



BUILDING BLOCK PLANNING



SUBSTANTIVE APPLICATION UNDER THE FAST-TRACK
APPROVALS ACT FOR A RESIDENTIAL SUBDIVISION

APPLICATION FOR RESOURCE CONSENTS AND WILDLIFE APPROVAL

169-171 Peka Peka Road, Waikanae

Waikanae North Developments Limited
March 2026

Contents

1	Executive Summary	1
1.1	Overview.....	1
1.2	Purpose of the FTAA and Regional Significance	1
1.3	The Site.....	1
1.4	The Proposal	2
1.5	Consent Requirements	2
1.6	Assessment Approach.....	3
1.7	Effects Assessment Summary.....	3
1.8	Statutory Assessment	3
1.9	Consultation.....	4
1.10	Proposed Conditions	4
2	Introduction	4
2.1	Preamble	4
2.2	Information Requirements	5
2.2.1	Section 43	5
2.2.2	Schedule 5 – Approvals relating to Resource Management Act 1991.....	9
2.2.2.1	Clause 5 – Information Required in Consent Application	9
2.2.2.2	Clause 6 – Information required to assess environmental effects.....	11
2.2.2.3	Clause 7 – Matters to be covered in an assessment of environmental effects 12	
2.2.2.4	Clause 8 – Information required for subdivision consent	13
2.2.3	Schedule 7 – Approvals relating to Wildlife Act 1953	14
2.3	Purpose of the Fast-track Approvals Act.....	15
2.4	Ineligible Activities.....	16
2.5	Commencement, Completion and Staging	18
2.6	Legal Interest	18
2.7	Compliance and Enforcement.....	19
2.8	Scope.....	19
2.9	Assessment approach	21
2.9.1	Resource Consents - Schedule 5	21
2.9.2	Wildlife Approval.....	22
2.10	Report Structure	22
3	The Site	23
3.1	Location Context.....	23
3.2	Site Description	25

3.3	Site Surrounds	33
3.4	Zoning and Planning Notations.....	34
3.4.1	Kāpiti Coast District Plan	34
3.4.1.1	Zoning	34
3.4.1.2	Notations and Overlays	34
3.4.2	Natural Resources Plan.....	40
4	The Proposal.....	44
4.1	Proposal Description	44
4.1.1	Subdivision Details.....	45
4.1.2	Earthworks	47
4.1.3	Wetlands and Stream Works.....	47
4.2	Road Stopping	47
4.3	Approach to Future Development Standards.....	47
4.4	Approach to Commercial Centre.....	48
4.5	Reserve Areas	49
4.6	Stormwater Reserves and Walkways	49
4.7	Private Open Space.....	49
5	Consent Requirements	49
5.1	Kāpiti Coast District Plan	50
5.1.1	District Plan Zone Rules	50
5.1.1.1	General Rural Zone	50
5.1.1.2	Rural Lifestyle Zone	50
5.1.2	District Plan District Wide Rules.....	50
5.1.2.1	Subdivision	50
5.1.2.2	Energy, Infrastructure and Transport	52
5.1.2.3	Hazards and Risks.....	53
5.1.2.4	Historical and Cultural Values.....	53
5.1.2.5	Natural Environment Values	53
5.1.2.6	District Wide Rules – Coastal Environment.....	53
5.1.2.7	District Wide Rules – Earthworks	54
5.1.2.8	District Wide Rules – Noise	54
5.1.2.9	District Wide Rules – Financial Contributions.....	54
5.1.3	District Council Resource Consent Summary	54
5.2	Natural Resources Plan.....	54
5.2.1	Regional Plan Rules.....	54
5.2.2	General Conditions – Activities in Wetlands and the Beds of Rivers	55
5.2.3	Kāpiti Coast Whaitua.....	55
5.2.4	Proposed Change 1 to the NRP	55
5.3	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health	55
5.4	National Environmental Standards for Freshwater.....	56
5.4.1	Wetland Assessment Approach	56
5.4.2	Fish Passage - Information Requirements	58
5.5	Other National Environmental Standards	58
5.6	Prohibited Activities.....	58
5.7	Resource Consent Summary	58

5.8	Approval under the Wildlife Act 1953	59
5.9	Other Approvals	59
6	Consultation	59
6.1	Kāpiti Coast District Council	60
6.1.1	Engagement Process	60
6.1.2	Key Issues Arising and Addressed	61
6.1.3	Section 30(3) Confirmation	62
6.1.4	Letter of Support	62
6.2	Greater Wellington Regional Council	62
6.2.1	Engagement Process	62
6.2.2	Key Issues Arising	63
6.2.3	Section 30(3) Confirmation	63
6.3	Heritage New Zealand Pouhere Taonga	63
6.4	Department of Conservation	63
6.5	Ministry for the Environment and Environmental Protection Authority	64
6.6	Ministry of Education	64
6.7	Tangata Whenua	64
6.7.1	Ātiawa ki Whakarongotai Charitable Trust	64
6.7.1.1	Consultation undertaken	64
6.7.1.2	Cultural Values and Concerns Identified (Interim CIA, August 2025) ..	66
6.7.1.3	Current Position	67
6.7.2	Te Rūnanaga o Toa Rangatira	67
6.7.3	Ngāti Raukawa ki te Tonga	67
6.7.4	Muaūpoko Tribal Authority	67
6.8	Infrastructure Providers	68
6.8.1	New Zealand Transport Agency	68
6.8.2	First Gas	68
6.8.3	Transpower	68
6.8.4	Chorus	68
6.8.5	Tuatahi First Fibre	69
6.8.6	Metlink	69
6.8.7	Electra	69
6.9	Neighbouring Landowners	69
6.9.1	QEII National Trust	69
6.10	How Consultation Has Informed the Project	70
6.11	Proposed Conditions and agreements arising from Consultation	71
6.11.1	Cultural matters Addressed by Proposed Consent Conditions	72
6.11.2	Matters Proposed for a Side Agreement	72
7	Effects Assessment	73
7.1	Assessment Framework	73
7.2	Environmental Effects	73
7.2.1	Positive Effects	73
7.2.2	Landscape and Visual Effects	74
7.2.2.1	Landscape and Visual Effects	74
7.2.2.2	District Plan Considerations	75
7.2.2.3	Landscape Effects	77

7.2.2.4	Visual Effects	79
7.2.2.5	Planting Strategy	82
7.2.2.6	Recommendations and Conditions	83
7.2.2.7	Summary.....	84
7.2.3	Urban Design	84
7.2.3.1	Design Overview	84
7.2.3.2	Urban Design Assessment	88
7.2.3.3	Medium Density Housing.....	88
7.2.3.4	Local Centre	90
7.2.3.5	General Residential	92
7.2.3.6	Shading	92
7.2.3.7	Adjoining Properties and Specific Controls	93
7.2.3.8	Urban Design Summary.....	96
7.2.4	Earthworks Effects	97
7.2.4.1	Earthworks Overview	97
7.2.4.2	Site Conditions	98
7.2.4.3	Peat Removal.....	98
7.2.4.4	Earthworks Phasing.....	99
7.2.4.5	Dewatering.....	100
7.2.4.6	Geotechnical Effects	101
7.2.4.7	Hydrology.....	107
7.2.4.8	Earthworks Compliance and Certification.....	109
7.2.4.9	Erosion and Sediment Control	110
7.2.4.10	Winter Works.....	110
7.2.4.11	Earthworks Effects Summary	110
7.2.5	Ecological Effects	111
7.2.5.1	Ecological Values and Impacts Overview	111
7.2.5.2	Wetland Ecology Effects	113
7.2.5.3	Stream Ecology Effects.....	119
7.2.5.4	Terrestrial Ecology.....	123
7.2.5.5	Ecological Restoration Management Plan.....	126
7.2.5.6	Wildlife Act Approval	128
7.2.5.7	Ecology Summary.....	128
7.2.6	Transportation Effects	129
7.2.6.1	Existing Transport Environment	129
7.2.6.2	The Proposal	131
7.2.6.3	District Plan Assessment	131
7.2.6.4	Site Access	133
7.2.6.5	New Roads	134
7.2.6.6	Public transport.....	136
7.2.6.7	Traffic Effects Assessment – Site Traffic Generation	138
7.2.6.8	Traffic Effects Assessment – Wider Network.....	139
7.2.6.9	Traffic Effects Assessment – Intersection Analysis	140
7.2.6.10	Servicing	140
7.2.6.11	Connections to CWB	141
7.2.6.12	Construction Traffic.....	141
7.2.6.13	Summary.....	142
7.2.7	Flooding Effects.....	142
7.2.7.1	Existing Flood Hazard	142
7.2.7.2	The Proposal	143
7.2.7.3	Design Mitigation	143
7.2.7.4	Design Flood Hazard.....	144
7.2.7.5	Recommended Building Levels.....	147
7.2.7.6	Flooding Summary	147
7.2.8	Infrastructure Effects	147

7.2.8.1	Stormwater	147
7.2.8.2	Wastewater	150
7.2.8.3	Water Supply.....	151
7.2.8.4	Stream and Drain Works.....	152
7.2.8.5	Construction and Environmental Management Plan	153
7.2.8.5.3	Implementation	155
7.2.8.6	Non-Potable Water Supply.....	155
7.2.8.7	High Voltage Transmission Lines	156
7.2.8.8	Gas Transmission Pipeline	156
7.2.8.9	Utilities	156
7.2.8.10	Infrastructure Summary	157
7.2.9	Noise Effects	157
7.2.9.1	Operational Noise.....	157
7.2.9.2	Construction Noise	157
7.2.9.3	Noise Insulation	159
7.2.9.4	Existing Consent Notice – Expressway Noise and Vibration	159
7.2.9.5	Noise Effects Summary.....	161
7.2.10	Natural Hazard Effects	161
7.2.11	Archaeological Effects.....	161
7.2.12	Effects on Productive Land Capacity.....	163
7.2.12.1	National Policy Statement for Highly Productive Land.....	163
7.2.12.2	Soil and Land Use Assessment	163
7.2.12.3	Productive Potential.....	164
7.2.12.4	Fragmentation	165
7.2.12.5	Regulatory Environment	165
7.2.12.6	Comparative Assessment of Other Growth Areas	165
7.2.12.7	Productive Land Summary.....	165
7.2.13	Economic Effects.....	166
7.2.13.1	Kāpiti Coast District Population and Employment Growth	166
7.2.13.2	Greenfield Residential Capacity	166
7.2.13.3	Greenfield Sufficiency.....	167
7.2.13.4	Housing Affordability.....	167
7.2.13.5	Infrastructure Provision	168
7.2.13.6	FTAA Economic Considerations	168
7.2.13.7	KCDC Peer-Review and Response	169
7.2.13.8	Local Centre	170
7.2.13.9	Economic Effects Summary	171
7.2.14	Subdivision Effects.....	171
7.2.14.1	Jointly Owned Access Lots.....	172
7.2.15	Mitigation and Monitoring	173
7.2.16	Effects Assessment Summary	173
8	Other Statutory Considerations	174
8.1	Approach to Assessment	174
8.2	National Policy	174
8.2.1	National Policy Statement on Urban Development.....	174
8.2.2	National Policy Statement for Freshwater Management	175
8.2.2.1	Natural Inland Wetlands.....	175
8.2.2.2	Rivers.....	176
8.2.2.3	Stormwater and In-Stream Structures	176
8.2.3	National Policy Statement for Electricity Networks	176
8.2.4	National Policy Statement for Highly Productive Land	176
8.2.5	National Policy Statement for Indigenous Biodiversity.....	176
8.2.6	National Policy Statement for Infrastructure	177

8.2.7	National Policy Statement for Natural Hazards	177
8.2.8	New Zealand Coastal Policy Statement	178
8.2.9	Other National Policy Statements	178
8.3	Regional Policy.....	179
8.3.1	Regional Policy Statement.....	179
8.3.2	Natural Resources Plan.....	179
8.3.3	Future Development Strategy	179
8.3.3.1	Future Development Strategy Overview.....	179
8.3.3.2	Distribution of housing growth	181
8.3.3.3	Iwi aspirations.....	182
8.3.3.4	Constraints.....	183
8.3.3.5	Distribution and Prioritisation of Development	184
8.3.3.6	Assessment	187
8.3.4	Regional Land Transport Plan	191
8.4	Local Policy	191
8.4.1	District Plan	191
8.4.2	Te tupu pai – Growing Well	192
8.4.2.1	Overview	192
8.4.2.2	Local Centres	193
8.4.2.3	Rural	193
8.4.2.4	New Greenfield Areas	193
8.4.2.5	Assessment	195
8.4.3	Housing and Business Capacity Assessment	195
8.5	Statutory Requirements Relating to Iwi Authorities.....	198
8.5.1	Treaty Settlements.....	198
8.5.2	Iwi Management Plans	199
8.5.3	Cultural Impact Assessment	199
8.5.3.1	Ātiawa ki Whakarongotai Charitable Trust	199
8.6	Part 2 of the Resource Management Act 1991	201
8.6.1	Section 5 - Purpose	201
8.6.2	Section 6 – Matters of National Importance.....	201
8.6.3	Section 7 – Other Matters.....	202
8.6.4	Part 2 Summary.....	202
9	Conditions	202
10	Conclusion	203
	Appendices.....	205

Document Control:

Version	Description	Date
1.0	For lodgement.	30 March 2026.

Limitations:

The report has been prepared for Waikanae North Developments Limited to form part of an application for resource consents and for a wildlife approval. This report has been prepared in reliance upon information provided by consultants appointed by Waikanae North Developments Limited. Building Block Planning has not independently verified the provided information and has relied upon it being accurate and sufficient for use by Building Block Planning in preparing this report. Building Block Planning accepts no responsibility for errors or omissions in the information provided by other consultants.

Building Block Planning notes other authors who have prepared key information that is relied upon in this report have confirmed their compliance with the Code of Conduct for Expert Witnesses.

Code of Conduct for Expert Witnesses:

This report has been prepared by Mitch Lewandowski, Resource Management Consultant and Director of Building Block Planning Limited.

I hold a Bachelor of Resource Studies from Lincoln University, a Master of Resource and Environmental Planning from Massey University, and a Post Graduate Diploma in Management from Massey University. I am a Full Member of the New Zealand Planning Institute and accredited resource management commissioner. I have 23 years' professional experience.

I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and that I agree to comply with it and have complied with it in the preparation of this application. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

1 Executive Summary

1.1 Overview

Waikanae North Developments Limited (WNDL) applies under the Fast-track Approvals Act 2024 (FTAA) for resource consents and a wildlife approval to enable the development, subdivision and ecological enhancement of a 139.35 hectare site at 169–171 Peka Peka Road, Waikanae (the Site). The proposal is a listed project under Schedule 2 of the FTAA.

This comprehensively master-planned and thoroughly researched proposal has been carefully designed to respond to its physical setting, including the retention and integration of private and public open space, natural landforms, and ecological features. The proposal will deliver exceptional lifestyle and recreational opportunities along with substantial ecological benefits. It is supported by a suite of technical reports addressing all relevant effects and considerations. The project enjoys the support of the Kāpiti Coast District Council.

The development will deliver between 1,181 and 1,201 residential dwellings across a range of typologies, a local commercial centre, significant areas of public and private open space, extensive ecological restoration, walkways and active mode connections, and supporting roading and infrastructure.

Wetlands, dune systems, stormwater corridors and open space networks will be enhanced and incorporated into the development. The proposal seeks to achieve additional housing capacity alongside the protection and enhancement of the site's environmental values, while also providing outstanding amenity for future residents and the wider community.

The proposal will deliver significant regional benefits through the provision of housing supply, economic activity and ecological restoration. Adverse effects have been comprehensively assessed and will be appropriately managed through conditions of consent. With the conditions proposed, no significant adverse impacts will arise from the proposal, individually or cumulatively.

The project's regional benefits significantly outweigh any adverse effects. The proposal is consistent with the purpose of the FTAA and there is no reason why the approvals sought should not be granted.

1.2 Purpose of the FTAA and Regional Significance

The project is a listed project under the Fast Track Approvals Act 2024 (FTAA). The purpose of the FTAA is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. The proposal is consistent with this purpose.

The supporting economic assessment indicates that the proposal would enable a \$1.1B development, that would result in a contribution of approximately \$261 million to construction sector GDP and support 1,600 FTE jobs during the construction phase, with a further \$58 million contribution to primary sector GDP and 355 FTE jobs. Population growth will lead to new additional GDP of \$35.9 million and 326 FTE jobs.

The proposal will make a substantial contribution to housing capacity in the Kāpiti Coast District, where the greenfield land supply is assessed as being limited to approximately 6 years. Including this proposal would extend that supply to approximately 11.1 years, meeting the medium-term capacity requirements of the NPS on Urban Development and placing downward pressure on the cost of land for housing.

1.3 The Site

The Site is located at the northern edge of Waikanae, immediately south and southeast of the existing Peka Peka urban area. State Highway 1 (the Kāpiti Expressway) adjoins the Site to its east, with the

associated Cycleway, Walkway and Bridleway (CWB) providing direct active mode connectivity. The Site is presently used for rural purposes, though its utility for productive use is limited by soil constraints, fragmentation and drainage issues.

The Site contains a number of ecological features, including the Te Harakeke Swamp (a wetland of outstanding indigenous ecosystem value), the Peka Peka Road Swamp, a series of smaller degraded wetlands, the highly modified Ngārara Stream, and a prominent sand dune formation. The Site is zoned predominantly General Rural under the Kāpiti Coast District Plan and is subject to a range of overlays including the Coastal Environment, Special Amenity Landscape 19, two Ecological Sites, and three Precinct notations.

1.4 The Proposal

The proposal is for a master-planned residential neighbourhood and comprehensive ecological enhancement and protection. The proposal is highly responsive to its setting and effects along the interfaces of the project with adjoining properties have been carefully considered and addressed.

Key components include:

- Up to 1,158 residential allotments enabling up to 1201 dwellings and 11 commercial allotments to provide for a range of typologies, from standard residential lots to medium density and apartment development;
- A local commercial centre anchored by a superette/supermarket, with supporting retail, hospitality, commercial and community facilities, including parks and reserves;
- Significant ecological restoration, including a net gain in wetland extent, re-naturalisation of a degraded reach of the Ngarara Stream, dune restoration, riparian and wetland buffer planting;
- Substantial ecological benefits over what is required to offset ecological effects associated with the proposal, including as a result of proposed enhancement planting of existing wetlands;
- A comprehensive roading network designed to NZS 4404 standards, including a primary connector, secondary connectors and local roads, with provision for future public transport;
- Two connections to the CWB, active mode connections to Paetawa Road, and an internal trail network through the dune and wetland areas;
- Bulk earthworks over approximately 93.4 hectares, including the removal of approximately 475,000m³ of peat and its replacement with structural fill sourced from within the Site;
- Full three-waters infrastructure servicing, coordinated with Kāpiti Coast District Council's planned infrastructure upgrades.

