relevant objectives and policies from the decisions version of Change 1 are assessed below. Change 1 provisions or changes to provisions are underlined, provisions that are potentially subject to appeal under Schedule 1 are indicated with an *.

Chapter 3.1A - Climate Change

Objective CC.1*: The Wellington Region is a low-emission and climate-resilient region, where climate change mitigation and climate change adaptation are an integral part of:

- (a) sustainable air, land, freshwater, and coastal management; and
- (b) well-functioning urban areas and rural areas; and
- (c) the planning and delivery of infrastructure (including regionally significant infrastructure).

Policy CC.9*: Reducing greenhouse gas emissions associated with subdivision, use or development – consideration

When considering an application for a resource consent, notice of requirement, or a change, variation or review of a regional or district plan, particular regard shall be given to whether the subdivision, use or development has been planned in a way that contributes to reducing greenhouse gas emissions by optimising overall transport demand, by maximising mode shift from private vehicles to public transport or active modes, and supporting low and zero-carbon modes.

Assessment: As outlined in the Transport Assessment, future residents will have multi-modal transport options including access to a nearby bus service and pedestrian and cycle connections to nearby amenities such as open space and commercial and community facilities. While the site is not walkable to a commercial centre, it is within easy cycle distance of Paraparaumu Metropolitan Centre and Paraparaumu Beach (14 minutes and 12 minutes respectively). Further, the area has been identified as a medium growth residential area in the Growth Strategy, it is likely that in the medium to long term there will be increased opportunities for improved public transport and commercial/community facilities in the area. As such, the Request is consistent with this objective and policy.

Objective CC.4*: Nature-based solutions are an integral part of climate change mitigation and climate change adaptation, improving the health, well-being and resilience of people and communities, indigenous biodiversity, and natural and physical resources.

Policy CC.14*: Climate-responsive development – district and city council consideration

When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district plan, require that development and infrastructure is located, designed and constructed in ways that provide for climate change mitigation, climate change adaptation and climate-resilience prioritising the use of nature-based solutions and informed by mātauranga Māori. This includes as appropriate to the scale and context of the activity:

(a) providing urban green space, particularly canopy trees, to reduce urban heat and reduce stormwater flowrates:

i. prioritising the use of appropriate indigenous species, and

ii. contributing to achieving a wider target of 10 percent tree canopy cover at a suburb-scale by 2030, and 30 percent cover by 2050; and

(b) methods to increase water resilience, including by requiring harvesting of water at a domestic and/or community-scale for non-potable uses (for example by requiring rain tanks, rainwater re-use tanks, and setting targets for urban roof area rainwater collection); and

(c) avoiding significant adverse effects on the climate change mitigation, climate change adaptation and climate-resilience functions and values of an ecosystem, and avoiding, minimising, or remedying other adverse effects on these functions and values; and

(d) promoting efficient use of water and energy in buildings and infrastructure; and

(e) promoting appropriate design of buildings and infrastructure so they are able to withstand the predicted future higher temperatures, intensity and duration of rainfall and wind over their anticipated life span.

Policy CC.14A*: Climate-responsive development – regional council consideration

When considering an application for a resource consent, or a change, variation, or review of a regional plan, require that development and infrastructure is located, designed, and constructed in ways that provide for climate change mitigation, climate change adaptation and climate-resilience, prioritising the use of nature-based solutions and informed by mātauranga Māori. This includes, as appropriate to the scale and context of the activity:

(a) avoiding significant adverse effects on the climate change mitigation, climate change adaptation and climate-resilience functions and values of an ecosystem and avoiding, minimising, or remedying other adverse effects on these functions and values.

Assessment: As outlined in the Civil Infrastructure Report, the future impacts of climate change have been considered, and the site is able to address natural hazard risks such as flooding including the predicted impacts of climate change such as increased rainfall intensity through nature-based solutions such as constructed wetlands. As outlined in the Ecology Assessment, the site is currently lacking in biodiversity value through historical rural land uses including grazing. There are opportunities to greatly improve biodiversity including restoration of wetland, stream and terrestrial habitats and provide urban green space. As such, the Request is consistent with this objective and policies.

Chapter 3.2 - Coastal environment

Objective 4 *The natural character of the coastal environment is protected from the adverse effects of inappropriate subdivision, use and development*

Objective 5 *Areas of the coastal environment where natural character has been degraded are restored and rehabilitated.*

Objective 7 *The integrity, functioning and resilience of physical and ecological processes in the coastal environment are protected from the adverse effects of inappropriate subdivision, use and development.*

Policy 36: Managing effects on natural character in the coastal environment – consideration

When considering an application for a resource consent, notice of requirement or a change, variation or review of a district or regional plan, a determination shall be made as to whether an activity may affect natural character in the coastal environment, and in determining whether an activity is inappropriate particular regard shall be given to:

(a) the nature and intensity of the proposed activity including:

(i) the functional need or operational requirement to locate within the coastal environment

(ii) the opportunity to mitigate anticipated adverse effects of the activity

(b) the degree to which the natural character will be modified, damaged or destroyed including:

(i) the duration and frequency of any effect, and/or

(ii) the magnitude or scale of any effect;

(iii) the irreversibility of adverse effects on natural character values;

(iv) whether the activity will lead to cumulative adverse effects on the natural character of the site/area.

(c) the resilience of the site or area to change;

(d) the opportunities to remedy or mitigate previous damage to the natural character;

(e) the existing land uses on the site.

Assessment: As noted in section 3 of the Request, the site is within the mapped coastal environment which covers the entire Paraparaumu urban area. In summary, as noted in the effects assessment in

Section 3 of this Request, the rezoning and subsequent development of the site will have a negligible effect on coastal character values considering there is little notable coastal character remaining on the site. The redevelopment of the site will enable the restoration of degraded habitats, and planting will include eco-sourced species suited to this coastal environment, in combination with the restoration of wetland areas which will restore some aspects of natural character. As such, the proposal is consistent with these objectives and policies.

Chapter 3.4 – Fresh water

Objective 12: *The mana of the Region’s waterbodies and freshwater ecosystems is restored and protected by ongoing management of land and water that:*

(a) returns the Region’s water bodies and freshwater ecosystems to, and thereafter maintains them, in a state of tūhauora/good health; and

(b) improves the health and wellbeing of the Region’s degraded waterbodies and freshwater ecosystems; and

(c) applies the Te Mana o te Wai hierarchy of obligations by prioritising:

i. first, the health and wellbeing of waterbodies and freshwater ecosystems,

ii. second, the health needs of people

iii. third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future; and

(d) recognises and provides for the individual natural characteristics and processes of waterbodies including their natural form, and their associated ecosystems; and

(e) incorporates and protects mātauranga Māori and acknowledges and provides for the connections and relationships of mana whenua / tangata whenua

with freshwater; and

(f) provides for the ability of mana whenua / tangata whenua to safely undertake their cultural and spiritual practices associated with freshwater, including mahinga kai; and

(g) actively involves mana whenua / tangata whenua in decision-making in relation to the Region’s waterbodies; and

(h) includes engagement with communities, stakeholders, and territorial authorities; and

(i) supports the wellbeing and safety of the community, by providing for the ability to carry out recreational activities, in and around freshwater environments; and

(j) supports and protects an abundance and diversity of freshwater habitats for indigenous freshwater species and, where appropriate, the habitat of trout and salmon; and

(k) supports the reasonable, sustainable and efficient use of water for activities that benefit the Region’s economy, including primary production activities, innovation and tourism.

Policy 40A: *Loss of extent and values of natural inland wetlands – consideration*

Policy 40B: *Loss of river extent and values - consideration*

Policy 41: *Managing ~~Minimising~~ the effects of earthworks and vegetation clearance disturbance – consideration*

Policy 42: *Effects on freshwater and receiving environments from urban development – consideration Minimising contamination in stormwater from development – consideration*

Policy FW.XXB: *Mana whenua/tangata whenua and Te Mana o te Wai – consideration*

Assessment: As outlined in the ecological effects assessment in section 3, the Request provides the opportunity to significantly improve freshwater habitats on site including wetlands and the highly modified stream. As such, the proposal is consistent with this objective.

While the policies above are related to consenting processes rather than plan changes, they have been assessed with regard to the suitability of the site to gain future consents. As outlined in the ecological effects assessment in section 3, there is a consenting pathway to address effects of the future development of the site with regard to these matters. The Request is therefore consistent with these policies.