1.5 Consent Requirements

The proposal requires resource consents under both the Kāpiti Coast District Plan and the Greater Wellington Natural Resources Plan, as well as under the National Environmental Standards for Freshwater. A list of the resource consents that are required as attached at Appendix 35.

The application seeks approval to undertake a prohibited activity, relating to the reclamation of degraded natural inland wetlands, for sound engineering and urban design reasons. The effects of this limited loss of extent of degraded wetland will be fully offset, resulting in a net gain of wetland extent and values. Section 42 of the FTAA, read with Schedule 5, enables the panel to grant consent for activities that would otherwise be prohibited under the RMA, subject to the decision-making framework in Part 3 of the FTAA.

A Wildlife Approval under the Wildlife Act 1953 is also sought, for the salvage and relocation of lizards.

1.6 Assessment Approach

Under section 85 of the FTAA, a panel may only decline an approval where there are adverse impacts that are sufficiently significant to be out of proportion to the project's regional or national benefits, even after taking into account conditions that may be imposed.

Importantly, section 85(4) provides that a panel may not form the view that the threshold is met solely because an adverse impact is inconsistent with a provision of a specified Act or planning document.

1.7 Effects Assessment Summary

The proposal will generate significant positive effects including a substantial increase to housing supply and choice, economic benefits through construction activity and ongoing population growth, the establishment of a local centre, enhanced multi-modal connectivity, opportunities for cultural enhancement and ecological restoration.

Adverse effects have been comprehensively assessed across landscape and visual amenity, urban design, earthworks and geotechnical matters, ecology, transportation, flooding, infrastructure, noise, archaeology, impacts on productive land, and economic considerations. There are no significant adverse effects arising from the proposal.

The key findings are:

- Landscape and visual effects: assessed as low-moderate overall, with positive effects generated as planting matures. Specific design controls on building height, colour, fencing and boundary planting are proposed to manage visual integration.
- Ecological effects: the proposal achieves a net gain of wetland extent, no net loss of stream extent, and no net loss of indigenous vegetation. An ecological restoration programme is proposed over approximately 6.5 hectares of existing degraded wetland, in addition to required offset measures. Stream values will be improved. Overall ecological outcomes will be substantially positive.
- Transportation effects: traffic modelling confirms that the proposal can be accommodated within the capacity of the existing and planned roading network, including the Te Moana Road interchange.
- Geotechnical effects: the Site is suitable for residential development subject to conditions addressing earthworks methodology, foundation design and slope stability.
- Noise effects: operational and construction noise standards will be met, with specific conditions proposed to manage reverse sensitivity from the adjoining Expressway.
- Effects on neighbouring properties: assessed as negligible to low-moderate, managed through setbacks, height restrictions, boundary planting and fencing controls drawing on the rural zone standards of the District Plan.
- Productive land: the NPS-HPL no longer applies to LUC 3 land for non-rural-lifestyle development. In any event, the supporting assessment concludes that the LUC land on the Site is significantly constrained for productive use.

1.8 Statutory Assessment

Notwithstanding some inconsistency resulting from the underlying rural zoning, the proposal demonstrates a general consistency with the outcomes anticipated by relevant national policy statements (including the NPS-UD, NPS-FM, NPS-IB, NPS-EN, NPS-I, NPS-NH and the NZCPS), the Regional Policy Statement, the Natural Resources Plan, and the Kāpiti Coast District Plan. The proposal is also consistent with Part 2 of the RMA. A detailed objectives and policies assessment is provided at Appendix 36.

1.9 Consultation

The Applicant has consulted with a range of relevant parties, as required by the FTAA and outlined in Appendix 37. Pre-lodgement consultation is complete and has informed the design of the proposal, technical assessments and conditions of resource consent. It is expected that engagement with stakeholders and affected parties will continue post-lodgement.

1.10 Proposed Conditions

Proposed draft conditions of consent are set out in Appendix 33. The conditions address technical recommendations arising from the supporting assessments and secure the mitigation measures detailed in this application. Key conditions relate to earthworks management, ecological restoration and monitoring, landscape and visual matters, geotechnical requirements, stormwater treatment, construction management, noise, design certification for medium density housing and the local centre, and provision of infrastructure.

2 Introduction

Waikanae North Developments Limited (WNDL or the Applicant) applies for all necessary resource consents and a wildlife approval to undertake the master-planned urban development and subdivision of a Site at 169-171 Peka Peka Road, Peka Peka (the Site), as described in this application and supporting documentation.

The proposed development will provide for between 1,181 – 1,201 residential dwellings, a commercial centre, open space and recreational areas, significant ecological enhancement, and all necessary supporting infrastructure. A further description of the proposal is provided in Section 3, along with the supporting plans, drawings and reports provided in appendices.

The purpose of this report is to describe the proposal, provide an assessment of effects on the environment in support of the application, including in support of the application for a wildlife approval.

The application has been prepared in accordance with and to meet the requirements of the FTAA.

2.1 Preamble

The Applicant owns a 139.35 hectare Site at Peka Peka. The Site is presently used for rural purposes though its utility for productive use is limited. The Site is adjacent to the existing Peka Peka urban area which is situated slightly north of the main urban area of Waikanae.

The Site presents a range of development opportunities, as well as opportunities for ecological restoration of large wetland areas, along with stream enhancement. There are also opportunities to enhance mana whenua values on the Site, and the Applicant has been actively engaging with Te Ātiawa ki Whakarongotai, Ngāti Toa Rangitira, Ngāti Raukawa ki te Tonga and Muaupoko Tribal Authority about its future plans. These plans may assist to achieve some of the cultural aspirations of these entities. Engagement with iwi is detailed further in this application.

The urban development of the Site will assist in the consolidation of the existing urban area at Peka Peka. It will provide for critical mass to enable greater local services and transport links to establish, serving both the existing urban area at Peka Peka and the application Site. It will also act as a catalyst for additional urban infrastructure that could further enable the densification of the existing urban area. It will provide for an elevated and resilient area of urban land that could be utilised to assist with managed retreat from natural hazards (such as inundation) should that be necessary in the future.

The Wellington Regional Growth Framework identifies the Peka Peka area as a 'future study area' and the Kāpiti Coast District Council (KCDC) has previously considered the area for future urban development as part of its growth strategy. KCDC has confirmed its support for the proposal as a contributor to achieving council's growth aspirations. These matters are detailed further in this application.

KCDC, in its most recent Development Contributions Policy¹ has specifically identified the application Site, in recognition of its potential urban development. Alongside this, and whilst not specifically identifying the application Site, the Council's most recent Infrastructure Strategy identifies a range of significant investments planned and required to provide for strategic trunk mains to service growth areas in Waikanae. The Applicant's ongoing discussions with KCDC regarding infrastructure servicing, as further detailed in this application and supporting appendices, have sought to integrate this proposal with the Council's infrastructure planning and delivery. The proposal enjoys the support of Council's Infrastructure divisions.

2.2 Information Requirements

Section 43 of the Act prescribes requirements for a substantive application. This application addresses the information requirements of the Act, as set out below.

The application specifies information in sufficient detail to satisfy the purpose for which it is required, in accordance with section 44 of the Act.

2.2.1 Section 43

Section 43 specifies that a substantive application:

Section	Description	Comment
43(1)(a)	must be lodged in the form and manner approved by the EPA.	Refer to the supplied application form.
43(1)(b)	(i) explain how the project to which the application relates is consistent with the purpose of this Act (section 43(1)(b)(i)); or (ii) for a project referred under section 21(1)(a), - (A) explain how both the stage to which the application relates and the whole project are consistent with the purpose of this Act; and (B) contain information relating to the likelihood that any later stages of the project will be completed.	Refer to sections 2.3 and 2.5.
43(1)(c)	must demonstrate that the project does not involve any ineligible activities.	Refer to section 2.4.
43(1)(d)	must, if the application is lodged by more than 1 authorised person, state the proposed approval to be held by each person.	Not applicable.
43(1)(e)	must comply with –	43(1)(e)(i) is not applicable.

¹ Development Contributions Policy 2024, Kāpiti Coast District Council.
<https://www.kapiticoast.govt.nz/media/qusjrj1e/development-contributions-policy-2024-2.pdf>

	(i) any information requirements specified by the Minister under section 27(3)(b)(ii); and (ii) the requirements listed in subsection (3) that apply to the approvals sought.	Refer to sections 2.2.2 and 2.2.3 in respect of section 43(1)(e)(ii).
43(1)(f)	must, if the authorised person has applied under section 39 for a determination under section 23 or 24, include a copy of the notice under section 39(4).	Not applicable.
43(1)(g)	must, if the application seeks an approval for an activity that is the subject of a determination under section 23, set out the steps taken to secure the agreement referred to in section 5(1)(a);	Not applicable.
43(1)(h)	must state whether the application relates to a priority project and, if so, include confirmation that, to the best of the applicant's knowledge, there are no competing applications	Not applicable.
43(1)(i)	must be made by the deadline specified in the notice under section 28(3)(d)	Not applicable.
43(1)(j)	must not lodge a substantive application unless any fee, charge, or levy payable under regulations in respect of the application is paid.	The requisite fees have been paid prior to lodgement.

Section 43(2) states that if a substantive application is for a listed project, it must also contain the following:

- the information required by section 13(4) (other than section 13(4)(b), (f)(ii) and (iii), and (g)), which applies:
 - as if reference in section 13(4)(k) to section 11 were a reference to section 29; and
 - as if the reference in clause 2 of Schedule 11 to section 12(2) were a reference to section 29; and
 - with any other necessary modifications.

Section	Description	Comment
13(4)(a)	A description of the project and the activities it involves.	Refer to sections 4 and 5.
13(4)(c)	Information to demonstrate that the project does not involve any ineligible activities (other than activities that may be the subject of a determination under section 23 or 24).	Refer to section 2.4.
13(4)(d)	A description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the referral application.	Refer to section 3.
13(4)(e)	The anticipated commencement and completion dates for construction activities (where relevant).	Refer to section 2.5.

13(4)(f)(i)	A statement of whether the project is planned to proceed in stages and, if so, - (i) an outline of the nature and timing of the stages.	Refer to section 2.5 and Appendix 4.
13(4)(h)	A description of the anticipated and known adverse effects of the project on the environment.	Refer to section 7.
13(4)(i)	A statement of any activities involved in the project that are prohibited activities under the Resource Management Act 1991;	Refer to section 5.6.
13(4)(j)	A list of the persons and groups the applicant considers are likely to be affected by the project, including – (i) relevant local authorities; (ii) iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements; (iii) other relevant iwi authorities; (iv) relevant Treaty settlement entities; (v) relevant protected customary rights groups and customary marine title groups; (vi) ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou; (vii) relevant applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011; (viii) persons with a registered interest in land that may need to be acquired under the Public Works Act 1981.	Refer to section 6 and Appendix 37. Sections 13(4)(j)(v), (vi), (vii) and (viii) are not applicable.
13(4)(k)	A summary of – (i) the consultation undertaken for the purposes of section 11 and any other consultation undertaken on the project with the persons and groups referred to in paragraph (j); and (ii) how the consultation has informed the project.	Refer to section 6 and Appendix 37.
13(4)(ka)	A summary of how any responses provided under section 11(3) have informed the project;	Refer to section 6, Appendix 37 and the supporting technical assessments.
13(4)(l)	A list of any Treaty settlements that apply to the project area, and a summary of the relevant principles and provisions in those settlements;	Refer to section 8.5.1.

13(4)(m)	A description of any processes already undertaken under the Public Works Act 1981 in relation to the project;	Not applicable.
13(4)(n)	A statement of any relevant principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019;	Not applicable.
13(4)(o)	Information identifying the parcels of Māori land, marae, and identified wāhi tapu within the project area.	Not applicable.
13(4)(s)	a description of the applicant's legal interest (if any), or if the referral application is lodged by more than 1 person, the legal interest of any of those persons (if any), in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work.	Refer to section 2.6.
13(4)(t)	an outline of the types of consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) that the applicant considers are needed to authorise the project, including any that the applicant considers may be needed by someone other than the applicant	Refer to section 5 and Appendix 35.
13(4)(u)	whether any activities that are involved in the project, or are substantially the same as those involved in the project, have been the subject of an application or a decision under a specified Act and,— (i) if an application has been made, details of the application; (ii) if a decision has been made, the outcome of the decision and the reasons for it;	Not applicable.
13(4)(v)	a description of whether and how the project would be affected by climate change and natural hazards;	Refer to sections 7.3.4.6, 7.3.7 and 7.3.11.
13(4)(w)	if the referral application is lodged by more than 1 person, a statement of each proposed approval to be held by each of those persons;	Not applicable.
13(4)(x)	a summary of compliance or enforcement actions (if any), and the outcome of those actions, taken against the applicant (or if the referral application is lodged by more than 1 person, any of those persons) under a specified Act;	Refer to section 2.7.
13(4)(y)	if the proposed approvals include—	Only matter (i) is relevant and is addressed in section 2.2.2.

	(i) an approval described in section 42(4)(a) or (d) (resource consent or designation), the information specified in clause 2 of Schedule 5; (ii) an approval described in section 42(4)(b) (change or cancellation of resource consent condition), the information specified in clause 3 of Schedule 5; (iii) an approval described in section 42(4)(c) (certificate of compliance), the information specified in clause 4 of Schedule 5; (iv) an approval described in section 42(4)(e) (concession), the information specified in clause 2 of Schedule 6; (v) an approval described in section 42(4)(f) (land exchange), the information specified in clause 23 of Schedule 6; (vi) an approval described in section 42(4)(a) or (d) where the project includes a standard freshwater fisheries activity, or an approval described in section 42(4)(j) (complex freshwater fisheries activity approval), the information specified in clause 2 of Schedule 9; (vii) an approval described in section 42(4)(k) (marine consent), the information specified in clause 2 of Schedule 10; (viii) an approval described in section 42(4)(l) or (m) (access arrangement), the information specified in clause 2 of Schedule 11; (ix) an approval described in section 42(4)(n) (mining permit), the information specified in clause 15 of Schedule 11.	
--	---	--

Section 43(3) specifies that the requirements referred to in subsection 1(e)(ii) are those set out in specified sections and schedules of the Act. For the purposes of this substantive application, those sections and schedules are:

- section 42(4)(a) and clauses 5 to 8 of Schedule 5 for resource consents as detailed below; and
- section 42(4)(h) and clause 2 of Schedule 7 for a wildlife approval.

2.2.2 Schedule 5 – Approvals relating to Resource Management Act 1991

In addition to the requirements of Section 43, clauses 5 to 8 of Schedule 5 specify a range of information requirements.

The following are relevant to this application:

2.2.2.1 Clause 5 – Information Required in Consent Application

For the purposes of section 43(3)(a), a consent application must include the following information:

Clause 5	Description	Comment
----------	-------------	---------

1(a)	A description of the proposed activity.	Refer to section 4 of this application.
1(b)	A description and map of the site at which the activity is to occur, including whether the site is within or adjacent to – (i) a statutory area (as defined in the relevant Treaty settlement Act); or (ii) ngā rohe moana o ngā hapū o Ngāti Porou; or (iii) a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011; and	Refer to section 3 and Appendix 4 of this application. The Site is not within or adjacent to any of the specified matters.
1(c)	Confirmation that the consent application complies with section 46(2)(a), (b) and (d); and	Compliance is achieved.
1(d)	the full name and address of – (i) each owner of the site and of land adjacent to the site; and (ii) each occupier of the site and of land adjacent to the site whom the applicant is unable to identify after reasonable inquiry; and	Refer to Appendices 37.
1(e)	a description of any other activities that are part of the proposal to which the consent application relates; and	Refer to section 5.9.
1(f)	a description of any other resource consents, notices of requirement for designations, or alterations to designations required for the project to which the consent application relates; and	Not applicable.
1(g)	an assessment of the activity against sections 5, 6, and 7 of the Resource Management Act 1991;	Refer to section 8.6.
1(h)	an assessment of the activity against any relevant provisions in any of the documents listed in subclause (2); and	Refer to section 8 and Appendix 36 of this application.
1(i)	information about any Treaty settlements that apply in the area covered by the consent application, including – (i) identification of the relevant provisions in those Treaty settlements; and (ii) a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area;	Refer to section 8.5.1.
1(j)	a list of any relevant customary marine title groups, protected customary rights groups, ngā	Not applicable.

	hapū o Ngāti Porou (where an application is within, adjacent to or directly affecting ngā rohe moana o ngā hapū o Ngāti Porou), or applicants under the Marine and Coastal Area (Takutai Moana) Act 2011; and	
1(k)	the conditions that the applicant proposes for the resource consent; and	Refer to Appendix 33.
1(l)	if a notice under section 30(3)(b) or (5) has been received, - (i) a copy of that notice showing that it was received within the time frame specified in section 30(6)(b); and (ii) if a notice has been received under section 30(5), any more up-to-date information that the applicant is aware of about the existing resource consent referred to in the notice.	Refer to Appendix 43.

Subclause (2) notes that the documents referred to in subclause 1(h) are:

- a national environmental standard;
- other regulations made under the Resource Management Act 1991;
- a national policy statement;
- a New Zealand coastal policy statement;
- a regional policy statement or proposed regional policy statement;
- a plan or proposed plan; and
- a planning document recognised by a relevant iwi authority and lodged with a local authority.

Subclause (3) notes that an assessment against those documents must include an assessment of the activity against any relevant objectives, policies, or rules; any requirement, condition or permission in any rules in those documents; and any other requirements in those documents.

Subclause (4) states that an assessment of effects on the environment must address the information requirements and matters specified in clauses 6 and 7. These are set out below.

Subclause (5) specifies information requirements related to permitted activities and other specific situations. None of these requirements apply to this substantive application.

Similarly, neither subclauses (6) or (7) are applicable.

Consequently, this substantive application addresses the relevant matters of Clause 5 of Schedule 5.

2.2.2.2 Clause 6 – Information required to assess environmental effects

The assessment of an activity's effects on the environment under clause 5(4) must include the following information:

Clause 6	Description	Comment
1(a)	an assessment of the actual or potential effects on the environment.	Refer to section 7 of this application.

1(b)	if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use.	Not applicable.
1(c)	if the activity includes the discharge of any contaminant, a description of- (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment	Refer to sections 7.3.4, 7.3.5 and 7.3.8.1 of this application.
1(d)	a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effects of the activity.	Refer to section 7 of this application and supporting technical assessments.
1(e)	identification of persons who may be affected by the activity and any response to the view of any persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal.	Refer to section 6 of this application along with Appendix 37 and supporting technical assessments.
1(f)	if iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision.	Refer to Appendix 37 of this application.
1(g)	if the scale and significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved.	Refer to section 7.3.15, supporting technical assessments and Appendix 33 in respect of proposed draft consent conditions.
1(h)	an assessment of any effects of the activity on the exercise of a protected customary right.	Not applicable.

2.2.2.3 Clause 7 – Matters to be covered in an assessment of environmental effects

The assessment of an activity's effects on the environment under clause 5(4) must cover the following matters:

Clause 7	Description	Comment
(a)	any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects.	Refer to section 7 of this application.

(b)	any physical effects on the locality, including landscape and visual effects.	Refer to section 7 of this application, in particular 7.2.2 and 7.2.3.
(c)	Any effects on ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity.	Refer to section 7 of this application, in particular 7.2.5.
(d)	any effect on natural and physical resources that have aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations.	Refer to section 7 of this application.
(e)	any discharge of contaminants into the environment and options for the treatment and disposal of contaminants.	Refer to section 7 of this application, in particular 7.2.8.
(f)	any unreasonable emission of noise.	Refer to section 7.2.9 of this application.
(g)	any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.	Refer to sections 7.2.7 and 7.2.10 of this application.

2.2.2.4 Clause 8 – Information required for subdivision consent

In addition to the information required under clause 5, a consent application for a subdivision must include information that adequately defines the following:

Clause 8	Description	Comment
(a)	the position of all new boundaries.	Refer to Appendix 4.
(b)	the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan.	Refer to Appendix 4.
(c)	the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips.	Refer to Appendix 4.
(d)	the locations and areas of existing esplanade reserves, esplanade strips, and access strips.	Not applicable.
(e)	the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A of the Resource Management Act 1991.	No vesting is proposed.
(f)	the locations and areas of any land within the coastal marine area that is to become part of the common marine and coastal area under section 237A of the Resource Management Act 1991.	Not applicable.

(g)	the locations and areas of land to be set aside as new roads.	Refer to Appendix 4.
-----	---	----------------------

2.2.3 Schedule 7 – Approvals relating to Wildlife Act 1953

Clause 2 of Schedule 7 requires the following information to be submitted in support of an application for a wildlife approval:

Clause 2	Description	Comment
(a)	specify the purpose of the proposed activity.	Refer to Appendix 34.
(b)	identify the actions the applicant wishes to carry out involving protected wildlife and where they will be carried out (whether on or off public conservation land).	Refer to Appendix 34.
(c)	include an assessment of the activity and its impacts against the purpose of the Wildlife Act 1953.	Refer to Appendix 34.
(d)	list protected wildlife species known or predicted to be in the area and, where possible, the numbers of wildlife present and numbers likely to be impacted.	Refer to Appendix 34.
(e)	outline impacts on threatened, data deficient, and at-risk wildlife species (as defined in the New Zealand Threat Classification System).	Refer to Appendix 34.
(f)	state how the methods proposed to be used to conduct the actions specified under paragraph (b) will ensure that best practice standards are met.	Refer to Appendix 34.
(g)	describe the methods to be used to safely, efficiently, and humanely catch, hold, or kill the animals and identify relevant animal ethics processes.	Refer to Appendix 34.
(h)	state the location or locations in which the activity will be carried out, including a map (and GPS co-ordinates if available).	Refer to Appendix 34.
(i)	state whether authorisation is sought to temporarily hold or relocate wildlife.	Refer to Appendix 34.
(j)	list all actual and potential wildlife effects (adverse or positive) of the proposed activity, including effects on the target species, other indigenous species, and the ecosystems at the site.	Refer to Appendix 34.
(k)	where adverse effects are identified, state what methods will be used to avoid and minimise those effects, and any offsetting or compensation proposed to address unmitigated adverse effects	Refer to Appendix 34.

	(including steps taken before the project begins, such as surveying, salvaging, and relocating protected wildlife).	
(l)	state whether the applicant or any company director, trustee, partner, or anyone else involved with the application has been convicted of any offence under the Wildlife Act 1953.	Refer to section 2.7.
(m)	state whether the applicant or any company director, trustee, partner, or anyone else involved with the application has any current criminal charges under the Wildlife Act 1953 pending before a court.	Refer to section 2.7.
(n)	provide proof and details of all consultation, including with hapū or iwi, on the application specific to wildlife impacts.	Refer to section 6.
(o)	provide any additional written expert views, advice, or opinions the applicant has obtained concerning their proposal.	Not applicable.

2.3 Purpose of the Fast-track Approvals Act

The purpose of the Act is set out in section 3:

The purpose of this Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

This listed proposal has significant regional benefits. It will provide additional housing capacity of between 1181-1201 residential dwellings, along with supporting commercial development, open space amenities and significant ecological restoration. The Project will provide significant regional benefits by boosting the availability of housing capacity, positively impacting housing affordability through an increase in housing supply, housing choice, and creating employment in the region through civil works, construction, and a range of supporting service, trade and supplier industries.

The Economic Assessment provided in Appendix 29 further identifies and considers the regional significance of the economic benefits of the proposal, which are also discussed in greater detail in section 7.2.13. The Economic Assessment concludes that the proposal would make a significant contribution to housing capacity, to the competitive operation of the greenfield residential development market, and towards a well-functioning urban environment; would contribute \$261M to GDP and support 1,600 FTE jobs which the assessment considers to be a significant economic benefit; would result in a total contribution to primary sector GDP of \$57.5M, supporting an estimated 355 FTE jobs, which is considered to be a significant contribution to primary sector industries.

In addition to economic considerations, the proposal will contribute to achieving a well-functioning urban environment by providing for local commercial activities, open space amenities and the provision of and integration with existing multi-modal transport mode infrastructure. Positive cultural effects will also arise through significant ecological restoration, cultural placemaking and the facilitation of associated cultural practices, including sustainable harakeke harvesting. These benefits are further elaborated on in subsequent sections and in the relevant technical assessments.

Granting consents for the proposal will therefore facilitate the delivery of significant regional benefits, consistent with the purpose of the Act.

2.4 Ineligible Activities

The proposal does not involve any ineligible activities. Section 5 of the Act defines an ineligible activity as any one of the following:

Section 5	Description	Comment
(1)(a)	an activity that— i. would occur on identified Māori land; and ii. has not been agreed to in writing by the owners of the land or been subject to a determination under section 23.	Not applicable.
(1)(b)	an activity that— i. would occur in a customary marine title area; and ii. has not been agreed to in writing by the customary marine title group.	Not applicable.
1(c)	an activity that— i. would occur in a protected customary rights area; and ii. would have a more than minor adverse effect on the exercise of the protected customary right; and iii. has not been agreed to in writing by the protected customary rights group.	Not applicable.
1(d)	an activity that would occur on either of the following classes of land: i. Māori customary land; ii. land set apart as a Māori reservation as defined in section 4 of Te Ture Whenua Maori Act 1993.	Not applicable.
1(e)	an aquaculture activity or an activity that is incompatible with aquaculture activities— i. that would occur within an aquaculture settlement area declared under section 12 of the Maori Commercial Aquaculture Claims Settlement Act 2004 or an area reserved under another Treaty settlement for the aquaculture activities of a particular group; and ii. for which the applicant who is proposed to hold an approval described in section 42(4)(a) (resource consent) is not authorised to apply for a coastal permit under the Resource Management Act 1991.	Not applicable.
1(f)	an activity—	Not applicable.

	i. that would require an access arrangement under section 61 or 61B of the Crown Minerals Act 1991; and ii. that— (A) could not be granted an access arrangement because of section 61(1A) of that Act; or (B) would occur in an area for which a permit cannot be granted under that Act.	
1(g)	an activity that would be prevented under section 165J, 165M, 165Q, 165ZC, or 165ZDB of the Resource Management Act 1991.	Not applicable.
1(h)	an activity (other than an activity that would require an access arrangement under the Crown Minerals Act 1991) that— i. would occur on land that is listed in Schedule 4; and ii. has not been subject to a determination under section 24.	Not applicable.
1(i)	an activity that— i. would occur on a national reserve held under the Reserves Act 1977; and ii. requires approval under that Act; and iii. has not been subject to a determination under section 24.	Not applicable.
1(j)	an activity that— i. would occur on a reserve held under the Reserves Act 1977 that is vested in someone other than the Crown or a local authority; and ii. has not been agreed to in writing by the person or persons in whom the reserve is vested.	Not applicable.
1(k)	an activity that— i. would occur on a reserve held under the Reserves Act 1977 that is managed by someone other than the Department of Conservation or a local authority; and ii. has not been agreed to in writing by the person or persons responsible for managing it.	Not applicable.
1(l)	an activity that is— i. a prohibited activity under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 or regulations made under that Act; or ii. an activity that is described in section 15B of the Resource Management Act	Not applicable.

	1991 and is a prohibited activity under that Act or regulations made under it; or iii. an activity that is prohibited by section 15C of the Resource Management Act 1991.	
1(m)	a decommissioning-related activity (which is an activity described in section 38(3) of the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012).	Not applicable.
1(n)	an activity undertaken for the purposes of an offshore renewable energy project.	Not applicable.

2.5 Commencement, Completion and Staging

The Applicant expects to commence construction works within 18 months of the granting of a resource consent for the Project.

As with virtually all land development projects of this type and size, construction will occur sequentially in stages, in accordance with market conditions, and is envisaged to be completed within 10 to 15 years of commencement.

A staging plan for the subdivision is provided in Appendix 4.

Noting the requirements of section 43(2)(b) of the Act, the Appendix 4 staging plan provides an outline of the stages envisaged for the delivery of the project. It is not possible to deliver a project of this nature without the staging of construction. Invariably, there are some interdependencies between the stages. Timing of the stages is dependent on market uptake. This substantive application addresses the entirety of the proposal rather than an application being made for each stage.

The assessment of how the proposal achieves section 22 of the Act has been undertaken at section 2.3 above. It is artificial to assess each stage against the criteria in section 22 because the proposal is being advanced as and should be viewed as a whole. Its delivery must be staged to make its delivery practical and economically feasible. It would not be possible, practically or economically, to deliver the proposal in its entirety in one stage of work.

2.6 Legal Interest

The Applicant is the legal owner of the development Site.

In addition, to deliver the development the Applicant will utilise a portion of a neighbouring site (55 End Farm Road) for stormwater management purposes. The Applicant has secured a legal agreement with the owner of this Site for that purpose, by way of an easement. A copy of the easement agreement is provided in Appendix 42. The easement is in the process of being registered by LINZ. A copy of the registered easement will be made available as soon as it is to hand.

A paper road runs across the site. This will need to be stopped and realigned along the roading network that will ultimately vest in council. Agreement has been reached between the applicant and KDC that this process can take place after resource consents are granted. The parties agree it would be premature to advance such application until such time as authorisation for the project has been secured. This aspect is discussed further below.

Section 176 approval will be required from NZTA for the connections to the CWB and for infrastructure that's proposed to traverse underneath the expressway corridor. That process is independent of the fast-track consenting process.

The National Grid Corridor, Kapiti Expressway and First Gas Pipeline traverse or run alongside the site and adverse effects (and including reverse sensitivity effects) on this important infrastructure must be avoided.

Subject to those matters (which have all been addressed in the application materials and proposed conditions) the applicant has an unfettered ability to implement the resource consents sought.

2.7 Compliance and Enforcement

Neither the Applicant, nor the Directors of Waikanae North Developments Limited, have been subject to any compliance or enforcement actions under the Resource Management Act 1991.

In addition, neither the Applicant, nor the Directors of Waikanae North Developments Limited, have been convicted of an offence under the Wildlife Act 1953, nor are they subject to any pending charges under the Wildlife Act 1953.

2.8 Scope

Section 46 of the Act requires the Environmental Protection Authority (EPA) to determine whether an application is complete and within scope. In respect of scope, subsection 2(b) requires that an application relate solely to a listed or referred project.

Section 4 defines 'project' as –

- (a) means, -
 - (i) in relation to a listed project, the project as described in Schedule 2.

Relevantly, the definition of project also states that a project –

- (b) includes any activity that is involved in, or that supports and is subsidiary to, a project referred to in paragraph (a).

The listing for the project in Schedule 2 of the Act contains the following details:

Authorised Person	Project Name	Project Description	Approximate geographical location
Waikanae North Developments Limited	Waikanae North Development	Development comprising – ▪ approximately 1,000 residential dwellings ▪ a commercial centre ▪ parks, playing fields, walkways and cycleways ▪ ecological restoration, including a wetland sanctuary, an amenity open space (approximately 19 hectares), dune restoration and enhancement planting (approximately 17.5 hectares), and	169 – 171 Peka Peka Road, Kapiti

Authorised Person	Project Name	Project Description	Approximate geographical location
		restoration and re-naturalisation of an existing watercourse.	

The proposal remains consistent with this description. In terms of variations to this description, the following are noted:

1. Increased yield

The Schedule 2 listing notes that the proposal will provide for approximately 1000 residential dwellings. This was based on a developing masterplan which has undergone further revision and refinement since the time when the proposal was included in Schedule 2, including the provision of medium-density residential housing near the proposed centre and at other strategic locations within the site. The final yield resulting from the proposal is between 1,181-1,201 residential sections. This is a positive change and further highlights and reinforces the regional significance of the project.

Because the masterplan was still being finalised at the point when WNDL applied for listing in the Act, WNDL consciously provided an approximate yield. The final yield that is applied for is considered to be consistent with the listing. Effects associated with the increased yield are internalised to the site and positive.

2. Stormwater Management

As noted at section 2.6 above, the Applicant has entered into an agreement with the owner of an adjoining property at 55 End Farm Road, and has secured an easement over that property, for stormwater management purposes. The proposal involves the construction of a culvert and weir structure within this easement area as part of the overall stormwater design. In large flood events, this area would hold stormwater from the proposal, achieving hydraulic neutrality.

This aspect of the proposal has developed following the application for listing of the project in the Act. It has been developed as a design option to achieve a stormwater management and hydrological function.

This aspect of the proposal relates solely to the construction of the culvert and weir structure, and for the ongoing (but intermittent) use of this area for stormwater management. The proposal, in terms of its built development, roading, servicing, and ecological restoration, remains located within the application site as described in Schedule 2. In the Schedule 2 listing the location of the proposal is noted as approximate. Further, the definition of project includes any activity that supports and is subsidiary to a project. The stormwater management area supports and is subsidiary to the project and it is advanced as part of the proposal with the agreement of the affected landowner.

The proposal is within the scope of the project listing in Schedule 2. Allowing for some flexibility within the FTAA is consistent with its purpose and is supported by the definition of 'project' in the Act (i.e. the inclusion of any activity that is involved in, or that *supports and is subsidiary to*, [a listed project]).

Considering established RMA principles on the issue of scope, including the scale and intensity of the activity and the character of effects, these would not be materially different to that envisaged by the listed proposal. Secondly, the changes from the preliminary design that supported the Schedule 2 listing do not prejudice other parties given that the opportunity for comment has not yet begun.

The Applicant has sought legal advice on this question of scope and a copy of the advice confirming the application is within scope of the listed project is attached in Appendix 39.

2.9 Assessment approach

Section 81 of the FTAA outlines the process for decision-making under the Act. Section 81(2)(b) provides that a panel, for the purposes of making a decision, must apply the applicable clauses set out in sub-section 3.

A proposal may only be declined where section 85 applies. The proposal does not relate to an ineligible activity, and the proposal will not breach section 7. None of sections 85(1)(c)-(h) apply. In respect of the resource consents sought, Clause 17(5) of Schedule 5 is not relevant.

Section 85(3) provides that a panel may decline an approval if:

- there are 1 or more adverse impacts in relation to the approval sought; and
- those adverse impacts are sufficiently significant to be out of proportion to the project's regional or national benefits, even after taking into account:
 - any conditions that the panel may set in relation to those adverse impacts; and
 - any conditions or modifications that the applicant may agree to or propose to avoid, remedy, mitigate, offset or compensate for those adverse impacts.

Section 85(4) also notes that a panel may not form a view that an adverse impact meets the threshold in section 85(3)(b) solely because the adverse impact is inconsistent with or contrary to a provision of a specified Act or any other document that a panel must take into account of consider in complying with section 81(2).

This application has been carefully prepared with reference to these provisions. There are no adverse impacts that are significantly out of proportion to the project's benefits, particularly after taking into account the proposed conditions and measures to offset or compensate for adverse effects.

2.9.1 Resource Consents - Schedule 5

In respect of resource consents, section 81(3)(a) refers to clauses 17 to 22 of Schedule 5. Of those, only clauses 17 and 18 are relevant to this proposal.

Clause 17(1) states that the panel must take into account, giving the greatest weight to paragraph (a):

- (a) the purpose of this Act; and
- (b) the provisions of Parts 2, 3, 6 and 8 to 10 of the Resource Management Act 1991 that direct decision making on an application for a resource consent (but excluding section 104D of that Act); and
- (c) the relevant provisions of any other legislation that directs decision making under the Resource Management Act 1991.

As already discussed, the Panel may only decline an approval if the project has an adverse impact out of proportion to the project's regional or national benefits, after taking into account mitigation required by proposed conditions. Such a threshold will not be met solely on account of an adverse impact being inconsistent with, or contrary to, an objective or policy.

Clause 18 then provides for the setting of conditions on a resource consent application.

The approach adopted in this application, as supported by the accompanying technical assessments, is to consider the relevant provisions of the RMA to inform the assessment and ensure such matters have been properly taken into account, while ultimately assessing the project in terms of the requirements and purpose of the FTAA.

2.9.2 Wildlife Approval

A wildlife approval is sought for the salvage and relocation of lizards on site. Comprehensive surveys for the presence of lizards confirm that no threatened lizards are likely to be found on site. No other Wildlife Act 1953 approvals are required or sought.

For a wildlife approval, clauses 5 and 6 of Schedule 7 are relevant.

Clause 5 specifies that the panel must take into account, giving the greatest weight to paragraph (a):

- (a) the purpose of this Act; and
- (b) the purpose of the Wildlife Act 1953 and the effects of the project on the protected wildlife that is to be covered by the approval; and
- (c) information and requirements relating to the protected wildlife that is to be covered by the approval (including, as the case may be, in the New Zealand Threat Classification System or any relevant international conservation agreement).