Chapter 3.6 – Indigenous Ecosystems

Objective 16* *Indigenous ecosystems and habitats with significant indigenous biodiversity values, other significant habitats of indigenous fauna, and the ecosystem processes that support these ecosystems and habitats, are maintained protected and, where appropriate, enhanced and restored to a healthy functioning state.*

Policy 47*: Managing effects on indigenous ecosystems and habitats with significant indigenous biodiversity values and other significant habitats of indigenous fauna – consideration

When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district or regional plan, a determination shall be made as to whether an activity may affect indigenous ecosystems and habitats with significant indigenous biodiversity values, other significant habitats of indigenous fauna, and the ecosystem processes that support these ecosystems and habitats, and in determining whether the proposed activity is inappropriate particular regard shall be given to:

- (a) maintaining connections within, or corridors between, habitats of indigenous flora and fauna and/or enhancing the connectivity between fragmented indigenous habitats; and*
- (b) providing adequate buffering around areas of significant indigenous ecosystems and habitats from other land uses; and*
- (c) managing natural wetlands for the purpose of aquatic ecosystem health, recognising the wider benefits, such as for indigenous biodiversity, water quality and holding water in the landscape; and*
- (d) avoiding the cumulative adverse effects of the incremental loss of indigenous ecosystems and habitats; and*
- (e) providing seasonal or core habitat for indigenous species; and*
- (f) protecting the life supporting capacity of indigenous ecosystems and habitats; and*
- (g) ~~remediating or mitigating~~ minimising or remedying adverse effects on the indigenous biodiversity values where avoiding adverse effects is not practicably achievable except where Clause (i) and (j) apply; and*
- (h) the need for a precautionary approach to be adopted when assessing and managing the potential for adverse effects on indigenous ecosystems and habitats, where:*
 - (i) the effects on indigenous biodiversity are uncertain, unknown, or little understood; and*
 - (ii) those effects could cause significant or irreversible damage to indigenous biodiversity; and*
- (i) the provisions to protect significant biodiversity values in Policy 24B, and Policy 24C and the principles for biodiversity offsetting and biodiversity compensation in Policy 24A, except that Policy 24A and Policy 24B do not apply to REG activities and ET activities; and*

- (j) the provisions to manage the adverse effects of REG activities and ET activities on significant biodiversity values in Policy 24D; and
- (k) protecting indigenous biodiversity values of significance to mana whenua / tangata whenua, including those associated with a significant site for mana whenua / tangata whenua identified in a regional or district plan; and
- (l) enabling established activities affecting significant biodiversity values in the terrestrial environment to continue, where the effects of the activities:
 - (i) are no greater in intensity, scale and character; and
 - (ii) do not result in loss of extent, or degradation of ecological integrity, of any significant biodiversity values; and
- (m) ensuring that the adverse effects of plantation forestry activities on significant indigenous biodiversity values in the terrestrial environment are managed in a way that:
 - (i) maintains significant indigenous biodiversity values as far as practicable, while enabling plantation forestry activities to continue; and
 - (ii) where significant biodiversity values are within an existing plantation forest, maintains the long-term populations of any Threatened or At Risk (declining) species present in the area over the course of consecutive rotations of production.

Objective 16A*: The region's indigenous biodiversity is maintained and, where appropriate, enhanced and restored to a healthy functioning state, improving its resilience to increasing environmental pressures, particularly climate change.

Policy IE.2A*: Maintaining indigenous biodiversity in the terrestrial environment – consideration

When considering an application for a resource consent, notice of requirement, or a plan change, variation or review of a district plan or regional plan, indigenous biodiversity in the terrestrial environment that does not have significant indigenous biodiversity values as identified under Policy 23 and is not on Māori land, shall be maintained by:

- (a) avoiding, remedying or mitigating the adverse effects of REG activities and ET activities to the extent practicable; and
- (b) managing any significant adverse effects on indigenous biodiversity from any other proposed activity by applying the effects management hierarchy; and
- (c) managing all other adverse effects on indigenous biodiversity to achieve at least no overall loss in indigenous biodiversity within the Wellington Region or district as applicable.

Objective 16B*: Mana whenua / tangata whenua values relating to indigenous biodiversity, particularly taonga species, and the important relationship between indigenous ecosystem health and well-being, are given effect to in decision-making, and mana whenua / tangata whenua are supported to exercise their kaitiakitanga for indigenous biodiversity

Policy IE.2*: *Giving effect to mana whenua / tangata whenua roles and values when managing indigenous biodiversity – consideration*

When considering an application for a resource consent, notice of requirement, or a plan change, variation or review of a district plan for subdivision, use or development that may impact on indigenous biodiversity, recognise and provide for mana whenua / tangata whenua values and relationships associated with indigenous biodiversity, including by, but not restricted to:

- (a) giving effect to the decision-making principles for indigenous biodiversity and, once they are established, the local expressions of the decision-making principles for indigenous biodiversity developed through Method IE.1; and*
- (b) enabling mana whenua / tangata whenua to exercise their roles as kaitiaki; and*
- (c) incorporating the use of mātauranga Māori in the management and monitoring of indigenous biodiversity; and*
- (d) supporting mana whenua / tangata whenua to access and exercise sustainable customary use of indigenous biodiversity, including for mahinga kai and taonga, in accordance with tikanga.*

Assessment: As outlined in the Ecological Assessment, there are no identified significant indigenous biodiversity values or significant habitats of indigenous fauna. As such Objective 16 and Policy 47 have been considered but are not relevant to the Request. Objectives 16A and Policy IE.2A however relate to all indigenous biodiversity. The Ecological Assessment outlines constraints and opportunities with regard to indigenous biodiversity on site and concludes that there are opportunities to significantly improve degraded habitats on the site. The effects from any reclamation of wetlands required to develop the site that cannot be avoided will be addressed through the consenting process and the effects management hierarchy.

Tangata whenua values and relationships have been considered with regard to indigenous biodiversity, both through consultation and review of documents such as the Kāpiti WIP and Atiawa's kaitiakitanga plan. It is considered that the restoration of degraded habitats on site, particularly waterways, is consistent with these values and relationships.

Chapter 3.8 – Natural Hazards

Objective 19: *The risks ~~and consequences~~ to people, communities, ~~their~~ businesses, property, and infrastructure ~~and the environment~~ from natural hazards and the effects of climate change effects are reduced avoided or minimised.*

Objective 21: *The resilience of our ~~€~~communities, infrastructure ~~are more resilient to natural hazards, including the impacts and the natural environment to natural hazards is strengthened improved, including to the short, medium, and long-term effects of climate change, and sea level rise, is strengthened,~~ and people are better prepared for the consequences of natural hazard events.*

Policy 29: ~~Avoiding inappropriate~~ Managing subdivision, use and development in areas at high risk from natural hazards – district and regional plans

Regional and district plans shall manage subdivision, use and development in areas at risk from natural hazards as follows:

- (a) identify areas potentially affected by natural hazards; and
- (b) use a risk-based approach to assess the consequences to new or existing subdivision, use and development from natural hazard and climate change impacts over at least a 100 year planning horizon which identifies the hazards or risks as being low, medium or high; and
- (c) include hazard overlays, objectives, policies and rules to manage new and existing ~~avoid inappropriate~~ subdivision, use and development in those areas where the hazards or risks are assessed as low to medium in order to minimise or not increase the risks from natural hazards; and
- (d) include hazard overlays, objectives, policies and rules to avoid new and minimise or not increase the risks to existing subdivision, use and development and hazard sensitive activities in areas where the hazards or risks are assessed as high, unless there is a functional or operational need to be located in these areas.

Policy 51: Avoiding or Minimising the risks and consequences of natural hazards - consideration

When considering an application for a resource consent, notice of requirement, or a change, variation or review to a district or regional plan, the risk and consequences of natural hazards on people, communities, their property and infrastructure shall be avoided or minimised, and/or in determining whether an activity is inappropriate particular regard shall be given to:

- (a) the ~~frequency and magnitude~~ likelihood and consequences of the range of natural hazards that may adversely affect the ~~proposal or development~~ subdivision, use or development, including residual risk those that may be exacerbated by climate change and sea level rise; and
- (b) the ~~potential for climate change and sea level rise to increase in the frequency or magnitude of a hazard event;~~
- (b) whether the location of the subdivision, use or development will foreseeably require hazard mitigation works in the future; and
- (c) the potential for injury or loss of life, social and economic disruption and civil defence emergency management and civil defence implications – such as access routes to and from the site; and
- (d) whether the subdivision, use or development causes any change in the risks and consequences from natural hazards in areas beyond the ~~application~~ development site; and
- (e) ~~minimising effects~~ the impact of the ~~proposed~~ subdivision, use or development on any natural features that may act as a buffer to reduce the impacts from natural hazards; and ~~and where development should not interfere with their ability to reduce the risks of natural hazards;~~
- (f) avoiding ~~inappropriate~~ subdivision, use or ~~and~~ development and hazard sensitive activities where the hazards and risks are assessed as high in areas at high risk from natural hazards, unless there is a functional or operational need to be located in these areas; and

- (g) appropriate ~~the potential need for~~ hazard risk management and/or adaptation ~~and mitigation~~ measures for subdivision, use or development in moderate risk areas where the hazards and risks are assessed as low to moderate, including an assessment of residual risk; and
- (h) the allowance for floodwater conveyancing in identified overland flow paths and stream corridors; and
- (i) the need to locate ~~habitable floor areas and access routes~~ levels of habitable buildings and buildings used as places of employment above the 1% annual exceedance probability (1:100 year) flood level, in identified flood hazard areas; and
- (h) whether Te Ao Māori or mātauranga Māori provides a broader understanding of the hazards and risk management options.