Clause 6 provides for the panel to set conditions on the wildlife approval, and that in setting any condition the panel must –

- (a) consider whether the condition would avoid, minimise, or remedy any impacts on protected wildlife that is to be covered by the approval; and
- (b) where more than minor residual impacts on protected wildlife cannot be avoided, minimised, or remedied, ensure that they are offset or compensated for where possible and appropriate; and
- (c) take into account, as the case may be, the New Zealand Threat Classification System or any relevant international conservation agreement that may apply in respect of the protected wildlife that is to be covered by the approval.

This substantive application, proposed conditions, the terms of the draft Wildlife Approval and the supporting ecological assessment, are consistent with this direction.

2.10 Report Structure

After this introductory information, the application provides the following information:

- Section 3 provides a description of the Site and locality.
- Section 4 provides an overview of the proposal.
- Section 5 identifies the approvals required.,
- Section 6 summarises the consultation undertaken in preparing the application.
- Section 7 provides an effects assessment,
- Section 8 addresses other statutory considerations.
- Section 9 summarises conditions of consent.
- Section 10 provides a conclusion.

The application is supported by a number of technical appendices and other material, as identified in this application.

3 The Site

3.1 Location Context

169-171 Peka Peka Road, Peka Peka, comprises an area of 139.86 hectares². A Title Report for the Site is provided in Appendix 1. The Site, and its position in a broader context, is shown below in Figure 1.

The Site is located at the northern edge of Waikanae, immediately to the south/southeast of the existing Peka Peka urban area. State Highway 1 (SH1), the Kāpiti Expressway, is located immediately at the east/south-east of the Site.

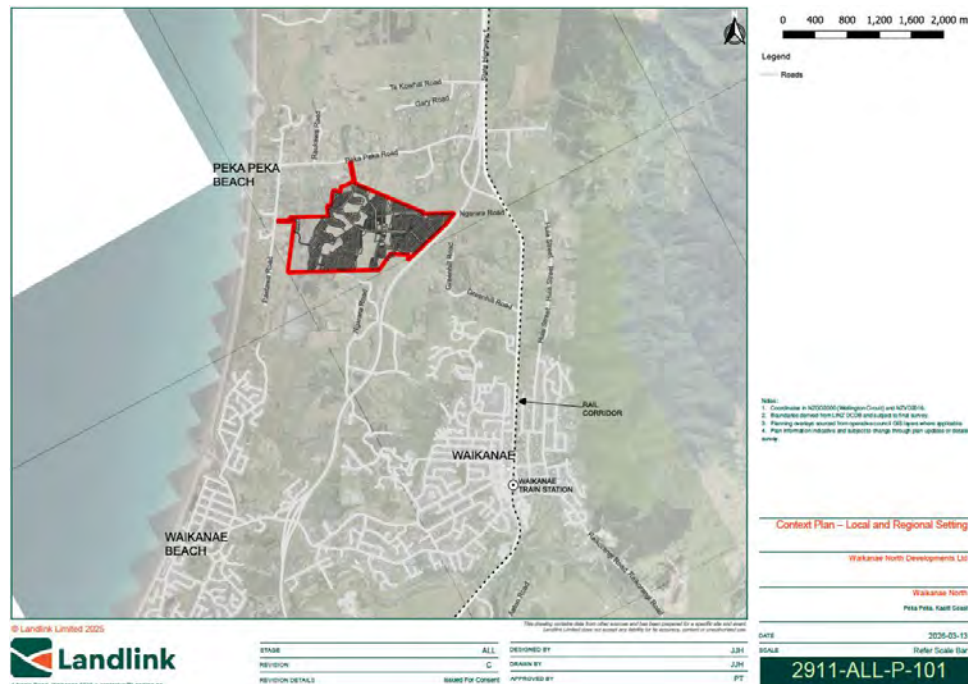


FIGURE 1: Context Plan - the application Site.

Land use in the surrounding area is highly fragmented, either to residential or rural lifestyle block densities, with few larger holdings.

Figure 2 identifies the Site from the air, showing its relationship to the existing Kāpiti urban area.

² This area omits an area of paper road that passes through the Site. Including the paper road area results in a Site area of approximately 141 hectares. Both areas exclude the Stormwater Easement Area on 55 End Farm Road which is set out in Appendix 1.



FIGURE 2: Aerial oblique image of the Site and the proposed development layout.

Figure 3 below shows the zoning of the area, mirroring the scale of Figure 1 above. At the existing Peka Peka urban area, an area of General Residential zoning exists principally along the seaward side of Paetawa Road. The landward side of Paetawa Road, opposite the General Residential zone, carries a Rural Lifestyle zoning which then extends along both sides of Peka Peka Road to SH1.

The area of Rural Lifestyle zoning then extends to the south alongside the former state highway, transitioning to a General Residential zoning, and then a High Density Residential zoning as part of the existing Waikanae urban area. This effectively creates a horseshoe around the application Site.

The edge of the existing Waikanae township is located some 2 kilometres to the south, with the Waikanae railway station located some 3.5 kilometres from the Site. Off-road pedestrian and cycle access is provided by the Cycleway, Walkway and Bridleway (CWB) that is located within the State Highway corridor. This leads to Te Moana Road which in turn provides access to the Waikanae township. Peka Peka Road also leads to Peka Peka Link Road, which connects to Main Road (the former State Highway 1) and provides a direct access to Waikanae.

Public transport services are available in proximity to the Site. Bus stops are provided at the end of Peka Peka Road, on Peka Peka Link Road, that provide for service '290 – Waikanae-Otaki-Waikanae' running from early morning through to early evening and therefore being able to provide for both commuter movements, as well as trips throughout the day. Rail services from Waikanae offer frequent peak period trips along with ongoing off-peak services between Waikanae and Wellington.

General Rural zoning which extends further south to meet an area of urban zoning (Ngārara Development Area and General Residential). This area of General Rural zoning, centred on Ngarara, Smithfield, End Farm and Paetawa Roads has itself been subject to rural lifestyle subdivision, albeit to a lower density than that evident within areas of Rural Lifestyle zoning. There are no large landholdings in this area that would be considered to be productive rural blocks beyond smaller scale hobby farming.

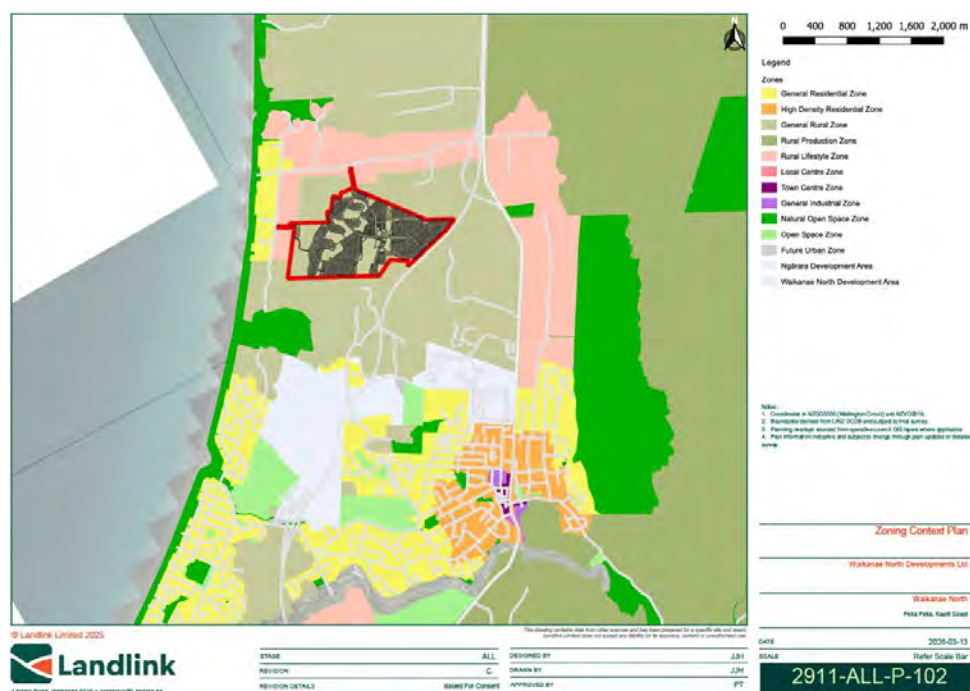


FIGURE 3: Context Plan – District Plan zoning.

Figures 1 and 3 are replicated in Appendix 3.

3.2 Site Description

Primary access to the Site is from the southern side of Peka Peka Road via a long access leg that also provides access to two rural lifestyle properties to the west (173 and 175 Peka Peka Road). Two further rural lifestyle properties (155 and 163 Peka Peka Road) adjoin the eastern side of the access leg but do not gain access from it.



PHOTO 1: View south from Peka Peka Road of the access to the application Site.



PHOTO 2: View east along Peka Peka Road from the access to the application Site.



PHOTO 3: View west along Peka Peka Road with the access into the application Site shown by the blue car.

The access leg climbs to the south before cresting at a high point where the road turns to the west, wrapping around small hill, before turning again to the east.



PHOTO 4: View to the north showing the access leg leading from Peka Peka Road. The building in the mid-ground on the righthand side of the photograph is the property at 155 Peka Peka Road.

Before turning to the east, an access track branches off to the west and leads down to an area of open pasture adjacent to the Te Harakeke Swamp. The track runs alongside this swamp before turning back to the east, near the southern boundary of the application Site. This track wraps around a dune formation that divides this western third of the Site from the majority of the Site to the east.

Continuing back along the main access track, it then drops down to the south-east towards a farm building and adjacent yards. The main access track then continues towards the east, in the direction of the adjoining State Highway.



PHOTO 5: The access track nearing its crest showing the turn to the east before dropping down to the farm building. The blue car marks the point where an access track branches to the west, towards Te Harakeke Swamp.



PHOTO 6: View towards the east showing the descent down towards the existing farm building.



PHOTO 7: View north towards the existing farm building.

From the area around the farm building, a view to the west highlights the dune formation that runs, generally, in a north-south direction through the Site.



PHOTO 8: View to the west from near the existing farm building showing the existing dune formation.

The eastern area of the application Site can be described as being generally flat to undulating farmland. The main farm track runs in a generally east-west direction towards the adjoining State Highway, with other secondary tracks stemming from this central spine.

Shelterbelt planting is interspersed throughout the Site, along with other areas of scattered vegetation. Primarily, the area is in pasture. Smaller wetlands are also located in this eastern extent, as further described in the supporting Assessment of Ecological Effects.



PHOTO 9: View to the east from atop of the dune formation running through the Site.



PHOTO 10: View to the east from along the main access track through the application Site.

Transmission lines cross the eastern part of the Site in a northeast to southwest direction.

At the eastern extent of the application Site is the State Highway 1 (Kāpiti Expressway) corridor with the associated CWB immediately adjoining the Site, providing separation from the road corridor, and providing an offroad path to the north and south to Waikanae town centre and railway station alongside the state highway. The CWB also provides access to Peka Peka Link Road and the bus stop mentioned at section 3.1 and further detailed in section 7.2.6 below.

A paper road runs through the eastern part of the application Site as shown in Figure 4:



FIGURE 4: The paper road through the Site connecting to Ngarara Road to the south.

A secondary access to the Site is provided from the eastern side of Paetawa Road. This consists of a narrow access leg running in an east-west direction between 107 and 109 Paetawa Road. The access leg then widens into an open area on the western side of Te Harakeke Swamp. The access leg gradually climbs from Paetawa Road before then dropping down towards Te Harakeke Swamp. The general topography of the area is undulating.



PHOTO 11: View from west to east towards Te Harakeke Swamp and the dune ridge running through the Site.



PHOTO 12: View along the access leg to the Site from Paetawa Road. 109 Paetawa Road is shown on the right hand side of the photo.

In respect of waterbodies, a number of wetlands are located on the Site. Two of these wetlands (the Te Harakeke Swamp and the Peka Peka Road Swamp) are specifically identified in both the District Plan and Natural Resources Plan.

The Te Harakeke Swamp extends along the majority of the western boundary of the Site, while the Peka Peka Road Swamp extends marginally into the Site from the north where it commences at Peka Peka Road. Other smaller wetlands are located in various parts of the Site and are further described in the supporting Assessment of Ecological Effects.

In addition to these wetlands, the eastern extent of the Site contains both a number of drains, and the highly modified Ngarara Stream. These serve a drainage function for the Site and land upstream in the catchment. A further description and classification of these, and an assessment of their ecological values, is provided in the supporting Assessment of Ecological Effects.



PHOTO 13: View to the west showing Te Harakeke Swamp with Kāpiti Island in the background.



PHOTO 14: View to the north-east showing the Peka Peka Road Swamp. The high-voltage transmission lines that traverse the Site are also visible in the background.



PHOTO 15: Ngarara Stream has a highly modified condition.

A further description of the Site is provided in the supporting technical assessments including the Masterplan Design Report, Urban Design Assessment, Assessment of Ecological Effects and Landscape and Visual Assessment.

3.3 Site Surrounds

As required by Clause 5(1)(d) of Schedule 5 of the Fast-track Approvals Act, Appendix 37 contains a list of adjacent landowners and provides a map to identify these properties.

Along the western boundary, the Site is adjoined by 12 rural lifestyle properties being 101 - 171 Paetawa Road. These properties vary in size from between approximately 1 – 2.5 hectares. This band of Rural Lifestyle zoning then extends along Paetawa Road to Peka Peka Road. The opposite side of Paetawa Road is zoned General Residential Zone.

Along the southern boundary the Site is adjoined by:

- 64 End Farm Road – 6.93ha
- 59 End Farm Road – 4.7ha
- 55 End Farm Road – 8.56ha
- 37 End Farm Road – 13.74ha.

The western boundary of the application Site is entirely with the State Highway 1 corridor.

And along the northern boundary, the Site is adjoined by:

- a large, irregularly shaped parcel of some 60 hectares that is owned by the New Zealand Transport Agency;
- 153 Peka Peka Road – 2.14ha of which approximately half is the Peka Peka Road Swamp;
- 155 Peka Peka Road – 1.69ha;
- 173 Peka Peka Road – 1.24ha;
- 193 Peka Peka Road – 0.4ha;
- 203 Peka Peka Road – 3.04ha;
- 205 Peka Peka Road – 6.6ha; and

- 231 Peka Peka Road – 6.49ha.

These properties are zoned General Rural Zone and are the immediately adjoining properties. Beyond them to the north are a range of Rural Lifestyle zoned properties that front onto Peka Peka Road.

3.4 Zoning and Planning Notations

3.4.1 Kāpiti Coast District Plan

3.4.1.1 Zoning

The Site is predominantly zoned General Rural Zone under the Operative Kāpiti Coast District Plan (District Plan) as shown in Figure 4. A small area of both of the accesses into the Site from Peka Peka Road and Paetawa Road are within the Rural Lifestyle Zone.

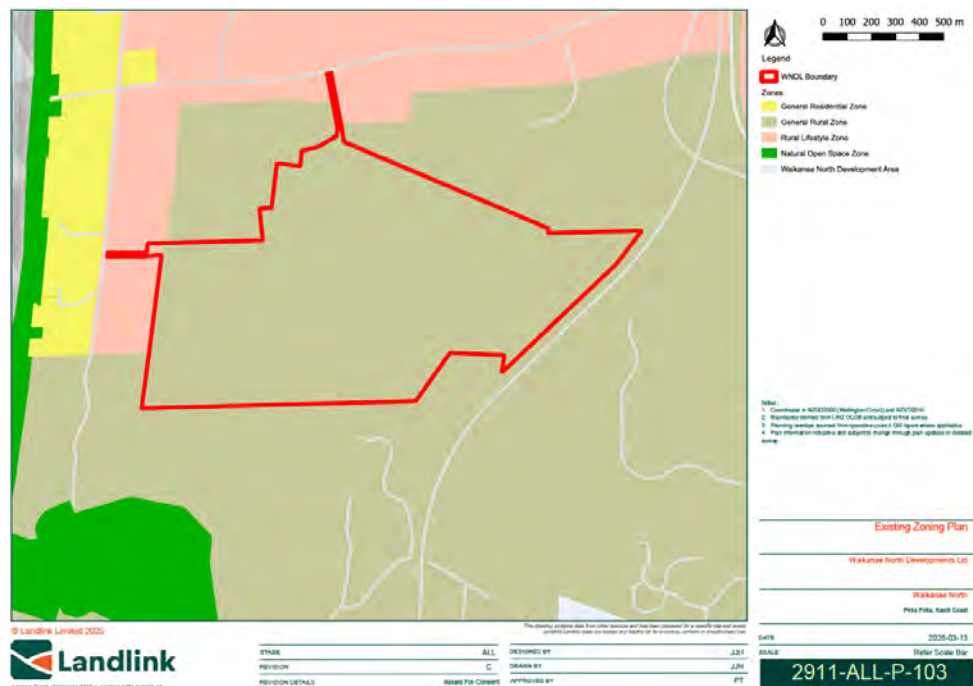


FIGURE 5: Operative District Plan zoning for the Site and surrounding area.

3.4.1.2 Notations and Overlays

The Site is subject to the following notations and overlays:

- Ecological Sites (Significant Natural Areas) K060 and K066:

K060 - Peka Peka Road Swamp

K066 - Te Harakeke Swamp

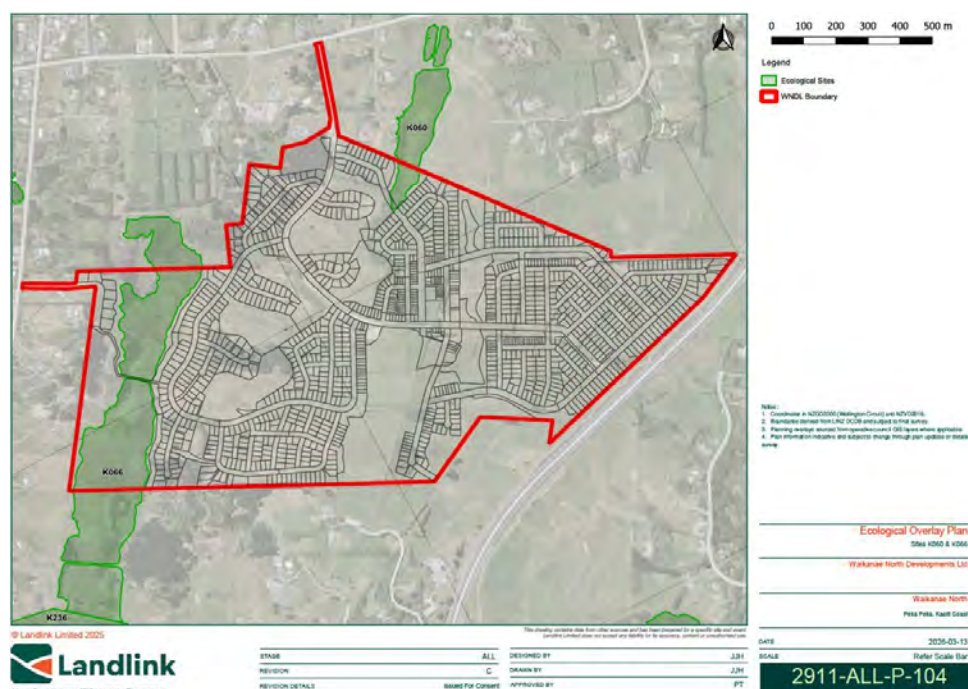


FIGURE 6: District Plan Ecological Sites and the Site boundary and development layout.

- Special Amenity Landscape 19

SAL19 - Ngārara Dunes: a sequence of dune ridges and intervening wetlands and dune lakelets.

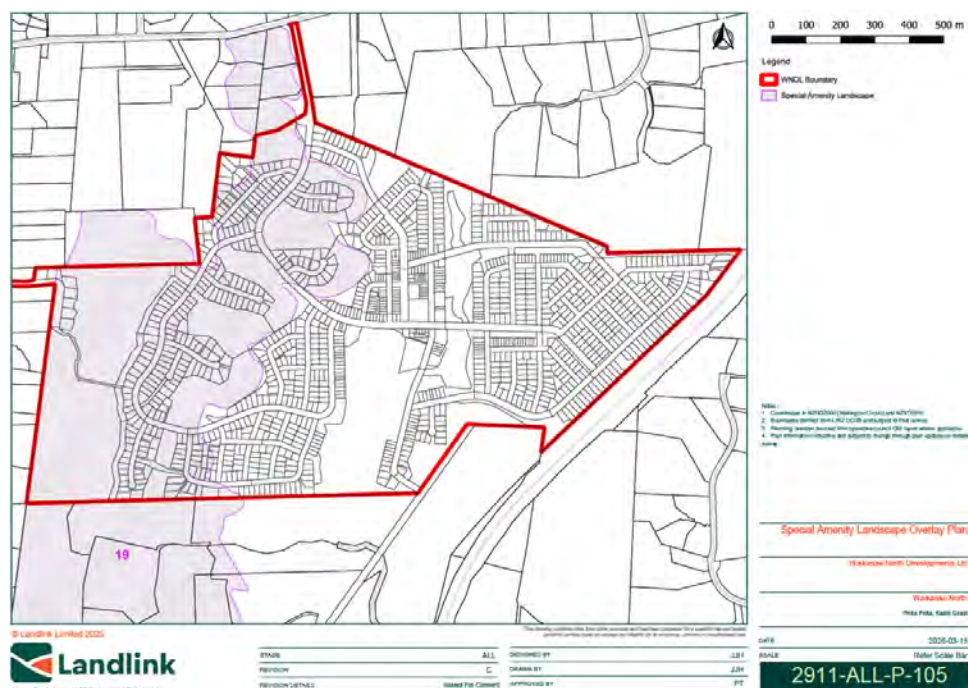


FIGURE 7: District Plan Special Amenity Landscape and the Site boundary and development layout.

- National Grid Lines and Natural Gas Line

Transmission lines cross the Site at its eastern side, with a natural gas line traversing the Site along its western boundary.

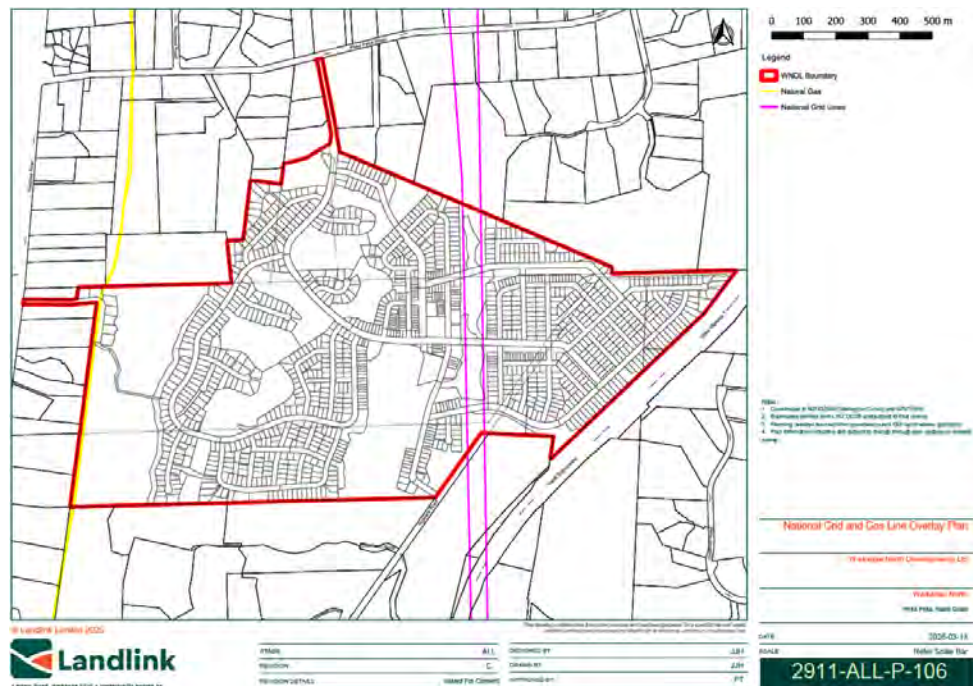


FIGURE 8: District Plan National Grid Lines and Natural Gas overlays.

- Flooding

The Site is subject to a flooding notation, made up of a stream corridor, ponding area and flood storage area. The flooding notation is principally located at the eastern half of the Site.

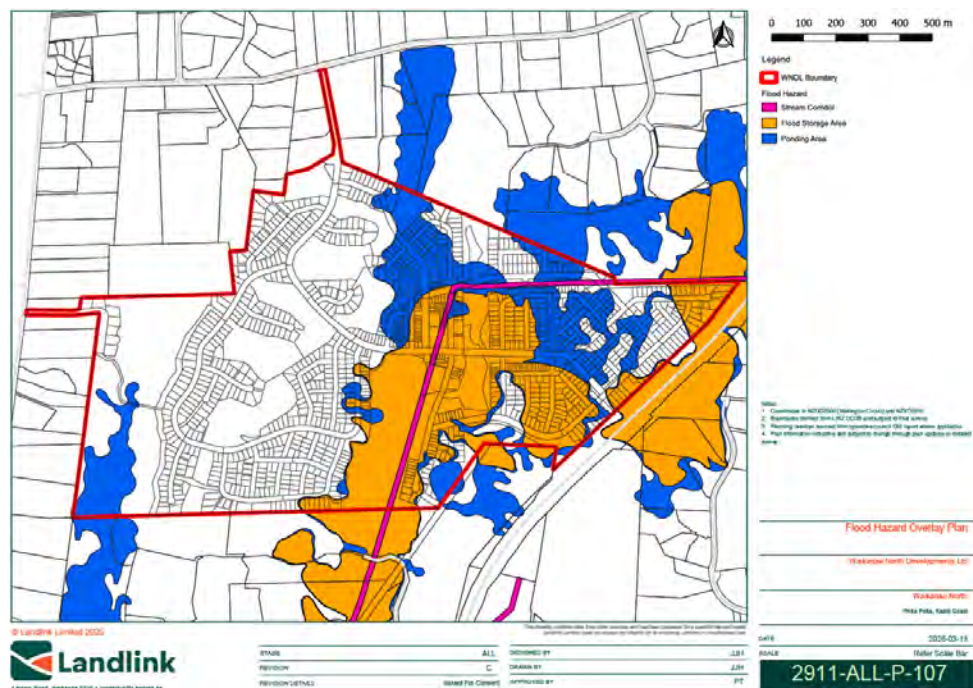


FIGURE 9: District Plan Flooding Overlays.

- Coastal Environment

The entire Site is located within the Coastal Environment as mapped in the District Plan.

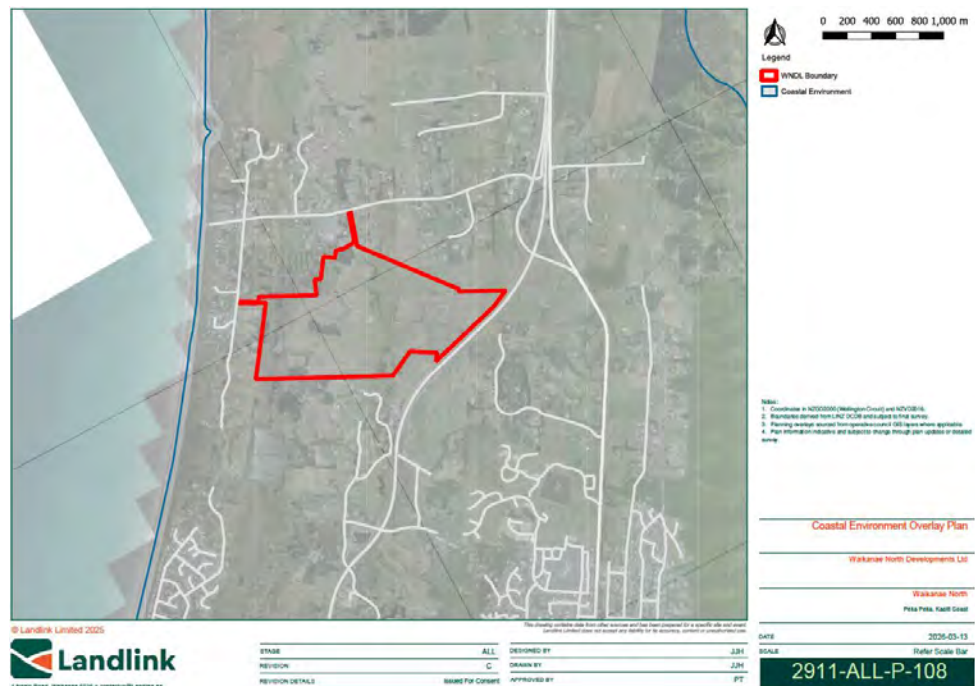


FIGURE 10: District Coastal Environment Overlay.

- Precincts 19, 48 and 61

The Site is subject to three Precinct notations:

- Precinct 19 – Ngārara Eco Hamlet Precinct

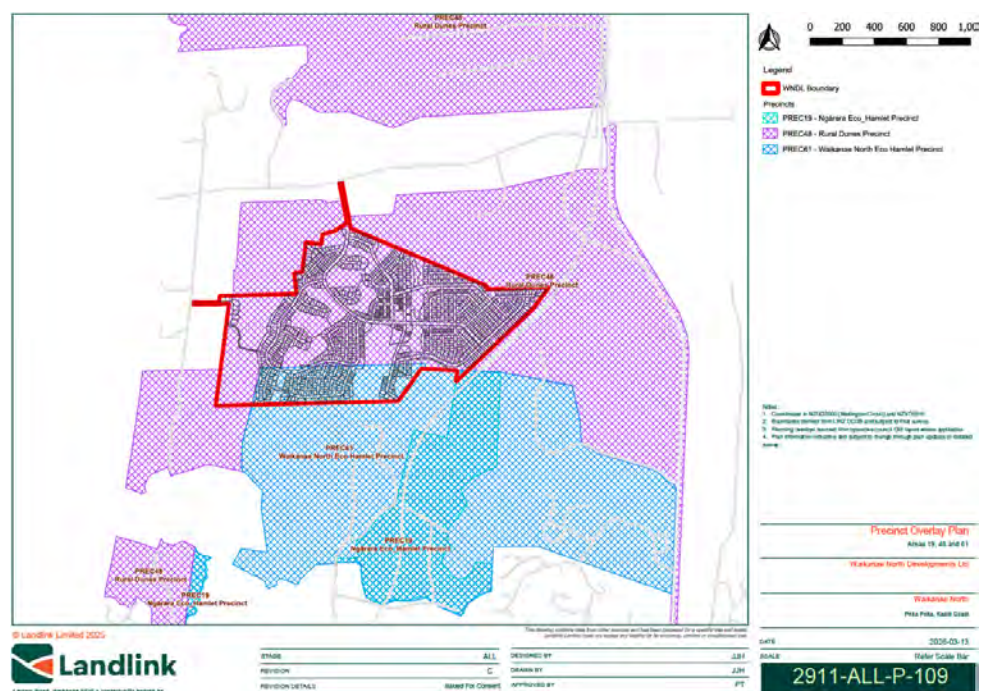
This Precinct affects a very small area of the Site at its south eastern corner.

- Precinct 48 – Rural Dune Precinct

Precinct 48 applies to the majority of the Site.

- Precinct 61 – Waikanae North Eco Hamlet Precinct

This Precinct slightly affects the southern edge of the Site.



3.4.1.2.1 Rural Dunes Precinct

The District Plan provides the following description of the Precinct:

The Rural Dunes Precinct comprises the sand country, including consolidated sand dunes, interdune sandplains and wetlands. It is characterised by undulating topography with slopes of up to 25 degrees and is exposed to salt laden winds. The dune area is generally unsuitable for horticulture and intensive agriculture. Land use and development in the Rural Dunes Precinct are anticipated to be carried out in a manner that retains the sensitive landscape and ecological character of the area, including wetlands.

The natural character of the zone can be adversely affected by the presence of highly visible development and changes to dune landforms which cause disturbance to the natural contours and any significant cultural and ecological features of the area. The overall density of development should be very low so as to retain the area's sense of openness. However, where multiple buildings are proposed for a given location within the zone, clustering may be an appropriate response to mitigate the built impact.

3.4.1.2.2 Rural Eco-Hamlet Precinct

The District Plan provides the following description of the Precinct:

The Rural Eco-Hamlet Zone comprises the land adjacent to identified urban growth areas at Waikanae North and Ōtaki (which include consolidated sand dunes, interdune sandplains and wetlands) and shares similar physical characteristics with the Rural Dunes Precinct. Land use and development in the Rural Eco-Hamlet Precinct are anticipated to be carried out in a manner that enhances the carrying capacity of the area in terms of primary production activities or ecological restoration and recognises the sensitive landscape and ecological character of the area. The sandy soils of the dunes filter stormwater and effluent easily, making these areas more suitable to accommodate denser clustered development in some areas with the interdune hollows and peaty soils retained as open balance allotments. The intention is to provide a buffer or transition between the proposed urban area and the Rural Zones.

3.4.2 Natural Resources Plan

A review of the Natural Resources Plan map viewer³ identifies the following overlays and notations applicable to the Site:

1. Schedule A – Outstanding Waterbodies
 - Te Harakeke Swamp - Schedule A3 Wetlands with Outstanding Indigenous Ecosystem Values

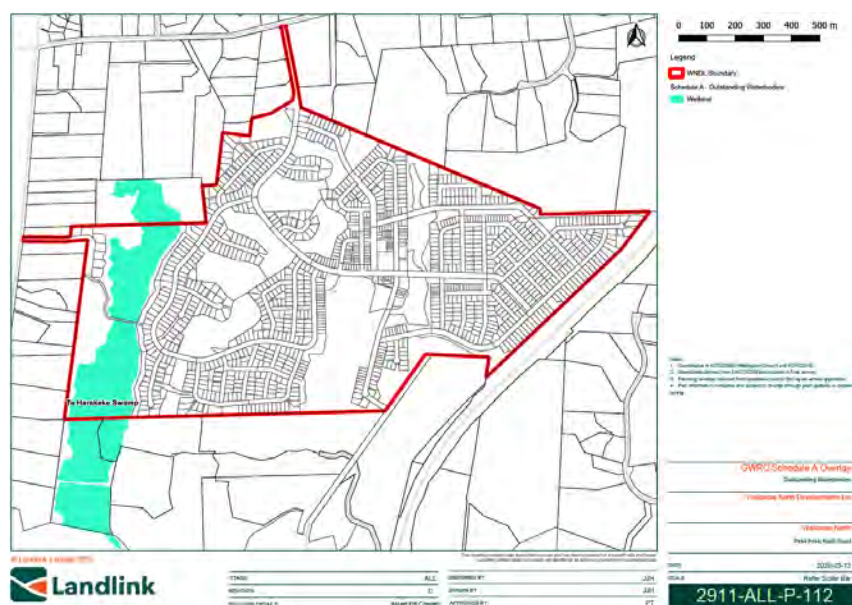


FIGURE 13: Te Harakeke Swamp as mapped in Schedule A.

2. Schedule B – Ngā Taonga Nui a Kiwa
- Waimeha (Ngarara) Stream

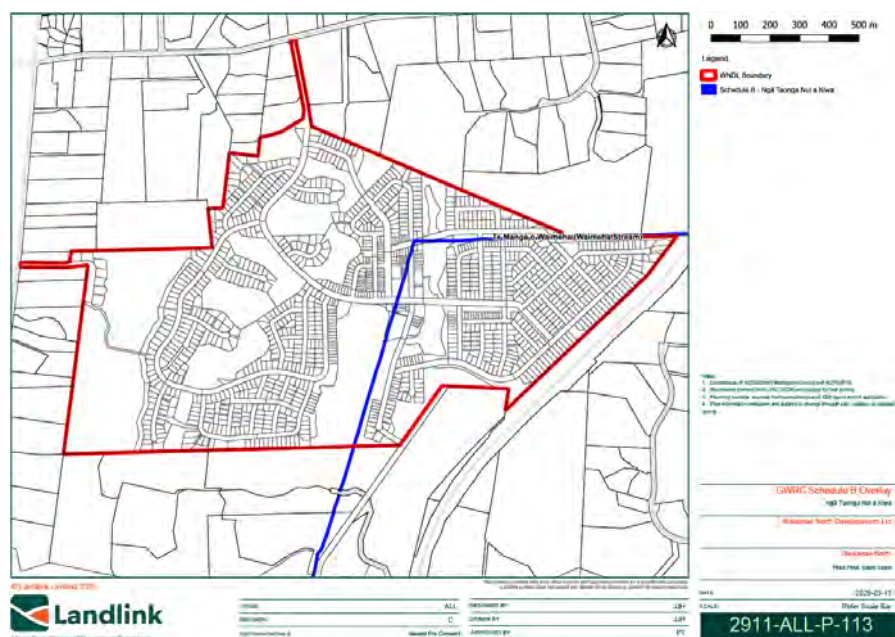


FIGURE 14: Mapping of Schedule B and the Site.