Assessment: As outlined in the Civil Infrastructure Report, the future impacts of climate change have been considered. The site is able to address natural hazard risks such as flooding, including the predicted impacts of climate change such as increased rainfall intensity, through nature-based solutions such as constructed wetlands. As such, the Request is consistent with these objectives and policies.

Chapter 3.9 - Regional form, design and function

Objective 22*: A compact, well-designed, climate-resilient, accessible, and environmentally responsive regional form with well-functioning urban areas and rural areas, where:

- (a) there is sufficient development capacity to meet the needs of current and future generations, improve housing affordability and quality, and provide access to a diversity of housing typologies within neighbourhoods which enable choice; and
- (b) Māori are able to express their culture and traditions, and the relationship of mana whenua / tangata whenua with their culture, ancestral land, water, sites, wāhi tapu and other taonga is provided for; and
- (c) Te Mana o te Wai is given effect to; and
- (d) intensification occurs within existing urban zones in appropriate places where it is environmentally responsive; and
- (e) subdivision, use and development is located, designed, and constructed in a way that is climate-resilient and contributes to reducing greenhouse gas emissions; and
- (f) built environments, including integrated transport infrastructure, meet the health and wellbeing needs of all people, with multi-modal access including active transport, between housing, jobs, community services, centres, green space, and open space; and
- (g) the biophysical characteristics, location, recognised values, capability and limitations of land inform its use and development; and
- (h) the productive capacity of rural land is retained; and
- (i) existing urban-zoned land, and infrastructure capacity is used effectively and efficiently; and
- (j) new or upgraded infrastructure is integrated and sequenced with development; and
- (k) development densities are sufficient to support the provision and ongoing maintenance of infrastructure; and
- (l) a variety of residential, commercial, mixed use and industrial development in appropriate locations is provided which contributes to viable and vibrant centres at a range of scales, and industrial-based employment locations; and

(m) the safe and efficient operation of regionally significant infrastructure is protected from potential reverse sensitivity effects.

Assessment: The Request is consistent with Objective 22 in that:

- It provides development capacity to meet the needs of future generations, particularly with regard to the retirement unit typology which is required to meet the needs of Kāpiti's aging population;
- Consideration has been given to mana whenua values and te mana o te wai and no conflicts have been identified;
- The Site can provide multi-modal transport opportunities including active modes and public transport to community and commercial facilities which will assist in reducing greenhouse gas emissions;
- The biophysical context of the site has been considered, with management approaches available for constraints and opportunities identified to achieve net positive environmental outcomes;
- While the productive capacity of the rural land will not be retained, it is very low being a small lifestyle block;
- The Site is contiguous with urban zoned land and makes use of existing urban infrastructure including reticulated three waters services on Ratanui Road;
- The Request contributes to the mix of land use activities sought in (l); and
- There are no reverse sensitivity effects identified on regionally significant infrastructure.

Policy 54: Achieving the region's urban design principles – consideration

When considering an application for a notice of requirement, or a change, variation or review of a district or regional plan, for development, particular regard shall be given to achieving the region's urban design principles in Appendix 2.

Assessment: While many of the principles in Appendix 2 are more relevant to a resource consent application, nonetheless particular regard has been had to them in the preparation of this Request:

- Context – the immediate and wider context of the site has been considered as outlined in section 2 and 3 of this report;
- Character – the Request will result in the changing of the character of the site from rural to urban, and this principle recognises that character is dynamic and evolving, not static. Nevertheless, technical reports have recommended mitigations with regard to managing character including providing landscaping to address the rural/urban interface, and ecological mitigations to restore degraded habitats on site;
- Choice – the Request provides housing choice through providing development capacity to meet the needs of future generations, particularly with regard to the retirement unit typology which is required to meet the needs of Kāpiti's aging population;
- Connections – the Request provides multi-modal transport opportunities including active modes and public transport to provide connectivity between the site and community and commercial facilities;

- Creativity – while these matters are more relevant to the consenting and detailed design of the Site, the Request does not preclude achieving these outcomes;
- Custodianship – while some of these matters are more relevant to the consenting and detailed design of the Site, as outlined in Section 3 some of these matters have been addressed including managing landscape and ecological values as well as natural hazard risk;
- Collaboration - while these matters are more relevant to the consenting and detailed design of the Site, the Request does not preclude achieving these outcomes.

Policy 55*: Managing greenfield development to contribute to well-functioning urban areas and rural areas Maintaining a compact, well-designed and sustainable regional form – consideration

~~When considering an~~ An application for a resource consent, notice of requirement, or a change, variation or review of a district plan for urban development beyond the region’s existing urban zones urban areas (as at March 2009), will contribute to achieving a compact, well-designed, climate-resilient, accessible and environmentally responsive regional form if: ~~particular regard shall be given to whether:~~

- (a) the location, design and layout of the urban proposed development is the most appropriate option to achieve Objective 22:
1. contributes to well-functioning urban areas, as articulated in Policy UD.5; and
 2. is well-connected to the existing urban area, which means it:
 - i) is adjacent to existing urban zones with access to employment and amenities, and either,
 - ii) is along existing or planned transport corridors that provide for multi-modal transport options, including public transport, or
 - iii) supports the efficient and effective delivery of planned new or upgraded transport infrastructure including for public transport; and
 3. concentrates building heights and densities to:
 - i) maximise access to, and efficient use of, existing infrastructure,
 - ii) use land to be zoned urban efficiently,
 - iii) support viable and vibrant neighbourhood, local, town, metropolitan and city centres, and
 - iv) support reductions in greenhouse gas emissions by use of low and zero-carbon emission transport modes, including efficient provision of public transport services; and
 4. applies specific management or protection for values or resources required by this Regional Policy Statement, including:
 - i) managing subdivision, use and development in accordance with the risk from natural hazards as required by Policy 29,
 - ii) protecting indigenous ecosystems and habitats with significant indigenous biodiversity values as identified by Policy 23,
 - iii) protecting outstanding natural features and landscape values as identified by Policy 25,
 - iv) protecting historic heritage values as identified by Policy 22,
 - v) giving effect to Te Mana o te Wai consistent with Policy 42,
 - vi) providing for climate resilience and supporting a low and zero-carbon multi-modal transport network consistent with Policies CC.1, CC.4, CC.4A, CC.9, CC.14 and CC.14A,

- vii) providing for mana whenua / tangata whenua values, including their relationship with their culture, ancestral lands, water, sites, wāhi tapu and other taonga,
 - viii) protecting Regionally Significant Infrastructure from incompatible or inappropriate adjacent land uses, consistent with Policy 8,
 - ix) protecting significant mineral resources from incompatible or inappropriate adjacent land uses, consistent with Policy 60, and
 - x) managing effects on natural character in the coastal environment, consistent with Policy 36; and
- (b) ~~it the proposed development has regard to is consistent with the Future Development Strategy the Council's growth and/or development framework or strategy~~ that describes where and how future urban development ~~should~~ will occur in that district; and/or
- (c) a structure plan has been prepared to a level of detail commensurate to the scale of the urban development, in partnership with mana whenua / tangata whenua where undertaken by a local authority; and
- (d) for a plan change, it would add significantly to development capacity in accordance with Policy UD.3.