³ https://mapping.gw.govt.nz/GW/GWpublicMap_Mobile/?webmap=85393478ca2847f4a37079037e1d79ea

3. Schedule F – Ecosystems and habitats with significant indigenous biodiversity values

- Waimeha Stream (Ngarara Stream) and all tributaries – Schedule F1 (Rivers and lakes with significant indigenous ecosystems)
- Peka Peka Road Swamp – Schedule F3 (Identified natural wetlands)

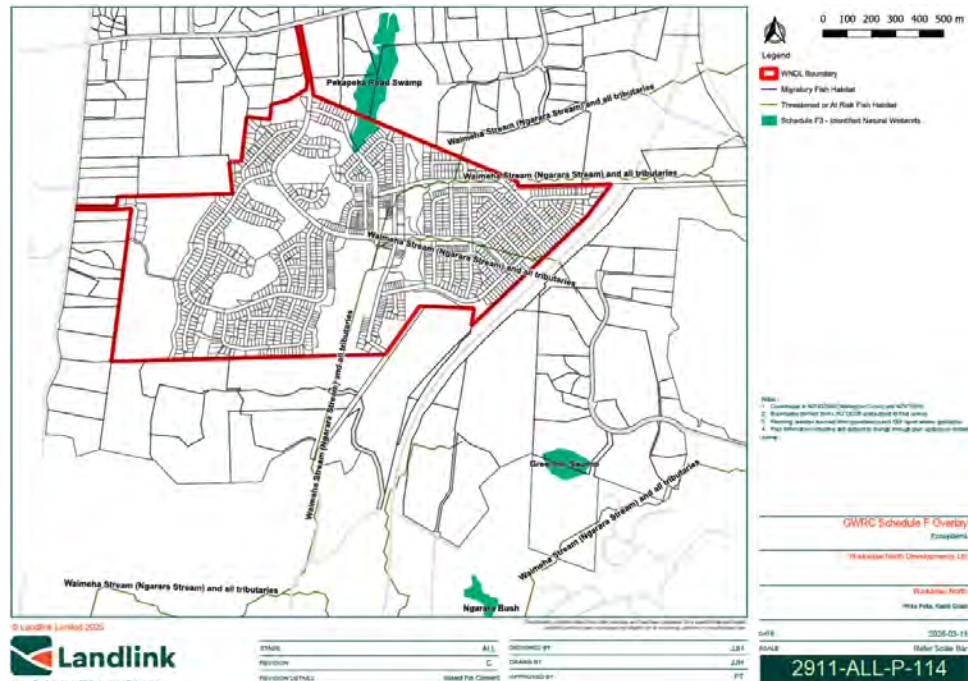


FIGURE 15: Mapping of Schedule F and the Site.

4. Category 1 Waterbodies

- Te Harakeke Swamp
- Peka Peka Road Swamp

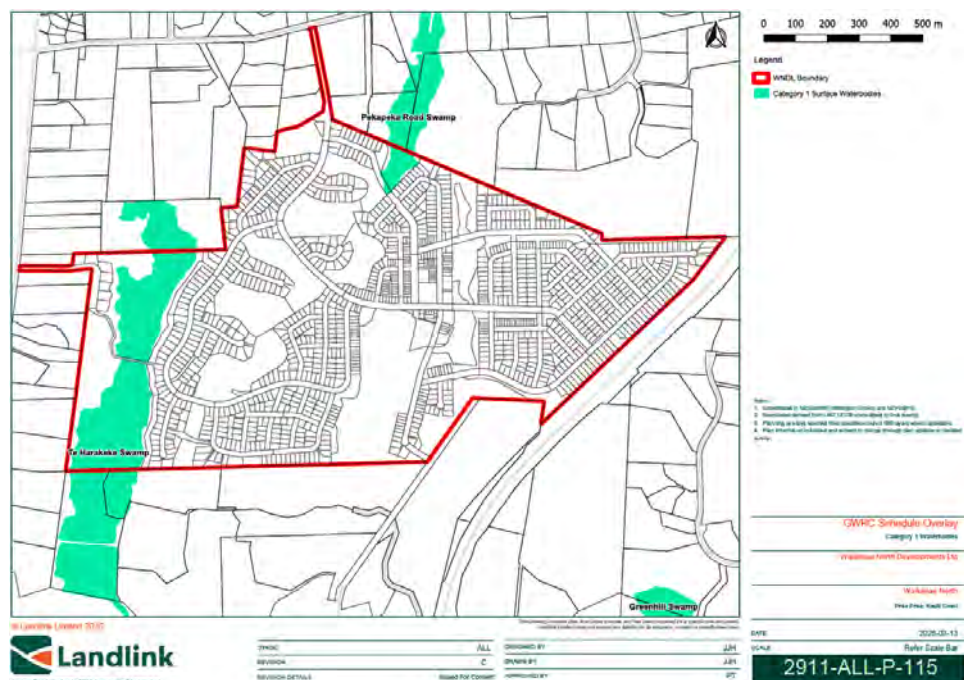


FIGURE 16: Category 1 Waterbodies

5. Category 2 Surface Waterbodies

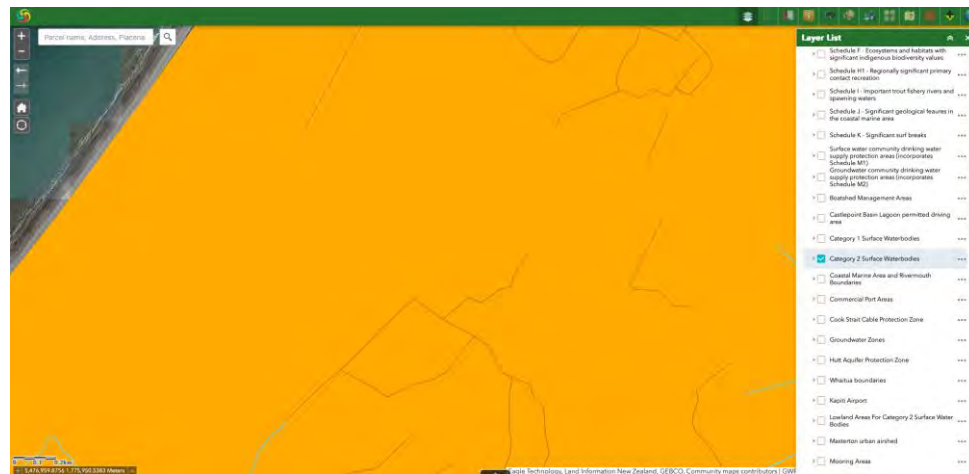


FIGURE 17: Category 2 Waterbodies

6. Groundwater Zones

Waikanae Category B Groundwater - Groundwater Zones for Kāpiti (Tables 10.2 and 10.3)



FIGURE 18: Waikanae Category B Groundwater - Groundwater Zones for Kāpiti

7. Kāpiti Whaitua

The Site is located within the Kāpiti Whaitua.

The Kāpiti Whaitua chapter of the Natural Resources Plan contains specific policies and rules relating to the take and use of water. These provisions are not relevant to this application.

8. Highly Modified Streams

The NRP includes a definition of Highly Modified Stream as set out below. Figure 19 then shows the mapping of 'Highly Modified Streams' from the NRP. A highly modified stream is defined as -

“For the purposes of Rules R134, R135 and R136 only, means a river or stream that has been modified and channelled for the purpose of land drainage of surface or subsurface water and has the following characteristics:

- it has been channelled into a single flow, and
- the channel has been straightened, and
- the channel is mechanically formed with straight or steeply angled banks, and
- it exhibits these characteristics for at least its entire length through the property in which the activity is being carried out.”

Advice from the Greater Wellington Regional Council is that its GIS mapping of highly modified streams should not be relied upon and is indicative only.

The Assessment of Ecological Effects has undertaken a categorisation of streams and drains on the Site, as detailed in section 7.2.5 and in Appendix 23.

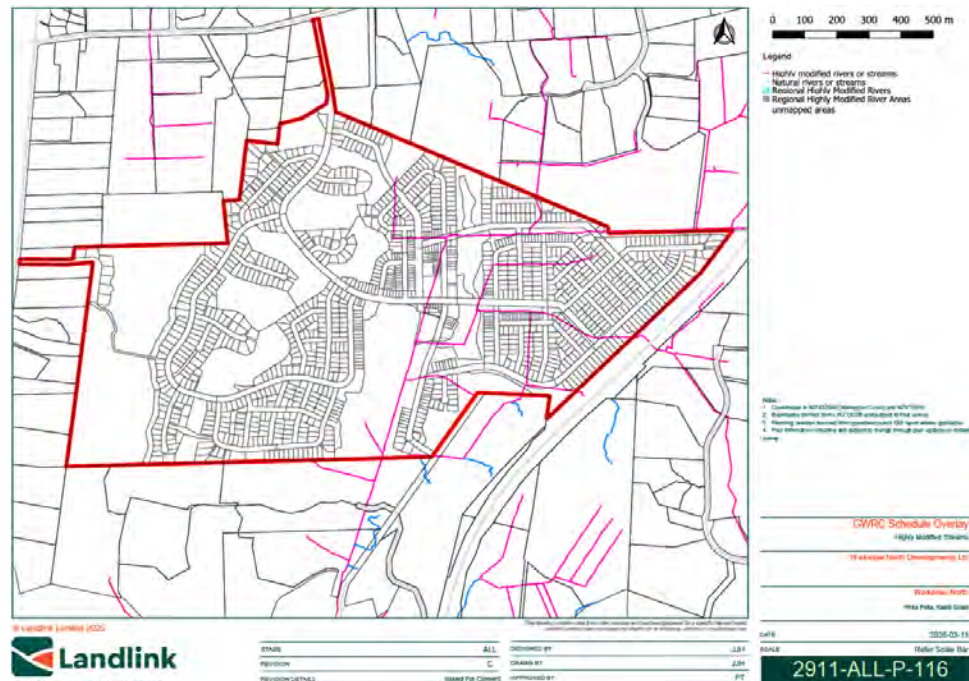


FIGURE 19: Highly Modified Stream mapping – Greater Wellington Regional Council.

4 The Proposal

4.1 Proposal Description

The proposal is to undertake a comprehensive master-planned urban subdivision and ecological restoration and enhancement of the Site that:

- Provides for between 1,181-1,201⁴ residential dwellings of various typologies;
- Creates a commercial centre of 3,500m² gross floor area;
- Creates a shared community space adjacent to the proposed centre;
- Creates areas of open space throughout the Site;
- Includes significant restoration planting;
- Enhances existing stream and wetland areas;
- Removes some existing and creates new wetland areas;
- Realigns and improves the existing stream;
- Provides for connection to the existing CWB adjacent to the Site; and
- Installs roads and requisite infrastructure to service the proposal.

Application drawings depicting the proposal are provided as appendices. Specifically:

- **Appendix 2** Index for the Scheme and Engineering Plans;
- **Appendix 3** Context and Overlay Plans;
- **Appendix 4** Scheme Plans for the proposed subdivision:
 - Appendix 4A – Scheme Plan Overview;
 - Appendix 4B – Scheme Plan (Stage 1 Superlot);
 - Appendix 4C – Scheme Plans Medium Density Allotments;
 - Appendix 4D – Scheme Plans;
- **Appendix 5** Tabulated description of each proposed allotment;
- **Appendix 6** Earthworks Plans for the proposal:
 - Appendix 6A – Earthworks ESCP Phase 1B;
 - Appendix 6B – Earthworks Overview and Crossing Structures;
 - Appendix 6C – Earthworks Phasing Plans;
- **Appendix 7** Stormwater Plans for the proposal:
 - Appendix 7A – Stormwater Concept Details;
 - Appendix 7B – Stormwater Stream and Drain Plans;
 - Appendix 7C – Stormwater Management Plans;
- **Appendix 8** Wastewater Plans for the proposal;
- **Appendix 9** Water Supply Plans for the proposal;
- **Appendix 10** Urban Design Plans in support of the Masterplan Design Report and Urban Design Assessment; and
- **Appendix 11** Landscape Plans.

Further information on the proposal is provided in:

- **Appendix 12** – Masterplan Design Report
- **Appendix 13** – Urban Design Assessment;
- **Appendix 14** – Engineering and Infrastructure Report;
- **Appendix 15** – Integrated Transport Assessment;
- **Appendix 16** – Stormwater Management Plan;
- **Appendix 17** – Hydrological Report
- **Appendix 18** – Erosion and Sediment Control Plan;
- **Appendix 19** – Construction and Environmental Management Plan;
- **Appendix 20** – Flood Hazard Assessment of Effects;
- **Appendix 21** – Geotechnical Assessment;

⁴ Reflecting options proposed in respect of apartment development.

- In addition to these core technical assessments, the following further information is provided:

- The proposal is shown in the Masterplan, taken from Appendix 11:



FIGURE 20: Masterplan of the proposal.

4.1.1 Subdivision Details

The proposed subdivision creates:

- Up to 1,158 residential allotments⁵;
- 11 allotments for commercial activity;
- Four Jointly Owned Access Lots (JOALs);
- 74 lots⁶ to vest as road in Kāpiti Coast District Council;
- Seven lots to vest as Local Purpose Reserve (Walkway) in Kāpiti Coast District Council;
- 25 lots to vest as Local Purpose Reserve (Stormwater) in Kāpiti Coast District Council;
- Five lots to vest as Local Purpose Reserve (Utilities) in Kāpiti Coast District Council;
- Three lots to vest as Recreation Reserve in Kāpiti Coast District Council;
- Four lots for Private Open Space (Wetland Restoration);
- Nine lots for Private Open Space (Dune Ridgeline);
- Three lots for Private Open Space (Ecological).

Further detail on the proposed allotments is provided in Appendix 5 and in the scheme plans provided in Appendix 4.

Phase 1 of the subdivision, as shown on 2911-PH1-P-3, proposes an initial subdivision of the Site into 13 superlots. As detailed on 2911-PH1-P-3, a number of amalgamation conditions are proposed in respect of these allotments such that the 13 superlots would be held in five resulting Records of Title. This initial rationalisation of the Site reflects the proposed road stopping (see section 4.2), shows the cancellation of or retention of existing easements, the creation of new easements, along with roads and stormwater and utility reserves proposed to be vested with Kāpiti Coast District Council.

Following Phase 1, Phase 2 of the proposal is the subsequent subdivision of the superlots as shown in the appended scheme plan. Phase 2 is proposed to be staged across an indicative 17 stages. This is shown on 2911-ALL-P-2.

The proposed subdivision staging is related to, but not the same as, the proposed earthworks phasing. The proposed earthworks phasing is discussed below in section 4.1.2. The variability between the two results from the specific requirements of the earthwork process.

The subdivision on the eastern side of Te Harakeke Swamp:

- Creates up to⁷ 1,162 commercial and residential allotments:
 - 1,151 residential allotments;
 - 11 commercial allotments.
- Provides for a network of roads of different configurations as further described in this application and shown in Appendix 4 to be vested in Kāpiti Coast District Council;
- Provides for three types of private open space:
 - Two areas of ecological open space – Te Harakeke Swamp and Peka Peka Road Swamp;
 - The dune ridgeline formation; and
 - Areas of wetland restoration.
- Creates two areas of recreation reserve across three lots to vest Kāpiti Coast District Council:
 - A central public open space adjacent to the proposed commercial centre; and
 - A large recreation area to the north that is proposed as a dog exercise area.
- Proposes to vest utility, stormwater and walkway Local Purpose Reserves with the Kāpiti Coast District Council;
- Creates four Jointly Owned Access Lots (JOALs) to facilitate access to specific lots;
- Provides two connections to the Cycleway, Walkway, Bridleway (CWB) running alongside the Site within the State Highway corridor:
 - The northern connection is proposed as pedestrian only;
 - The southern connection is proposed as a multi-modal connection.
- Creates an internal off-road walking network; and
- Vests two unformed roads in Kāpiti Coast District Council to enable future connections.

⁵ Reflecting options proposed in respect of apartment development.

⁶ Including two lots to vest as unformed legal road.

⁷ In respect of three areas, as shown in Appendix 4, the proposal seeks to consent alternative layout options.

On the western side of Te Harakeke Swamp, the following are proposed:

- 7 residential allotments (Lots 1 - 7);
- A new road providing access from Paetawa Road to the allotments (Lot 4000) proposed to vest in Kāpiti Coast District Council; and
- A non-vehicular walkway providing a connection to the eastern side of Te Harakeke Swamp.

4.1.2 Earthworks

Bulk earthworks are required to facilitate the proposal, including for road formation, the installation of infrastructure and services, the general shaping of landform for stormwater purposes, the reshaping of part of the existing Ngarara Stream channel, and the formation of building areas.

Bulk earthworks will occur across much of the Site and involve the following:

- Earthworks over an area of 93.4 hectares;
- Topsoil stripping of 139,000m³;
- A cut volume of 1,210,000m³;
- A fill volume of 1,145,000m³ (comprised of 665,000m² to achieve required design levels and 475,000m² to replace excavated peat); and
- Achieve a cut-fill balance.

A further description of the proposed earthworks is provided in the Engineering and Infrastructure Report at Appendix 14, along with earthworks plans provided in Appendix 6.

4.1.3 Wetlands and Stream Works

The proposal seeks to realign an extent of the Ngarara Stream through the Site, construct a downstream twin-box culvert, and to undertake earthworks in and in proximity to existing wetlands on the Site. Proposed works within wetlands and streams are described in the supporting earthworks plans, Assessment of Ecological Effects, Erosion and Sediment Control Plan and Engineering and Infrastructure Report.

4.2 Road Stopping

A paper road crosses a portion of the application Site. This is shown on the plans at Appendix 4.

While outside of this process, the Applicant has applied to the Kāpiti Coast District Council to stop this unformed portion of Ngarara Road and to realign the road along the proposed internal roading network which will vest in Council. All properties with existing frontage to the unformed paper road will continue to have road frontage after the realignment.

The Council has advised the Applicant that its application to stop the road through the application Site has been put on hold pending the outcome of this substantive application. Council considers (and the applicant agrees) that it would be premature to stop the road before approval is granted.

A copy of the Council's most recent communication with the Applicant on this matter is provided in Appendix 41.

4.3 Approach to Future Development Standards

The proposal does not seek to consent any specific residential or commercial development. Rather, the proposal seeks land use consent to undertake development of the Site in accordance with the standards of the General Residential Zone and Local Centre Zone of the District Plan.