Policy UD.5*: Contributing to well-functioning urban areas – consideration

~~When considering an~~ An application for a resource consent, notice of requirement, or a change, variation or review of a district plan for urban development beyond the region's existing urban zones urban areas (as at March 2009), will contribute to achieving a compact, well-designed, climate-resilient, accessible and environmentally responsive regional form if: ~~particular regard shall be given to whether:~~

- (a) ~~the location, design and layout of the urban proposed development is the most appropriate option to achieve Objective 22:~~
1. contributes to well-functioning urban areas, as articulated in Policy UD.5; and
 2. is well-connected to the existing urban area, which means it:
 - i) is adjacent to existing urban zones with access to employment and amenities, and either,
 - ii) is along existing or planned transport corridors that provide for multi-modal transport options, including public transport, or
 - iii) supports the efficient and effective delivery of planned new or upgraded transport infrastructure including for public transport; and
 3. concentrates building heights and densities to:
 - iv) maximise access to, and efficient use of, existing infrastructure,
 - v) use land to be zoned urban efficiently,
 - vi) support viable and vibrant neighbourhood, local, town, metropolitan and city centres, and
 - vii) support reductions in greenhouse gas emissions by use of low and zero-carbon emission transport modes, including efficient provision of public transport services; and
 4. applies specific management or protection for values or resources required by this Regional Policy Statement, including:
 - viii) managing subdivision, use and development in accordance with the risk from natural hazards as required by Policy 29,
 - ix) protecting indigenous ecosystems and habitats with significant indigenous biodiversity values as identified by Policy 23,

- x) protecting outstanding natural features and landscape values as identified by Policy 25,
 - xi) protecting historic heritage values as identified by Policy 22,
 - xii) giving effect to Te Mana o te Wai consistent with Policy 42,
 - xiii) providing for climate resilience and supporting a low and zero-carbon multi-modal transport network consistent with Policies CC.1, CC.4, CC.4A, CC.9, CC.14 and CC.14A,
 - xiv) providing for mana whenua / tangata whenua values, including their relationship with their culture, ancestral lands, water, sites, wāhi tapu and other taonga,
 - xv) protecting Regionally Significant Infrastructure from incompatible or inappropriate adjacent land uses, consistent with Policy 8,
 - xvi) protecting significant mineral resources from incompatible or inappropriate adjacent land uses, consistent with Policy 60, and
 - xvii) managing effects on natural character in the coastal environment, consistent with Policy 36; and
- (b) it the proposed development has regard to is consistent with the Future Development Strategy the Council's growth and/or development framework or strategy that describes where and how future urban development should will occur in that district; and/or
- (c) a structure plan has been prepared to a level of detail commensurate to the scale of the urban development, in partnership with mana whenua / tangata whenua where undertaken by a local authority;-; and
- (d) for a plan change, it would add significantly to development capacity in accordance with Policy UD.3.

Assessment: The Request will contribute to a compact, well-designed, climate-resilient, accessible and environmentally responsive regional form it responds to these policies as follows.

- Policy 55(a)1 – the Request contributes to well-functioning urban environments as articulated in Policy UD.5 in that it:
 - Is an efficient use of land in that it provides housing supply in terms of retirement units for an aging population, freeing up homes for younger generations. If the site was to be developed for residential development, this would also be meeting an identified housing demand in the District;
 - Increased housing supply will assist in improving affordability through providing supply to meet demand within the market;
 - Safe multi-modal access can be achieved as outlined in the Transport Effects assessment;
 - Mana whenua values have been considered including through ongoing engagement;
 - Effects on freshwater habitats can be addressed through consenting processes when the site is developed, and the Request offers an opportunity for significant improvement and enhancement of fresh water;
 - Future development of the site will be integrated with infrastructure, including regionally significant infrastructure as outlined in the civil and transport effects assessment in section 3 of this Request;
- Policy 55(a)2 – The area identified as part of the Request is adjacent to the existing General Residential Zone. It is on an existing transport corridor (Ratanui Road) which provides multi-modal travel options, and is near to public transport in the form of a regular bus service. As

outlined in the Transport Assessment, this proposal as well as nearby developments will in time support an improved public transport service in this area.

- Policy 55(a)3 – the rezoning of the site will allow the application of the Medium Density Residential Standards to enable the efficient use and development of the site for urban purposes. As outlined in the civil and transport effects assessments in Section 3, the development is integrated with existing infrastructure including existing transport and reticulated bulk water supply and wastewater infrastructure on Ratanui Road, including integrating with zero-carbon transport modes.
- Policy 55(a)4 – these policies have been assessed where relevant to the Request, and the proposal is consistent with them.
- Policy 55(b) - regard has been given to the FDS as outlined in section 4.8 of this report. While not explicitly provided for as a “prioritised development” area in the FDS, the Request is not in an area sought to be precluded from development (Wāhi Toitu), and is otherwise consistent with FDS Strategic Direction.
- Policy 55 (c) - a structure plan has been prepared commensurate with the scale of the development, this is attached in Appendix A.
- Policy 55(d) - as outlined in the Economic Assessment, the proposal would add significant development capacity. There is currently a shortfall of retirement and care facilities to provide for Kapiti’s aging population as the retirement age cohorts are an increasingly significant component of the Kāpiti Coast residential market. This Request would add a significant amount of supply relative to the projected demand. The Economic Assessment has considered large alternative sites (those with a land area exceeding 8ha) within existing residential areas in the district, the Assessment find that there are very limited practical and efficient opportunities for accommodating senior living options with full continuum of care facilities within existing urban areas.

Policy 56: Managing development in rural areas – consideration

When considering an application for a resource consent or a change, variation or review of a district plan for subdivision, use and development, in rural areas (as at March 2009), seek to manage adverse effects on rural areas by considering whether the proposal: particular regard shall be given to whether:

- (a) *~~the proposal will result in a loss of~~ retains the productive capability capacity of the rural area, including cumulative impacts that would reduce the potential for food and other primary production ~~and reverse sensitivity issues for existing production activities, including extraction and distribution of aggregate minerals; and~~*
- (b) *minimises the potential for reverse sensitivity issues, including on existing production activities, and extraction and distribution of aggregate minerals operations; and*
- (c) *~~(b) the proposal will reduce~~ retains or enhances the amenity aesthetic, cultural and open space values in rural areas between and around settlements; and*
- (d) *provides for mana whenua / tangata whenua values, including the relationship with their traditions, ancestral lands, water, sites, wāhi tapu and other taonga; and*
- (e) *~~(c) the proposals location, design or density will~~ supports reductions in greenhouse gas emissions minimise demand for non-renewable energy resources through appropriate location, design and density of development; and*
- (f) *is climate-resilient; and*
- (g) *gives effect to Te Mana o Te Wai; and*

- (h) for urban development, is consistent with Policy 55; and
- (i) ~~(d) for other development the proposal~~
 - i. ~~has regard to is consistent with the Future Development Strategy the relevant city or district council growth and/or development framework or strategy that addresses future rural development, or~~
 - ii. ~~where inconsistent with the Future Development Strategy (j) in the absence of a framework or strategy, the proposal would~~ increase pressure for public services and infrastructure beyond existing infrastructure capacity.

Assessment: The Request is consistent with this policy, each of the matters are addressed in turn:

- As outlined in the effects assessment in Section 3, the proposal does not retain the productive potential of the site, but the associated adverse effects are negligible considering the small landholding and rural lifestyle use of the land;
- Clause b is not relevant;
- Rural amenity will be maintained as outlined in the landscape and amenity effects assessment in Section 3;
- Mana whenua values have been considered through ongoing engagement with mana whenua;
- Greenhouse gas emissions from vehicle traffic are being addressed through the provision of multi-modal transport to the site, further, the removal of stock from the site will have benefits in terms of reduced methane emissions;
- Climate resilience is addressed in regard to stormwater management and flood risk which can be future proofed for climate change;
- The proposal is consistent with te mana o te wai through the enablement of restoration of degraded waterways through the urban rezoning of the site;
- The Request is consistent with Policy 55 as outlined above.

Policy 57: Integrating land use and transportation – consideration

When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district plan, seek to achieve integrated land use and transport within the Wellington Region by: for subdivision, use or development, particular regard shall be given to the following matters, in making progress towards achieving the key outcomes of the Wellington Regional Land Transport Strategy:

- (a) locating development in areas near centres and well-serviced by existing or planned public transport, to minimise private vehicle travel and trip length and maximise mode shift to public transport or active modes; and
- (b) supporting connectivity with, and accessibility to public services or amenities, key centres of employment activity or retail activity via public and active transport networks; and
- (c) supporting a safe, reliable, equitable, inclusive and efficient transport network including through connections with the wider transport network; and
- (d) providing safe and accessible multi-modal transport networks along connected routes that are designed for public and active transport, while recognising that the delivery of public transport services may not always be efficient or practical; and
- (e) supporting and enabling the rapid transport network and the growth corridors in the Wellington Region, including:

i. Western Growth Corridor – Tawa to Levin;

ii. Eastern Growth Corridor – Hutt to Masterton;

iv. Let's Get Wellington Moving Growth Corridor; and

(f) minimising the potential for reverse sensitivity effects on the safe and efficient operation of transport corridors.

- (a) ~~whether traffic generated by the proposed development can be accommodated within the existing transport network and the impacts on the efficiency, reliability or safety of the network;~~
- (b) ~~connectivity with, or provision of access to, public services or activities, key centres of employment activity or retail activity, open spaces or recreational areas;~~
- (c) ~~whether there is good access to the strategic public transport network;~~
- (d) ~~provision of safe and attractive environments for walking and cycling; and~~
- (e) ~~whether new, or upgrades to existing, transport network infrastructure have been appropriately recognised and provided for.~~

Policy 58: Co-ordinating land use with development and operation of infrastructure – consideration

~~When considering an application for a resource consent, notice of requirement, or a plan change, variation or review of a district plan, for subdivision, use or development, seek to achieve development that is integrated with infrastructure, in a way that: particular regard shall be given to whether the proposed subdivision, use or development is located and sequenced to:~~

- ~~(a) makes effective, efficient and safe use of existing infrastructure capacity; and~~
 - ~~(b) makes provision for the development, funding, implementation and operation of infrastructure serving the area in question; and~~
 - ~~(c) all infrastructure required to serve new development is available or is able to be delivered in a timeframe appropriate to service the development, and this may require timing or staging development accordingly.~~
-
- ~~(a) make efficient and safe use of existing infrastructure capacity; and/or~~
 - ~~(b) coordinate with the development and operation of new infrastructure.~~

Assessment: As outlined in Section 3 of this Request, a Transport Assessment has been undertaken which it concludes that the Request will not have any effects on the transport network that cannot be addressed through the consenting framework under the District Plan and with appropriate engineering solutions, including primary multi-modal access to the site via an intersection as outlined in the Structure Plan. The Request provides multi-modal transport opportunities including active modes and public transport to provide connectivity between the site and community and commercial facilities.

As outlined in Section 3 of this Request, the Request is supported by a Civil Engineering Infrastructure Assessment. The site can be adequately serviced, and it benefits from existing reticulated three waters infrastructure along Ratanui Road.

Objective 22A: To achieve sufficient development capacity to meet expected housing demand in the short-medium and long term in any tier 1 urban environment within the Wellington Region, the housing bottom lines in Table 9A are to be met or exceeded in the short-medium and long term in the tier 1 urban environment.

Note: Objective 22A and Table 9A were inserted into the Regional Policy Statement directly under section 55(2)(b) of the Resource Management Act 1991, i.e. without reference to RMA Schedule 1, as directed by the National Policy Statement on Urban Development 2020. The short-medium term (2021- 2031) and long term (2031- 2051) housing bottom lines are drawn from the Wellington Regional Housing and Business Development Capacity Assessment, Housing update – May 2022.

Policy UD.3: Plan changes that provide for significant development capacity - consideration

For local authorities with jurisdiction over part, or all, of an urban environment, when determining whether a plan change for urban development will be treated as adding significantly to development capacity that is not otherwise enabled in a plan or is not in sequence with planned land release, the following criteria must be met:

- (a) the plan change makes a significant contribution to meeting a need identified in the latest Housing and Business Development Capacity Assessment, or a shortage identified through monitoring or otherwise for:
 - (i) a variety of housing that meets the regional, district, or local shortage of housing in relation to the particular type, size, or format, or*
 - (ii) business space or land of a particular size or locational type, or*
 - (iii) community, cultural, health, or educational facilities; and**
- (b) a plan change will make a significant contribution to a matter in (a) if it:
 - (i) is of high yield relative to either the forecast demand or the identified shortfall,*
 - (ii) will be realised in a timely manner, and*
 - (iii) responds to demonstrated demand for the land use types proposed, for the short-medium term in that location; and**
- (c) where it provides for housing, the plan change will:
 - (i) as part of a mix of housing typologies, provide for high density development or medium density development, and*
 - (ii) contribute to increasing housing affordability through a general increase in supply or through providing non-market housing; and**
- (d) the required infrastructure can be provided effectively and efficiently for the proposal, and without material impact on the capacity provided by existing or committed infrastructure for other feasible, reasonably expected to be realised developments, in the short-medium term; and*
- (e) the plan change justifies the need for additional urban-zoned land in that particular location to meet housing and business demand, demonstrating consideration of existing feasible, reasonably expected to be realised development capacity within existing urban zones; and*
- (f) the plan change can demonstrate it will mitigate any potential adverse effects on the ability of existing urban areas and rural areas to be well-functioning, including by minimising potential reverse sensitivity effects and impacts on the feasibility, affordability, or deliverability of urban development anticipated by the district plan.*

Assessment: As outlined in the Economic Assessment, the Request provides development capacity to assist in meet housing bottom lines in the Region and District:

...enabling the rezoning of the PPC site to GRZ with provision for residential uses, including a potential retirement village development, would give effect to Policy 55 of the RPS Proposed Change 1 and Variation 1, which requires “managing greenfield development to contribute to well-functioning urban areas and rural areas”, provided that “(d) it would add significantly to development capacity in accordance with Policy UD.3”.⁴⁷

Policy UD.4: Achieving a compact regional form – district and regional plans

District and regional plans shall include objectives, policies, rules and/or other methods requiring that subdivision, use and development occurs in a way that supports compact growth by prioritising:

- a. first, urban development (including unanticipated or out-of-sequence brownfield development) within existing urban zones, with a preference for activities and along existing or planned public transport corridors; then*
- b. second, sequenced and planned greenfield urban development beyond existing urban zones, consistent with Policies 55 and 56; then*
- c. third, unanticipated or out-of-sequence greenfield urban development that is well-connected along transport corridors, consistent with Policies 55 and 56, and adds significantly to development capacity consistent with Policy UD.3; then*
- d. fourth, residential or mixed use development in rural areas, consistent with Policy 56; and*

District and regional plans shall apply this hierarchy to enable development capacity while:

- i enabling Māori to express their culture and traditions, and*
- ii requiring all infrastructure necessary to support development to be provided in an integrated and efficient way which prioritises the use or upgrading of existing infrastructure over the creation of new infrastructure; and*
- iii providing for a range of housing typologies and land uses, including mixed use development; and*
- iv for clauses (b) and (c), demonstrating that additional urban-zoned land is necessary and the most appropriate option to enable sufficient development capacity.*

Assessment: Clause b is relevant to this proposal as it is planned greenfield growth beyond existing urban zones. It is considered “planned” due to being identified in Kāpiti’s Growth Strategy 2022. The Request is consistent with (i) to (iv) for the reasons outlined in the effects assessment including the consideration of cultural values, being integrated with existing infrastructure (including existing reticulated three waters infrastructure on Ratanui Road), and being consistent the provision of development capacity including typologies in demand (retirement housing).

Chapter 3.10 - Resource management with tangata whenua

The following objectives are relevant:

Objective 24: *The principles of the Treaty of Waitangi are taken into account in a systematic way when resource management decisions are made.*

⁴⁷ Refer page 37

Objective 25: *The concept of kaitiakitanga is integrated into the sustainable management of the Wellington region's natural and physical resources.*

Objective 26: *Mauri is sustained, particularly in relation to coastal and fresh waters.*

Objective 28: *The cultural relationship of Māori with their ancestral lands, water, sites, wahi tapu and other taonga is maintained.*

And the following policies support the objectives listed above:

Policy 48: *Principles of the Treaty of Waitangi*

When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district or regional plan, particular regard shall be given to:

- (a) the principles of the Treaty of Waitangi; and*
- (b) Waitangi Tribunal reports and settlement decisions relating to the Wellington region.*

Policy 49: *Recognising and providing for matters of significance to tangata whenua*

When preparing a change, variation or review of a district or regional plan, the following matters shall be recognised and provided for:

- (a) the exercise of kaitiakitanga;*
- (b) mauri, particularly in relation to fresh and coastal waters;*
- (c) mahinga kai and areas of natural resources used for customary purposes; and*
- (d) places, sites and areas with significant spiritual or cultural historic heritage value to tangata whenua.*

Assessment: In preparing this Request, the Requestor has engaged with the three iwi/hapū groups that hold mana whenua within the Kāpiti Coast District: Ātiawa ki Whakarongotai, Ngā Hapū o Ōtaki and Ngāti Toa Rangatira. Hui were held during October-November 2024.

Initial feedback from mana whenua suggests that they do not hold concerns about the Request, particularly in respect of any sites of significance. This is supported by the archaeological assessment prepared to support the Request.

Mana whenua have indicated that they are interested in ensuring that the environmental impacts of the proposal are fully addressed, including any potential effects on waterways, and that there are opportunities to undertake environmental restoration.

The ecological assessment confirms that the ecological values of the Site are negligible and that the Request will not adversely affect the freshwater environment. It outlines how the Request provides opportunities to ensure environmental enhancement of degraded habitats on site.

Resultingly, it is considered that effects on mauri will be negligible, and there is the potential for positive effects. The Site is not known to be a utilised for any customary purposes.

Subsequent communications have not elicited any other concerns, however mana whenua have indicated a desire to remain involved in the Request. Mana whenua have been provided a copy of the

Request in parallel with its lodgement with the Council. The Requestor maintains an open dialogue with all three groups.

Kāpiti Coast District Plan

Strategic Direction

DO-01 Tangata Whenua

To work in partnership with the tangata whenua of the District in order to maintain kaitiakitanga of the District's resources and ensure that decisions affecting the natural environment in the District are made in accordance with the principles of Te Tiriti o Waitangi (Treaty of Waitangi).