Given the underlying rural zoning of the Site, it is necessary to provide for certainty of future development outcomes and to avoid a scenario where subsequent built development triggers a range of land use consent requirements, for example for individual houses.

The approach proposed in this application as discussed and agreed with KCDC, and as reflected in the proposed draft conditions set out in Appendix 33 is to:

1. For the majority of the residential subdivision proposed, excepting an area of higher density located around the proposed centre, provide for one dwelling and accessory buildings, in accordance with standards from the General Residential Zone of the District Plan.

The relevant General Residential Zone standards are contained in a proposed condition, to be registered as a consent notice against those proposed lots.

Appendix 13 demonstrates that the proposed allotments, through a range of representative examples, are capable of accommodating development in compliance with these standards.

2. For selected areas described in (1) above, and based on particular site constraints, more restrictive bulk and location standards are proposed. Again this is reflected in the consent conditions proposed in Appendix 33 and discussed further in section 7.2.2.
3. For the area of higher density residential development identified on the masterplan around the proposed centre, it is proposed to provide for residential development in accordance with the bulk and location standards of the General Residential Zone, without a limitation on the number of dwellings, but with reference to a Typology Plan. Such an approach will enable for medium density, multi-unit housing, and will support the commercial centre as described in the supporting urban design and economic assessment.

Given that a specific building design is not being consented as part of this application, and to ensure that an appropriate level of design control is maintained, it is proposed that, prior to obtaining building consent for development on the identified lots, that the consent holder prepares, for Council certification, an assessment against the relevant provisions of the Residential Design Guide as well as the proposed Typology Plan. An assessment for consistency with the layout proposed by this consent would also be undertaken.

Appendix 10 indicatively demonstrates the outcome being sought for this area and the nature of development that is enabled by the bulk and location standards of the zone.

4.4 Approach to Commercial Centre

Retail and commercial activities in the General Rural Zone are provided for as a non-complying activity under Rule GRUZ-R20 of the District Plan. Resource consent is sought for the development of retail and commercial activity, along with above ground residential development, within the proposed centre up to a maximum gross floor area for commercial activity of 3,500m², with the largest proposed tenancy being a proposed superette/supermarket of some 1,000m² – 1,200m² gross floor area.

In respect of buildings in the proposed centre, similar to the approach proposed for the medium density residential development, it is proposed to enable built development consistent with the provisions of the Local Centre Zone of the District Plan.

Appendix 10 contains a 'Precinct Plan' that demonstrates the outcomes that are sought for the centre. Again, while specific buildings are not proposed with this application, Appendix 13 also demonstrates development that would meet the Local Centre Zone standards.

To ensure the quality of development outcomes, it is proposed that built development within the centre be assessed for consistency with the supplied Precinct Plan and with the relevant provisions of the Centres Design Guide contained in the District Plan. This would occur through a proposed certification process, akin to that described above in respect of medium density housing. Again, this approach has been discussed and agreed with Kāpiti Coast District Council. This approach will be secured by conditions of consent, and consent notices, as set out in Appendix 33.

4.5 Reserve Areas

Two areas of recreation reserve are proposed to vest in Kāpiti Coast District Council.

Development of these areas is proposed by the Applicant, and Appendix 11 provides conceptual detail as to their proposed finish. The detail provided to date is reflective of discussions with the Council.

The final detail of these areas will be confirmed as part of detailed design and agreed between the Applicant and the Council. This matter is secured by a condition of resource consent and will be further detailed in a Development Agreement between the Applicant and the Council that is being prepared.

4.6 Stormwater Reserves and Walkways

In addition to the two recreation reserves, the proposal also incorporates a number of stormwater reserves that will intermittently be used for stormwater purposes. In addition, these areas serve an open space function and walkways are proposed through some of these areas, also linking through areas of wetland restoration.

4.7 Private Open Space

Private open space refers to other areas that are not proposed to vest in Kāpiti Coast District Council. They relate to areas of Wetland Restoration, the Dune Ridgeline, and the Te Harakeke Swamp and Peka Peka Road Swamp.

The Applicant will retain ownership of these areas, with future options including:

- Vesting in the Council;
- Ownership by Iwi; or
- Ownership by a Residents Association.

Until any of these options are pursued, ownership, ecological restoration and maintenance, pest control and the development and maintenance of access tracks will be the responsibility of the Applicant/consent holder.

Labelling of these areas as 'private' open space does not suggest that public access through a trail network to and within these areas (where proposed) will exclude the general public.

5 Consent Requirements

This section of the provides a summary of the provisions that are applicable to the Site and proposal. Appendix 35 provides a detailed description of consent requirements triggered by this substantive application.

The Applicant applies for all necessary resource consents to give effect to the application as set out in the supporting application documents and technical assessments.

5.1 Kāpiti Coast District Plan

5.1.1 District Plan Zone Rules

Appendix 35 provides a detailed description of all relevant District Plan rules and a compliance assessment against them.

The applicant seeks all necessary resource consents to give effect to the proposal. The following sections provide a summary of the relevant resource consent requirements for the proposal.

5.1.1.1 General Rural Zone

5.1.1.1.1 General Rural Zone – Consent Requirements

Resource consents are required in respect of General Rural Zone Rules as follows:

1. Due to proposed non-compliances with the bulk and location standards of Rule GRUZ-R3 and the identified standards of GRUZ-R7, resource consent is required under Rule GRZ-R10 as a restricted discretionary activity.
2. As a restricted discretionary activity under Rule GRUZ-R15 for development within the visually sensitive areas of the Waikanae North Eco-Hamlet Precinct. The rule is subject to standards.
3. As a discretionary activity under Rule GRUZ-R16 for development within the visually sensitive areas of the Waikanae North Eco-Hamlet Precinct that does not comply with the standards of Rule GRUZ-R15.
4. Under Rule GRUZ-R20 as a non-complying activity for retail and commercial activities within a rural zone.
5. Under Rule GRUZ-R21 as a non-complying activity for the construction of roads, and associated infrastructure, along with new buildings and structures within the visually sensitive areas of the Waikanae North Eco-Hamlet Precinct that do not comply with the restricted discretionary activity standards in GRUZ-R15.
6. Under Rule GRUZ-R22 as a non-complying activity for the construction of roads, and associated infrastructure, along with new buildings and structures, which are located up to 3 metres below or are above the visually sensitive ridgelines as identified on the structure plan for the Waikanae North Eco-Hamlet Precinct.

5.1.1.2 Rural Lifestyle Zone

5.1.1.2.1 Rural Lifestyle Zone – Consent Requirements

Resource consents are required in respect of Rural Lifestyle Zone Rules as follows:

1. Under Rule RLZ-R8 as a restricted discretionary activity for the construction of buildings and structures that will not comply with the permitted activity standards of Rule RLZ-R2.

5.1.2 District Plan District Wide Rules

5.1.2.1 Subdivision

Subdivision rules are split across district-wide and zone based rules. The rules relevant to this application are set out below.

5.1.2.1.1 District Wide Subdivision – Consent Requirements

Resource consents are required in respect of District Wide Subdivision Rules as follows:

1. Under Rule SUB-DW-R1 as a controlled activity for the creation of allotments for network utility purposes.
2. Under Rule SUB-DW-R4 as a restricted discretionary activity for the subdivision of land creating new allotments in the rural zones subject to standards, and subject to complying with all restricted discretionary activity standards under rule SUB-RUR-R51.
3. Under Rule SUB-DW-R6 as a restricted discretionary activity for the subdivision of land which contains an ecological site.
4. Under Rule SUB-DW-R7 as a restricted discretionary activity for the subdivision of land where any part of the land contains flood storage, ponding, residual ponding or shallow surface flow areas.
5. Under Rule SUB-DW-R9 as a controlled activity for the subdivision of land with peat or sand soils.
6. Under Rule SUB-DW-R12 as a restricted discretionary activity for the subdivision of land within 10 metres either side of the centre-line of a high pressure gas pipeline designed to operate at or over 2000kPa.
7. Under Rule SUB-DW-R14 as a restricted discretionary activity for the subdivision of land where all of, or part of the subject site is within the national grid subdivision corridor.

The subdivision must comply with all other relevant subdivision standards for the zone.

8. Under Rule SUB-DW-R15 as a discretionary activity for the subdivision of land that does not comply with the standards of Rule SUB-DW-R7.
9. Under Rule SUB-DW-R17 as a discretionary activity for the subdivision of land located partly within the river corridor or stream corridor where each allotment has building areas which are:
 1. located outside any river or stream corridor, overflow path or residual overflow path; and
 2. located above the estimated 1% AEP flood event level.
 3. formed vehicle access which does not adversely affect the flood hazard risk on other properties in the same flood catchment.
10. Under Rule SUB-DW-R23 for a subdivision that does not comply with one or more of the standards for water, wastewater and stormwater or electricity and telecommunications under Rule SUB-DW-R4.

5.1.2.1.2 Rural Zone Subdivision – Consent Requirements

1. Under Rule SUB-RUR-R51 as a restricted discretionary activity for subdivision in a rural zone, subject to standards.
2. Under Rule SUB-RUR-R52 as a restricted discretionary activity for subdivision in the Ngārara Eco-Hamlet Precinct of the General Rural Zone, subject standards.

3. Under Rule SUB-RUR-R54 as a discretionary activity for any subdivision provided for as a restricted discretionary activity that does not comply with one or more of the associated standards, except as provided for as a non-complying activity.
4. Under Rule SUB-RUR-56 as a non-complying activity for subdivision in a rural zone that does not comply with one or more of standards 2 to 7 of SUB-RUR-R51 or standards 1, 2 or 4 of SUB-RUR-R52.

5.1.2.2 Energy, Infrastructure and Transport

5.1.2.2.1 Energy – Consent Requirements

There are no rules relevant to this application.

5.1.2.2.2 Infrastructure – Providing Network Utilities – Consent Requirements

1. As a restricted discretionary activity under Rule INF-PNU-R13 for the installation of an underground network utility within a mapped floor hazard (ponding and storage) area.
2. As a restricted discretionary activity under Rule INF-PNU-R18 for the installation of new above ground network utility in a mapped ponding area.
3. As a restricted discretionary activity under Rule INF-PNU-R19 for the installation of new underground network utilities within an ecological site.
4. As a discretionary activity under Rule INF-PNU-R22 for the construction of above ground network utilities within an ecological site and stream corridor.

5.1.2.2.3 Infrastructure – Managing Effects on Network Utilities – Consent Requirements

1. As a restricted discretionary activity under Rule INF-MENU-R35 for non-compliance with the requirements of Rule INF-MENU-R28 for water storage requirements.
2. As a restricted discretionary activity under Rule INF-MENU-R36 for non-compliance with the standards of Rule INF-MENU-R34.

5.1.2.2.4 Transport – Consent Requirements

1. As a controlled activity under Rule TR-R9 for the construction of new roads where they are to serve a subdivision.
2. As a restricted discretionary activity under Rule TR-R10 for vehicle movements not meeting the permitted activity standards of Rule TR-R2.
3. As a discretionary activity under Rule TR-R11 for non-compliance with the standards of Rule TR-R3 and Rule TR-R10.
4. As a discretionary activity under Rule TR-R13 for non-compliance with the standards of Rule TR-R6.
5. As a discretionary activity under Rule TR-R15 for non-compliance with the standards of Rule TR-R9.

5.1.2.3 Hazards and Risks

5.1.2.3.1 Natural Hazards – Flood Hazards – Consent Requirements

1. As a non-complying activity under Rule NH-FLOOD-R17 for the construction of a building in the mapped stream corridor.
2. Under Rule NH-FLOOD-R8 as a controlled activity for earthworks within a flood storage area.
3. Under Rule NH-FLOOD-R9 as a restricted discretionary activity due to non-compliance with Rule NH-FLOOD-R5 and the construction of fences within the mapped flood hazard area.
4. Under Rule NH-FLOOD-R11 as a restricted discretionary activity due to non-compliance with permitted standards for earthworks within a ponding area under Rule NH-FLOOD-R4.
5. Under Rule NH-FLOOD-R15 as a discretionary activity for earthworks in a mapped stream corridor.

5.1.2.4 Historical and Cultural Values

There are no resource consent requirements under this chapter.

5.1.2.5 Natural Environment Values

5.1.2.5.1 Ecosystems and Indigenous Biodiversity – Consent Requirements

Resource consent is required under the following rules:

1. Under Rules ECO-R7 (for the Rural Eco-Hamlet Precinct) and ECO-R10 (for the Rural Dunes Precinct) as a restricted discretionary activity for the modification of indigenous vegetation within an ecological site, for the modification of key indigenous tree species, for the modification of vegetation within wetlands, and for modification of any indigenous vegetation within 20 metres of a waterbody on the Site.

5.1.2.5.2 Natural Features and Landscapes – Consent Requirements

The Site is subject to Special Amenity Landscape SAL19 - Ngārara Dunes.

There are no specific rules applicable to development or subdivision within a Special Amenity Landscape, rather policy NFL-P2 is a relevant consideration in the assessment of the proposal and the consideration of the impacts of the proposal on the values of the Special Amenity Landscape.

5.1.2.6 District Wide Rules – Coastal Environment

The Site is located entirely within the coastal environment mapped in the District Plan. The Site does not contain any areas of outstanding or high natural character.

There are no specific rules applicable to development or subdivision within the coastal environment. Rather, policy CE-P3 is a relevant consideration in the assessment of the proposal and the consideration of the impacts of the proposal on coastal environment values. The provisions of the New Zealand Coastal Policy Statement are also relevant and are assessed at Sections 8.2.8 and Appendix 36.

5.1.2.7 District Wide Rules – Earthworks

5.1.2.7.1 Earthworks – Consent Requirements

Resource consent is required under the following rules:

1. Under Rule EW-R5 as a restricted discretionary due to non-compliance with the permitted activity standards of Rule EW-R2.

5.1.2.8 District Wide Rules – Noise

5.1.2.8.1 Noise – Consent Requirements

1. As a discretionary activity under Rule NOISE-R21 for non-compliance with operational noise requirements for the rural zone within the Site.

5.1.2.9 District Wide Rules – Financial Contributions

Rule FC-R4 provides for subdivision of land that results in the creation of an additional allotment(s) as a permitted activity, subject to:

1. A financial contribution to the equivalent of one RUE shall be payable per each new additional Record of Title (allotment) as set out in FC-Table 1 and shall take into account any credits provided in FC-Table 1.
2. The financial contribution shall be imposed as a condition of consent of any subdivision consent and:
 - a. where money is to be taken, shall be payable prior to the issue of a certificate under Section 224 of the RMA.
 - b. where land is to be taken, shall be vested on deposit of the survey plan.

The requirements of Rule FC-R4 will be secured by a condition of resource consent.

5.1.3 District Council Resource Consent Summary

Resource consent requirements under the Kāpiti Coast District Plan have been detailed in the preceding sections, with Appendix 35 providing a detailed compliance assessment.

5.2 Natural Resources Plan

5.2.1 Regional Plan Rules

The proposal requires resource consent in respect of the following rules:

1. As a restricted discretionary under Rule R50 for the discharge of stormwater from new subdivision and development.
2. As a discretionary activity under Rule R107 for the undertaking of earthworks and vegetation clearance that is not permitted by Rules R101 and R104.
3. As a discretionary activity under Rule R117 for activities in natural wetlands, specifically the discharge of stormwater and the clearance of indigenous vegetation.
4. As a non-complying activity under Rule R118 for activities in natural wetlands, specifically for the diversion of water into a natural wetland, and the reclamation of a natural wetland.

5. As a non-complying activity under Rule R120 for activities in outstanding natural wetlands, including the discharge of water, the diversion of water and the placement of new structures with an area greater than 10m² in area.
6. As a discretionary activity under Rule R142 for the reclamation of the bed of a river.
7. As a discretionary activity under Rule R145 for the installation of culverts that do not comply with the permitted activity standards of Rule R126.
8. As a discretionary activity under Rule 147 for the diversion of water within or from rivers.
9. As a restricted discretionary activity under Rule 160 for dewatering that does not comply with the permitted activity standards of Rule R159.

5.2.2 General Conditions – Activities in Wetlands and the Beds of Rivers

Section 5.4.2 of the NRP specifies general conditions for activities in wetlands, and section 5.4.4 specifies general conditions for the use of the bed of a lake or river.

Excepting those activities for which resource consent is required, all other activities will comply with these requirements.

5.2.3 Kāpiti Coast Whaitua

Chapter 10 of the NRP contains provisions specific to the Kāpiti Coast Whaitua.

The whaitua provisions contain four rules relating to the take and use of water that are not applicable to this substantive application.

5.2.4 Proposed Change 1 to the NRP

Proposed Change 1 (PC1) to the NRP was notified on 30 October 2023.

PC1 makes changes to the NRP by amending a range of general provisions, along with inserting a range of provisions that are specific to the Te Whanganui-a-Tara and Te Awarua-o-Porirua Whaitua chapter. Changes to these two whaitua chapters are not relevant to this substantive application.

A review of PC1 has not identified any changes to the relevant rules under which resource consent is sought, as detailed in section 5.2.1 above.

5.3 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

The NES applies to a range of specified activities. It applies to land to land that:

- (a) has an activity or industry described in the HAIL⁸ being undertaken on it; or
- (b) has had an activity or industry described in the HAIL undertaken on it;
- (c) it is more likely than not that an activity or industry described in the HAIL is or has been undertaken on it.

Of the activities specified by the NES, the following apply to this proposal:

1. Soil disturbance;
2. Subdivision of land;

⁸ Hazardous Activities and Industries List, Ministry for the Environment.

3. Changing the use of the land.

The Site is not listed on Greater Wellington Regional Councils Selected Land Use Register (SLUR) nor is the Site known to have had activities that fall within the Ministry for the Environment's Hazardous Activities and Industries List (HAIL).

The Applicant has also engaged with the former owner of the Site in respect of historic land use activities that may have involved HAIL activities. That engagement has further confirmed that no such activities occurred on the Site as part of the previous farm operations.