Assessment: In preparing this Request, the Requestor has engaged with the three iwi/hapū groups that hold mana whenua within the Kāpiti Coast District: Ātiawa ki Whakarongotai, Ngā Hapū o Ōtaki and Ngāti Toa Rangatira. Initial feedback from mana whenua suggests that they do not hold concerns about the Request, however mana whenua have indicated a desire to remain involved in the Request. The Requestor maintains an open dialogue with all three groups.

DO-02 Ecology and Biodiversity

To improve indigenous biological diversity and ecological resilience through:

- 1. protecting areas of significant indigenous vegetation, and significant habitats of indigenous fauna;*
- 2. encouraging restoration of the ecological integrity of indigenous ecosystems;*
- 3. enhancing the health of terrestrial and aquatic ecosystems; and*
- 4. enhancing the mauri of waterbodies.*

Assessment: As outlined in the Ecological Assessment, there are no identified significant indigenous biodiversity values or significant habitats of indigenous fauna. The Ecological Assessment outlines constraints and opportunities with regard to all indigenous biodiversity on site and concludes that there are opportunities to significantly improve degraded habitats on the site. The effects from any reclamation of wetlands required to develop the site that cannot be avoided will be addressed through the consenting process and the effects management hierarchy.

Mana whenua have indicated that they are interested in ensuring that the environmental impacts of the proposal are fully addressed, including any potential effects on waterways, and that there are opportunities to undertake environmental restoration. Resultingly, it is considered that effects on mauri will be negligible, and there is the potential for positive effects.

DO-03 Development Management

To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas, and to provide for the development of new urban areas where these can be efficiently serviced and integrated with existing townships, delivering:

- 1. urban areas which maximise the efficient end use of energy and integration with infrastructure;*
- 2. a variety of living and working areas in a manner which reinforces the function and vitality of centres;*
- 3. an urban environment that enables more people to live in, and more businesses and community services to be located in, parts of the urban environment:*
 - a. that are in or near a Centre Zone or other area with many employment opportunities; or*
 - b. that are well serviced by existing or planned public or active transport; or*
 - c. where there is high demand for housing or for business land relative to other areas within the urban environment;*

while accommodating identified qualifying matters that constrain development;

- 4. resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;*
- 5. higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;*
- 6. management of development in areas of special character or amenity in a manner that has regard to those special values;*
- 7. sustainable natural processes including freshwater systems, areas characterised by the productive potential of the land, ecological integrity, identified landscapes and features, and other places of significant natural amenity;*
- 8. an adequate supply of housing and areas for business/employment to meet the needs of the District's anticipated population which is provided at a rate and in a manner that can be sustained within the finite carrying capacity of the District;*
- 9. management of the location and effects of potentially incompatible land uses including any interface between such uses; and*
- 10. urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change.*

DO-O20 Well-functioning Urban Environments

A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

DO-O23 Provision of housing for an aging population

Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the General Residential Zone and High Density Residential Zone, such as retirement villages.

Assessment: The Request is consistent with these objectives. The latter part of the chapeau of the Objective DO-O3 is relevant, and the clauses are addressed as follows:

- As outlined in Section 3 of this Request, the Request is supported by a Civil Engineering Infrastructure Assessment. The site can be adequately serviced, and it benefits from existing reticulated three waters infrastructure along Ratanui Road.
- The Request provides housing supply in terms of retirement units for an aging population, freeing up homes for younger generations. If the site was to be developed for residential development, this would also be meeting an identified housing demand in the District.
- The Request provides multi-modal transport opportunities including active modes and public transport to provide connectivity between the site and community and commercial facilities.
- As outlined in the Civil Infrastructure Report, the future impacts of climate change have been considered. The site is able to address natural hazard risks such as flooding, including the predicted impacts of climate change such as increased rainfall intensity, through nature-based solutions such as constructed wetlands. Geotechnical hazards can be addressed through mitigation measures as outlined in Section 3.
- The density proposed is appropriate considering the surrounding General Residential density.
- There are no areas of special character or amenity identified.
- The biophysical context of the site has been considered, with management approaches available for constraints and opportunities identified to achieve net positive environmental outcomes.
- The supporting assessment has shown that the economic benefits of the Request significantly outweigh the economic benefits of retaining the existing rural zoning. A residential zoning of the site subject to the structure plan would provide housing supply to meet an identified need, as well as the enablement of retirement units which is a typology in demand for Kāpiti's aging population.
- While this area is in transition from rural to urban character as outlined in Kāpiti's Growth Strategy, the Structure nevertheless recommends mitigation for the rural/urban interface in the form of building setbacks and landscaping.
- As outlined in the Transport Assessment, future residents will have multi-modal transport options including access to a nearby bus service and pedestrian and cycle connections to nearby amenities such as open space and commercial and community facilities.

For these reasons, the Request is considered to be consistent with DO-O20 with regard to creating a well-functioning urban environment.

The Request is consistent with DO-O20 for the reasons listed in respect of DO-O3(2) above.

DO-04 Coastal Environment

To have a coastal environment where:

- 1. areas of outstanding natural character and high natural character, outstanding natural features and landscapes, areas of significant indigenous vegetation, and significant habitats of indigenous fauna are identified and protected;*
- 2. areas of outstanding natural character and high natural character are restored where degraded;*
- 3. the effects of inappropriate subdivision, use and development are avoided, remedied, or mitigated;*
- 4. public access to and along the coast to facilitate active and passive recreational use is maintained and enhanced while managing inappropriate vehicle access; and*
- 5. Inappropriate development does not result in further loss of coastal dunes in the area mapped as the coastal environment.*

Assessment: As noted in section 3 of the Request, the site is within the mapped coastal environment which covers the entire Paraparaumu urban area. As noted in the effects assessment in Section 3 of this Request, the rezoning and subsequent development of the site will have a negligible effect on coastal character values considering there is little notable coastal character remaining on the site. The redevelopment of the site will enable the restoration of degraded habitats, and planting will include eco-sourced species suited to this coastal environment, in combination with the restoration of wetland areas which will restore some aspects of natural character.

DO-05 Natural Hazards

To ensure the safety and resilience of people and communities by avoiding exposure to increased levels of risk from natural hazards, while recognising the importance of natural processes and systems.

Assessment: As outlined in the Civil Infrastructure Report, the future impacts of climate change have been considered. The site is able to address natural hazard risks such as flooding, including the predicted impacts of climate change such as increased rainfall intensity, through nature-based solutions such as constructed wetlands. Geotechnical hazards can be addressed through mitigation measures as outlined in Section 3.

DO-06 Rural Productivity

To sustain the productive potential of land in the District, including:

- 1. retaining land which is suitable for a range of primary production activities;*
- 2. achieving added economic and social value derived from primary production activities through ancillary on-site processing and marketing;*

3. *enabling activities that utilise the productive potential of the land in the rural environment;*
4. *reducing conflict between land uses in the rural environment and adjoining areas; and*
5. *avoiding, remedying or mitigating adverse effects on the efficient operation of existing primary production activities from sensitive activities establishing on adjoining subject sites;*
6. *while safeguarding the life-supporting capacity of air, water, soil, and ecosystems by avoiding, remedying or mitigating adverse effects on the environment.*

Assessment: It is concluded that the rezoning of the Site would have a less than minor effect on the productive rural land resource of the Kāpiti Coast District. This is due to:

- As outlined above, the economic assessment provided in Appendix I finds that the site has limited soils of a highly productive nature, further, the zoning provides for rural lifestyle living rather than for primary production.
- The property is a small landholding and as such only supports lifestyle farming rather than productive or intensive agriculture.
- As outlined in Section 2.2.9 of this report, the site has a small section of highly productive land, however as outlined in Section 4.3, the NPS-HPL only relates to land zoned general rural or rural productive. Sites zoned Rural Lifestyle do not meet the NPS definition of being highly productive.

DO-07 Historic Heritage

To protect historic heritage in the District for the social, cultural and economic wellbeing of the Kāpiti Coast community and future generations, including:

1. *supporting the contribution of historic heritage features and their values to the identity, character and amenity of places and landscapes;*
2. *recognising and protecting tangata whenua historic heritage, including Waahi Tapu and Other Places and Areas Significant to Māori; and*
3. *providing for appropriate use and development of natural and physical resources with historic heritage values, while ensuring any adverse environmental effects are avoided, remedied or mitigated*

Assessment: There are no mapped or scheduled features on site of specific historic or cultural value. Initial feedback from mana whenua suggests that they do not hold concerns about the Request, particularly in respect of any sites of significance. This is supported by the archaeological assessment prepared to support the Request. The Request could potentially have effects on archaeological values if these are discovered during development. However, this risk can be addressed through consenting under the district plan and with appropriate controls in place such as an archaeological authority and protocols for accidental discovery.

DO-08 Strong Communities

To support a cohesive and inclusive community where people:

- 1. have easy access and connectivity to quality and attractive public places and local social and community services and facilities;*
- 2. have increased access to locally produced food, energy and other products and resources;*
- 3. have improved health outcomes through opportunities for active living or access to health services; and*
- 4. have a strong sense of safety and security in public and private spaces.*

Assessment: The Request provides multi-modal transport opportunities including active modes and public transport to provide connectivity between the site and community and commercial facilities. The Request would lead to improved health outcomes as an important element of retirement villages is the provision of on-site healthcare for the elderly.

DO-O9 Landscapes, Features and Landforms

To protect the District's identified outstanding natural features and landscapes from inappropriate subdivision, use and development; and

- 1. maintain or enhance the landscape values of special amenity landscapes and identified significant landforms; and*
- 2. avoid, remedy or mitigate adverse effects of earthworks on natural features and landforms.*

Assessment: While there are no outstanding natural features and landscapes or special amenity landscapes, the potential effects associated with landscape values is provided in section 3. Overall, a short-term Low-Moderate effect on rural character is an acknowledged and a consequential aspect of the rezoning that is proposed (i.e. the change a change from rural to residential land use). However, the transitional effects of the change will reduce over time as noted by the Landscape and Visual Assessment, and any residual adverse effects can be appropriately addressed through the consenting process including with recommendations as outlined in the assessment.

DO-O10 Contaminated Land

To prevent or mitigate any adverse environmental effects, including risks to human health and the environment, arising from past, present or future activities involving contaminated land.

Assessment: While there are known contamination issues on site, these effects can be addressed through an NES-CS consent process, and do not preclude the urban rezoning of the site.

DO-O11 Character and Amenity Values

To recognise the unique character and amenity values of the District's distinct communities, while providing for character and amenity values to develop and change over

time in response to the diverse and changing needs of people, communities and future generations, resulting in:

- 1. residential areas characterised by the presence of mature vegetation, a variety of built forms and building densities, the retention of landforms, and the recognition of unique community identities;*
- 2. vibrant, lively metropolitan and town centres supported by higher density residential and mixed use areas;*
- 3. local 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*

Assessment: The Request proposes a change of character of the site from rural to urban. While this will not appeal to members of the local community, this transition has been signalled through the Council's Urban Growth Strategy. DO-O11 acknowledges that character and amenity values change over time, and there is nothing in the Request that precludes the development of a residential character consistent with (1) above.

DO-O12 Housing Choice and Affordability

To meet diverse community needs by increasing the amount of housing that:

- 1. is of densities, locations, types, attributes, size and tenure that meets the social and economic wellbeing needs of households in suitable urban and rural locations;*
- 2. is affordable and adequate for lower income households; and*
- 3. can respond to the changing needs of residents, regardless of age, mobility, health or lifestyle preference;*
- 4. while enhancing the amenity of living environments and contributing to the sustainability of communities and compatibility with the goals of environmental sustainability, in particular resource, water and energy efficiency.*

Assessment: The supporting assessment has shown that the economic benefits of the Request significantly outweigh the economic costs of retaining the existing rural zoning. A residential zoning of the site subject to the structure plan would provide housing supply to meet an identified need, as well as the enablement of retirement units which is a typology in demand for Kāpiti's aging population.

General Residential Zone

GRZ-P20 Medium Density Residential Standards – Policy 1

Enable a variety of housing typologies with a mix of densities within the Zone, including 3-storey attached and detached dwellings, and low-rise apartments.

GRZ-P21 Medium Density Residential Standards – Policy 2

Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga).

GRZ-P22 Medium Density Residential Standards – Policy 3

Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.

GRZ-P23 Medium Density Residential Standards – Policy 4

Enable housing to be designed to meet the day-to-day needs of residents.

GRZ-P24 Medium Density Residential Standards – Policy 5

Provide for developments not meeting permitted activity status, while encouraging high-quality developments.

GRZ-P7 Development and Landforms

Subdivision, use and development (including associated driveways) should be sited, designed and undertaken to integrate with the natural topography and landform of the land and to minimise:

- 1. the visual impact, bulk and scale of buildings and structures on identified landscape values, ecological sites, geological features or areas of high natural character;*
- 2. the extent of cut and fill;*
- 3. the need for and the height of retaining walls; and*
- 4. the mass of buildings on sloping land, by variations in wall and roof lines and by floor plans which complement the contours of the land.*

Assessment: While these matters are more focussed on either the District Plan itself, or on resource consenting under the District Plan, there is nothing in this Request that is inconsistent with the above policies.

GRZ-P8 Reverse Sensitivity

New residential subdivision and development will be located away from lawfully established industrial or intensive rural activities, or areas zoned for these activities, to minimise reverse sensitivity effects.

Residential activities (excluding visitor accommodation other than temporary residential rental accommodation) located at the urban-rural interface will be undertaken in a manner which is compatible with the activities undertaken in the Rural Zones.

Assessment: There are no nearby industrial or intensive rural activities that would create reverse sensitivity issues should the site be rezoned as requested. If rezoned, the site will have a rural/urban

boundary on several sides. The Structure Plan includes mitigations including building setbacks and landscaping to address this interface.

GRZ-P9 Residential Activities (excluding visitor accommodation other than temporary residential rental accommodation)

Residential activities will be recognised and provided for as the principal use in the Residential Zones, while ensuring that the effects of subdivision, use and development is in accordance with the following principles:

- 1. adverse effects on natural systems will be avoided, remedied or mitigated;*
- 2. new built development will respond to the planned built character of the Zone;*
- 3. transport choice, efficiency and accessibility to active or public transport will be maximised;*
- 4. housing types which meet the need of households will be provided for;*
- 5. the functional and operational requirements of different types of housing are recognised; and*
- 6. accessory buildings and buildings which are ancillary to residential activities will be provided for.*

GRZ-P10 Residential Amenity

Subdivision, use and development in the Residential Zones will be required to achieve on-site amenity for residents and neighbours in accordance with the following principles:

- 1. building size and footprint will be proportional to the size of the allotment;*
- 2. usable and easily accessible private outdoor living spaces will be provided;*
- 3. buildings and structures will be designed and located to maximise sunlight access, privacy and amenity for the site and adjoining allotments;*
- 4. buildings and structures will be designed and located to respond to the planned built character of the Zone;*
- 5. appropriate separation distances will be maintained between buildings;*
- 6. yards will be provided to achieve appropriate building setbacks from neighbouring areas, the street and the coast;*
- 7. hard and impermeable surfaces will be offset by permeable areas on individual allotments;*
- 8. unreasonable and excessive noise, odour, smoke, dust, light, glare and vibration will be avoided;*
- 9. non-residential buildings will be of a form and scale which is compatible with the surrounding residential environment; and*
- 10. service areas for non-residential activities will be screened, and planting and landscaping will be provided.*

GRZ-P11 Residential Streetscape

Development, use and subdivision will enhance the amenity, functionality and safety of the streetscape in the Residential Zones. To achieve a positive relationship between development and the street, development will be undertaken in accordance with the Council's Streetscape Strategy and Guideline:

1. *direct pedestrian access will be provided from the street to the front entrance of the primary residential building, where practicable;*
2. *where practicable, at least one habitable room will be orientated towards the street;*
3. *the safety of road users, including pedestrians and cyclists, will not be adversely affected; and*
4. *on-site vehicle manoeuvring will be provided for rear allotments, allotments with significant sloping driveways and on strategic arterial routes.*

GRZ-P12 Landscaping

Landscaping will be required for non-residential activities and residential development in the Residential Zones to enhance residential amenity, while promoting water conservation and biodiversity and allowing for the natural infiltration of surface waters through permeable treatments. Landscaping will be located and designed in accordance with the following principles:

1. *the visual impact of large buildings will be reduced by appropriate screening and planting;*
2. *service areas, loading areas and outdoor storage areas will be screened;*
3. *on-site outdoor living spaces will be defined and enhanced by landscaping;*
4. *sunlight access and passive surveillance to adjoining areas will not be unreasonably restricted;*
5. *public infrastructure and services will not be damaged or blocked;*
6. *planting of locally indigenous vegetation will be encouraged; and*
7. *permeable surfaces will be provided for the natural infiltration of surface waters.*

GRZ-P13 Energy Efficiency

Where practicable, development and subdivision in the Residential Zones will be designed to minimise energy consumption by maximising sunlight access, and incorporating passive ventilation. Specifically, development will be undertaken in accordance with the following principles:

1. *good sunlight access should be prioritised to main living areas, habitable rooms (including rooms used for hospital recovery) and the private open space associated with living areas; and*
2. *the potential for natural cross-ventilation will be maximised to enable cooling breezes to reduce internal temperatures in the summer months.*

Assessment: Should the site be rezoned residential, the resulting effects of subdivision, use or development could be undertaken in accordance with the policies above. The effects assessment in Section 3 of the Request did not identify any matters that could not be addressed by the consenting process and through the proposed Structure Plan and Development Area.

GRZ-P28 Retirement Villages

Retirement villages will be enabled in the General Residential Zone, through a range of housing and living care options that are suitable for the needs and characteristics of older persons by:

1. *Providing for greater density than other forms of residential development to enable shared spaces, services, amenities and facilities, and affordability and the efficient provision of assisted living and care services;*
2. *Providing for good quality on site amenity, recognising the unique layout, internal amenity and other day-to-day needs of residents as they age;*
3. *Encouraging the scale and design of the retirement village to:*
 - a. *be of a high-quality and aligned with the planned urban character;*
 - b. *achieve attractive and safe streets and public open spaces, including by providing for passive surveillance;*
4. *Provide an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development.*

Assessment: This policy framework (along with the strategic objectives and district-wide matters outlined in following sections) are considered to create an appropriate policy framework for the General Residential Zone that the current Request can operate within.

In particular, Policy GRZ-P28 seeks to enable Retirement Villages in the Zone. Given that this policy specifically addresses the provision of a retirement village, it is considered to be an appropriate policy from which to ground the changes sought by the Request in relation to a future retirement village on the Site along with the proposed policy for specific issues identified in the Development Area.

GRZ-R1 - Any activity that is a permitted activity under the rules in this chapter.

Permitted Activity

Standards:

1. *The activity must not cause offensive or objectionable odour, dust or smoke at or beyond the boundary of the site on which it is occurring.*
2. *Each allotment must have a permeable surface area that is not covered by buildings, paving or other impermeable objects of not less than 30% of the total allotment area.*
3. *Any lighting must be directed so that the spill of light is contained within the boundaries of the site on which the activity occurs. Light level from the activity must not exceed 10 lux, when measured 1.5 metres inside the boundary of any other site located in the Residential Zones or Rural Zones. This standard does not apply to street lighting on legal roads.*

GRZ-R33 - New buildings and structures, and any minor works, additions or alterations to any building or structure.

Permitted Activity

Standards

Number of residential units or retirement units per site

1. *There must be no more than 3 residential units or retirement units per site. This standard does not apply to minor works, additions, or alterations to buildings and structures that do not increase the number of residential units or retirement units.*

Height

- 2. Buildings and structures must not exceed:
 - a. 11 metres in height, except that 50% of a building’s roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:
...
or:
 - b. 14 metres within the height variation control area identified in the District Plan maps.

Measurement criteria: Height must be measured using the height measurement criteria.

Height in relation to boundary

- 3. Buildings and structures must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.

...

This standard does not apply to:

- a. a boundary with a road;
- b. existing or proposed internal boundaries within a site;
- c. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

Setbacks

- 4. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:

GRZ-Table 1 - Yard setbacks

Yard	Minimum depth
Front	1.5 metres
Side	1 metre
Rear	1 metre (excluded on corner sites)

This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

Building Coverage

- 5. The maximum building coverage must not exceed 50% of the net site area.

Outdoor living space (per unit)

- 6. A residential unit or retirement unit at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that:
 - a. where located at ground level, has no dimension less than 3 metres; and
 - b. where provided in the form of a balcony, patio, or roof terrace, is at least 8m² and has a minimum dimension of 1.8 metres; and
 - c. is accessible from the residential unit or retirement unit; and
 - d. may be:
 - i. grouped cumulatively by area in 1 communally accessible location;or

- ii. *located directly adjacent to the unit; and*
 - e. *is free of buildings, parking spaces, and servicing and manoeuvring areas.*
7. *A residential unit or retirement unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:*
- a. *is at least 8m² and has a minimum dimension of 1.8 metres;*
 - b. *and is accessible from the residential unit or retirement units; and*
 - c. *may be:*
 - i. *grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or*
 - ii. *located directly adjacent to the unit.*

Outlook space (per unit)

8. *An outlook space must be provided for each residential unit or retirement unit as specified in this standard:*
- a. *An outlook space must be provided from habitable room windows as shown in the diagram below: ...*
 - b. *The minimum dimensions for a required outlook space are as follows:*
 - a. *principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and*
 - b. *all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.*
 - c. *The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.*
 - d. *Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.*
 - e. *Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.*
 - f. *Outlook spaces may be under or over a balcony.*
 - g. *Outlook spaces required from different rooms within the same building may overlap.*
 - h. *Outlook spaces must:*
 - a. *be clear and unobstructed by buildings; and*
 - b. *not extend over an outlook space or outdoor living space required by another dwelling.*

Windows to Street

9. *Any residential unit or retirement unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.*

Landscaped area

10. *A residential unit or retirement unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.*
11. *The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit or retirement unit.*

GRZ-R36 - New buildings and structures, and any minor works, additions or alterations to any building or structure, that do not comply with one or more of the standards under rule GRZ-R33, except for standard 1 under rule GRZ-R33.

Restricted Discretionary Activity

The following are excluded from this rule:

- Papakāinga
- Retirement villages

Notification

Public notification of an application for resource consent under this Rule is precluded. Limited notification of an application for resource consent under this rule is precluded for non-compliance with the following standards:
Standards 6 to 11 under rule GRZ-R33.

Matters of Discretion

1. The matters contained in the Land Development Minimum Requirements.
2. Consideration of the effects of the standard not met.
3. The imposition of financial contributions in accordance with the Financial Contributions Chapter.

GRZ-R37 - New buildings and structures, and any minor works, additions or alterations to any building or structure, that do not comply with standard 1 under rule GRZ-R33.

Restricted Discretionary Activity

The following are excluded from this rule:

- Papakāinga
- Retirement villages

Notification

Public and limited notification of an application for resource consent under this Rule is precluded.

Matters of Discretion

1. The relevant matters contained in the Residential Design Guide in Appendix 24.
2. The matters contained in the Land Development Minimum Requirements.
3. Site layout.
4. Building density, form and appearance.
5. Streetscape.
6. Landscaping.
7. Reverse sensitivity.
8. Transport effects.
9. Where the site is located adjacent to a Place and Area of Significance to Māori identified in Schedule 9, effects on cultural values.
10. Where the site is located adjacent to a site containing a historic heritage feature, effects on historic heritage values.
11. The imposition of financial contributions in accordance with the Financial Contributions Chapter.

GRZ-R41 - Construction or alteration of or addition to any building or structure for a retirement village involving 4 or more retirement units per site.

Restricted Discretionary Activity

Matters of Discretion

1. *Where any of the standards under rule GRZ-R33 are breached, consideration of the effects of the standard not met.*
2. *The effects of the retirement village on the safety of adjacent streets or public open spaces.*
3. *The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.*
4. *The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length.*
5. *When assessing the matters in 1 – 4, consider:*
 - a. *The need to provide for efficient use of larger sites; and*
 - b. *The functional and operational needs of the retirement village.*
6. *The positive effects of the construction, development and use of the retirement village.*
7. *The matters in policy GRZ-P28.*

Assessment: The activity rules in the GRZ give similar treatment to both retirement villages and residential units. The construction of both, provided MDRS standards are complied with, is a permitted activity for up to four units. When this number of units is exceeded, or if standards are breached, the activity status is Restricted Discretionary.

If the site was ever used for residential development, these standards could be applied alongside a subdivision application to create lots that could accommodate residential units that could comply with these standards as a permitted activity. A multi-unit residential development of four or more units would require a resource consent under either GRZ-R36 or GRZ-R37, and the assessment of any application would need to consider the relevant matters of discretion. This is an appropriate rule framework should the site ever be used for a residential development.

However, a proposal for a retirement village would have more than four units, and as such it would be a Restricted Discretionary Activity under GRZ-R41, and the assessment of any application would need to consider the relevant matters of discretion. This rule and associated matters of discretion are considered to be generally appropriate for most retirement village developments.

However, as outlined in section 4 of the Request, this Request seeks to insert a new rule with a Controlled Activity status for the construction of a retirement village on this particular site. This new rule is sought due to the large evidence base that has already been prepared in support of a proposal of this nature on this site. Further, the Request is for a publicly notified plan change, and neighbouring properties and the wider community will be able to consider any relevant effects and have the opportunity to make a submission and be heard.

A Controlled Activity status would provide regulatory certainty that the site is appropriate for a retirement village subject to compliance with a structure plan, without the need for limited of public notification (unless special circumstances exist).

Appendix C

Record of Title

Appendix D

Landscape and Visual Assessment

Appendix E

Ecological Assessment

Appendix F

Archaeological Assessment

Appendix G

Transport Assessment

Appendix H

Civil Engineering Infrastructure Assessment

Appendix I

Geotechnical Assessment

Appendix J

Economic Assessment

Appendix K

Preliminary Site Investigation

Appendix L

Letter of support from Atiawa