Therefore, it is considered that there is no resource consent requirement under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

5.4 National Environmental Standards for Freshwater

Resource consent is required under the NES in respect of the following regulations:

1. Regulation 42 as a restricted discretionary activity for:
 - a. Vegetation clearance within, or within a 10m setback from, a natural inland wetland for the purpose of constructing a wetland utility structure; and
 - b. Earthworks or land disturbance within, or within a 10m setback from, a natural inland wetland for the purpose of constructing a wetland utility structure.
2. Regulation 53 as a prohibited activity for:
 - a. earthworks within a natural inland wetland that will result in their drainage and reclamation.
3. Regulation 54 as a non-complying activity for:
 - a. Vegetation clearance within, or within a 10m setback from a natural inland wetland;
 - b. Earthworks within, or within a 10m setback from, a natural inland wetland; and
 - c. The taking, use, damming or diversion of water within, or within a 100m setback from, a natural inland wetland.
4. Regulation 57 as a discretionary for the reclamation of part of the bed of the Ngarara Stream as a result of its proposed diversion.
5. Regulation 71 as a discretionary activity for non-compliance with Regulation 70(2)(d).

5.4.1 Wetland Assessment Approach

For the purposes of urban development, Regulation 45C of the NES-F provides for a range of activities within and around natural inland wetlands, including their reclamation, as a restricted discretionary activity.

Relatedly, Clause 3.22(1)(c) of the NPS-FM directs regional councils to include specific (or equivalent) policy wording in their regional plans relevant to natural inland wetlands. Of relevance, that wording states:

The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted, except where:

...

- (c) *the regional council is satisfied that:*
- i. the activity is necessary for the purpose of urban development that contributes to a well-functioning urban environment (as defined in the National Policy Statement on Urban Development); and*
 - ii. the urban development will provide significant national, regional or district benefits; and*
 - iii. the activity occurs on land identified for urban development in operative provisions of a regional or district plan; and*
 - iv. the activity does not occur on land that is zoned in a district plan as general rural, rural production, or rural lifestyle; and*
 - v. there is either no practicable alternative location for the activity within the area of the development, or every other practicable location in the area of the development would have equal or greater adverse effects on a natural inland wetland; and*
 - vi. the effects of the activity will be managed through applying the effects management hierarchy.*

Subclause 3 of Clause 3.22 then states:

Every regional council must make or change its regional plan to ensure that an application referred to in subclause (2) is not granted unless:

- (a) *the council is satisfied that:*
- (i) the applicant has demonstrated how each step of the effects management hierarchy will be applied to any loss of extent or values of the wetland (including cumulative effects and loss of potential value), particularly (without limitation) in relation to the values of: ecosystem health, indigenous biodiversity, hydrological functioning, Māori freshwater values, and amenity values; and*
 - (ii) if aquatic offsetting or aquatic compensation is applied, the applicant has complied with principles 1 to 6 in Appendix 6 and 7, and has had regard to the remaining principles in Appendix 6 and 7, as appropriate, and*
 - (iii) there are methods or measures that will ensure that the offsetting or compensation will be maintained and managed over time to achieve the conservation outcomes; and*
- (b) *any consent granted is subject to:*
- (i) conditions that apply the effects management hierarchy; and*
 - (ii) a condition requiring monitoring of the wetland at a scale commensurate with the risk of the loss of extent or values of the wetland; and*
 - (iii) conditions that specify how the requirements in (a)(iii) will be achieved.*

The effect of Clause 3.22(1)(c)(iii) and (iv) is to exclude the Site, by virtue of its rural zoning, from the urban development pathway provided for by the NPS-FM and NES-F.

Nevertheless, because the proposal is unquestionably for urban development, the approach of this application is to adopt the assessment method provided for by Clause 3.22 of the NPS-FM.

Importantly, as discussed earlier, section 85(4) of the FTAA notes that a panel “may not form the view that an adverse impact meets the threshold in 3(b) solely on the basis that the adverse impact is

inconsistent with or contrary to a provision of a specified Act or any other document that a panel must take into account or otherwise consider in complying with section 81(2).”

That statutory direction is relevant to consideration of both the relevant regulations of the NES-F and to the policy position of the NPS-FM.

5.4.2 Fish Passage - Information Requirements

Regulations 62 requires the provision of information in respect of a range of specified structures, including culverts. Regulation 63 then specifies further information requirements, specific to culverts.

The provision of this information is to occur within 20 working days of the activity finishing. The requirement to comply with both Regulations 62 and 63 is secured by a proposed condition of resource consent.

5.5 Other National Environmental Standards

Other National Environmental Standards include:

- The National Environmental Standards for Detached Minor Residential Units;
- The National Environmental Standards for Air Quality;
- The National Environmental Standards for Telecommunications Facilities;
- The National Environmental Standards for Electricity Transmission Activities;
- The National Environmental Standards for Sources of Human Drinking Water;
- The National Environmental Standards for Greenhouse Gas Emissions from Industrial Process Heat;
- The National Environmental Standards for Plantation Forestry;
- The National Environmental Standards for Storing Tyres Outdoors; and
- The National Environmental Standards for Marine Aquaculture.

Resource consent is not required under any other National Environmental Standards aside from the NES-F.

5.6 Prohibited Activities

Section 43(2) of the Fast-track Approval Act, with reference to section 13(4)(i), requires a statement of any activities involved in the project that are prohibited activities under the Resource Management Act 1991.

Section 42(5) provides that a substantive application may seek an approval for an activity that is a prohibited activity under the Resource Management Act 1991.

The proposal triggers a prohibited activity resource consent requirement under the NES-F in respect of wetlands, as detailed in section 5.4.

5.7 Resource Consent Summary

All resource consents that are required to implement the proposal described in this application, in the associated technical reports, are sought. The resource consent requirements that have been identified are set out in Appendix 35. If it transpires that resource consents are required for aspects that have not been identified, and that is picked up during the application review process, consent for those aspects is also sought - subject to the issues associated with any such consents having been addressed in the application and supporting technical documentation.

5.8 Approval under the Wildlife Act 1953

An application for a Wildlife Approval forms a part of this substantive application. A Wildlife Approval is required for the salvage and relocation of lizards on the Site.

Appendix 23 contains an Assessment of Ecological Effects that describes the purpose of the wildlife approval and addresses the requisite information requirements, described in section 2.2.3 above and in Appendix 34, in support of the application. This is supported by a Lizard Management Plan provided in Appendix 25.

An assessment of ecological effects is provided in section 7.2.5 below.

5.9 Other Approvals

The following other approvals will, or may be required, for the proposal and will be sought outside of this process:

- Archaeological Authority from Heritage New Zealand Pouhere Taonga;
- Approval under section 176 of the Resource Management Act from the New Zealand Transport Agency (alongside any other specific corridor access requirements) for works within the State Highway corridor for proposed connections to the CWB and infrastructure servicing works;
- Approval from the Ministry for Primary Industries in relation to Freshwater Fisheries Regulations; and
- Stopping of an existing paper road as detailed in section 4.2.

6 Consultation

The Applicant has undertaken extensive consultation with key stakeholders in developing its proposal and preparing this application. Consultation has been carried out in accordance with, and to satisfy the requirements of sections 11, 13(4)(k) and 29 of the Fast-track Approvals Act 2024. A Consultation Summary Report, prepared pursuant to sections 11 and 13(4)(k) of the Act, is provided in Appendix 37.

Consultation has been conducted through a range of methods including in-person meetings, online meetings, workshops, site visits, direct email correspondence, and the provision of a consultation booklet. The focus has been on eliciting or identifying issues of concern to affected parties and stakeholders and responding to those matters in both technical reporting and project design.

The parties consulted, and the basis for their identification, are set out in the table below. Pre-lodgement consultation with all parties required by section 11(1) has been undertaken. All matters raised during consultation have been addressed in project shaping or otherwise responded to and can be managed through conditions where appropriate or would be better dealt with by direct negotiation (i.e. relate to matters that sit outside the consenting process). Engagement with key stakeholders will continue post-lodgement, as may be required.

Party	Statutory Category	Basis for Identification
Kāpiti Coast District Council	s 11(1) – Local authority	Territorial authority
Greater Wellington Regional Council	s 11(1) – Local authority	Regional council

Ātiawa ki Whakarongotai Charitable Trust	s 11(1) – Tangata whenua	Mana whenua
Ngāti Toa Rangatira	s 11(1) – Tangata whenua	Mana whenua
Ngāti Raukawa ki te Tonga	s 11(1) – Tangata whenua	Mana whenua
Muaūpoko Tribal Authority	s 11(1) – Tangata whenua	Potential interest
Ministry for the Environment	s 11(1) – Administering agency	FTAA process
Environmental Protection Authority	s 11(1) – Administering agency	FTAA process
Heritage NZ Pouhere Taonga	s 11(1) – Administering agency	Archaeological authority
Department of Conservation	s 11(1) – Administering agency	Wildlife approval
Ministry of Education	Additional party	Potential school site
NZTA	Additional party	Adjacent infrastructure
Transpower	Additional party	Assets on/adjacent to site
First Gas	Additional party	Assets on/adjacent to site
Tuatahi First Fibre	Additional party	Infrastructure provider
Chorus	Additional party	Infrastructure provider
Electra	Additional party	Infrastructure provider
Metlink	Additional party	At request of GWRC
Adjoining landowners	Schedule 5 – Affected parties	Adjacent properties

The following sections provide a brief overview of consultation undertaken, issues raised, and responses to those issues.

6.1 Kāpiti Coast District Council

The Applicant has engaged extensively with KCDC since mid-2021. A substantial programme of meetings, email exchanges and associated reporting has ensured that all Council-related matters have been identified and addressed. The Council has provided a letter of support for the project.

6.1.1 Engagement Process

Consultation with KCDC commenced in mid-2021. The following table sets out the key consultation meetings held between KCDC and the Applicant. There have been numerous other meetings addressing technical matters raised by Council Reviewers.

Meeting	Date	Key Attendees
---------	------	---------------

Peka Peka Farms Workshop	7 Oct 2024	KCDC: Infrastructure Managers, Planning Managers, Parks & Open Space Manager, GM Infrastructure, GM Strategy & Growth, Development Facilitation Lead. WNDL representatives.
WNDL Infrastructure Meeting	12 May 2025	KCDC: GM Infrastructure, Planning Manager, Water/WW Manager, SW Representative, Development Facilitation Lead. WNDL representatives.
Planning Meeting	30 May 2025	KCDC: Principal Planner, Team Leader RC. WNDL representatives.
WNDL Infrastructure Meeting	9 Jun 2025	KCDC: Access & Transport Representative, Planning Manager, Water/WW Manager, SW Representative, Development Facilitation Lead. WNDL representatives.
FT Pre-lodgement Consultation	3 Jul 2025	KCDC: Principal Planner, Team Leader RC, Development Facilitation Lead, Open Space Planning Team Leader, Roding Representative. WNDL representatives.
Master Plan Review	29 Jul 2025	KCDC: Principal Planner, RC Team Leader, Development Facilitation Lead, Open Space Planning Team Leader, Roding Representative, Principal Advisor Infrastructure Service. WNDL representatives.
Reserve Classifications	29 Sep 2025	KCDC: Principal Planner, Three Waters Representatives, Roding Representative, Strategic Property Team Leader, Open Space Planning Team Leader. WNDL representatives.
Integrated Traffic Assessment Review	25 Nov 2025	KCDC: Roding Representative, Roding Team Leader, External Roding Consultant, Development Facilitation Lead. WNDL representatives.
Fast Track LVA/UD Meeting	28 Nov 2025	KCDC: Principal Planner, Boffa Miskell LV Consultant, Boffa Miskell UD Consultant. WNDL representatives.
Harakeke Wetlands	16 Mar 2026	KCDC: Open Space Planning Team Leader, Environment & Ecological Services Team Leader, Development Facilitation Lead, Parks Open Space & Environment Manager. WNDL representatives.

6.1.2 Key Issues Arising and Addressed

Consultation with KCDC has addressed the following key areas:

- Stormwater and Flood Risk: WNDL's stormwater design and modelling has been prepared and verified by Awa Environmental, a Council-approved consultant.
- Roding and Transport: Initial meetings were held with Council's roads team, followed by a peer-review commissioned by KCDC and undertaken by Tonkin & Taylor. A joint meeting of the two expert teams was held on 25 November 2025 to discuss connectivity, internal road layout, crash studies, and density matters. Those matters are addressed in the Integrated Transport Assessment.

- Water Infrastructure: WNDL worked closely with Council's consultants to develop a robust and integrated water infrastructure design that meets Council and consultant requirements.
- Wastewater Infrastructure: WNDL worked closely with Council's wastewater consultants, HAL, and has achieved a design which meets HAL's recommended solution.
- Urban Design and Landscape: KCDC commissioned a peer review by Boffa Miskell. Recommended changes have been incorporated into the final site layout and proposed mitigation measures.
- Economic Analysis: KCDC commissioned a peer review by Derek Foy. Matters raised by the reviewer have been addressed and discussed with Council's leadership team.
- Parks and Reserves: WNDL has worked closely with Council's parks team to identify and delineate appropriate opportunities for public and private open space and connectivity. Reserve classifications were discussed at the 29 September 2025 meeting.
- Realigning Unformed Ngarara Road: The paper road currently traverses the site. It is proposed that this road be stopped, with alternative public access provided through the development. KCDC and the Applicant have entered into an agreement to progress rationalisation following the grant of resource consents. A copy of the Council's most recent communication is provided in Appendix 41.
- Waikanae Borefield Pipe: The Waikanae-Borefield pipe traverses the site. With Council's agreement, it will be relocated by the consent holder to follow planned public roads and utilities within the site.
- Terrestrial Ecology: KCDC commissioned a peer review of the terrestrial ecology report. The supporting Ecological Effects Assessment addresses ecological matters.
- Harakeke Wetland Water Levels and Public Access: Addressed in the stormwater design. A proposed boardwalk access across Te Harakeke Swamp is addressed in the CEMP conditions.

6.1.3 Section 30(3) Confirmation

Appendix 43 provides a Section 30 notice provided by Kāpiti Coast District Council. The notice is dated 5 February 2026 and confirms that there are no existing resource consents to which sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 apply.

6.1.4 Letter of Support

The Kāpiti Coast District Council has provided a letter of support for the project. This is provided at Appendix 40.

6.2 Greater Wellington Regional Council

6.2.1 Engagement Process

Engagement with Greater Wellington Regional Council (GWRC) began with a letter sent on 14 May 2025 advising of WNDL's intention to lodge a substantive application. An introductory meeting was held on 23 May 2025. Key aspects of interest to GWRC related to the ecological, stormwater, and hydrological functions of the development.

A site visit was undertaken on 30 July 2025. Initial feedback was incorporated into the expert reports, which were subsequently submitted in draft to GWRC. A wetland and stream peer review was received on 3 February 2026, along with other technical feedback, and the matters raised have been addressed in the consent documentation, including technical reporting and draft conditions.

At GWRC's request, its transport entity Metlink was contacted in respect of provision of and access to public transport. Metlink was provided with a draft Integrated Transport Assessment, and a follow-up meeting was held on 7 October 2025. Metlink advised that it cannot currently commit to providing a public transport service to the Waikanae North subdivision site due to funding constraints and uncertainty regarding the development's rollout timeframe.

Metlink confirmed it is satisfied that the subdivision has been designed to allow for possible future public transport and active travel connections, and suggested further consideration of potential bus stop locations and a clear internal road layout. Metlink also noted that after the introduction of Tūhono trains to its rail fleet in 2030, Peka Peka will be located along the Manawatū rail route rather than north of the current Kāpiti Line terminus, with the Waikanae Station park and ride facility available to Peka Peka residents in the interim.

6.2.2 Key Issues Arising

Key issues raised by GWRC include:

- Wetland hydrology and ecology, including the hydrological functioning of wetland areas and ecological restoration outcomes;
- In-stream ecology and fish passage;
- Operational stormwater management;
- Erosion and sediment control measures; and
- Public transport provision and connections.

These matters are addressed in the Assessment of Ecological Effects, the Hydrological Report, the Stormwater Management Plan, the Erosion and Sediment Control Plan, and the Integrated Transport Assessment, each provided as appendices to this application.

6.2.3 Section 30(3) Confirmation

Appendix 43 provides a Section 30 notice provided by Greater Wellington Regional Council. The notice is dated 26 March 2026 and confirms that there are no existing resource consents to which sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 apply.

6.3 Heritage New Zealand Pouhere Taonga

Heritage New Zealand Pouhere Taonga (Heritage NZ) was initially consulted in respect of an archaeological authority for the harvesting of pine trees on the property in 2022. The authority was approved and the project proceeded with oversight from Te Ātiawa and archaeologist Mary O'Keefe. Heritage NZ presented its final report on that work in October 2025.

Further consultation was held in mid-September 2025 to explain the project and consider whether archaeological authorities should be sought in conjunction with the FTAA process.

Given the straightforward nature of the site from an archaeological perspective and the comprehensive archaeological reporting that has been undertaken, it was agreed that an application for an archaeological authority should be left until after the FTAA consenting process has concluded. This is consistent with the approach supported by the Archaeological Effects Assessment provided in Appendix 27.

6.4 Department of Conservation

Consultation with the Department of Conservation (DOC) has been undertaken in respect of potential wildlife approvals. At the time of lodgement, the only wildlife approval identified as being required relates to lizard salvage and relocation, in respect of which a Lizard Management Plan has been prepared (Appendix 25).

Project ecologists confirm that the lizards found on site are not threatened species and it is anticipated that this wildlife approval should progress in a straightforward manner.

6.5 Ministry for the Environment and Environmental Protection Authority

Engagement with the Ministry for the Environment has focused on the Fast-track Approvals Act process and administrative requirements. WNDL contacted the Ministry on 13 October 2025 and MfE provided a response on 29 October 2025. The response detailed relevant national direction, which is addressed in this application, as well as a request to provide a summary of that consultation.

WNDL sent an initial email to the Environmental Protection Authority (EPA) on 16 July 2025, advising of its intention to lodge a project in early 2026 and requesting a pre-application meeting and access to the lodgement portal. A pre-application meeting was held on 23 July 2025 at which the EPA provided an overview of the FTAA and the substantive application process.

No further engagement has occurred aside from intermittent contact between the Applicant and the EPA regarding matters of timing and the application portal.

6.6 Ministry of Education

The Ministry of Education (MoE) has expressed interest in the project and confirmed its interest in remaining engaged regarding a possible school site within the development. A meeting was held between WNDL and MoE representatives, led by Nicky Morrison (Project Manager, Land Investment & Planning, School Property) on 16 July 2025.

It was agreed at that meeting that there is a possibility the MoE may be interested in part of the site for a school in the future, however it cannot commit to any acquisition at this time. It was confirmed that the granting of the consents sought will not preclude options for a school on the site in the future, should the MoE subsequently be interested in acquiring part of the site for that purpose. Following consideration of the MoE's position, it was decided not to show a specific school site as part of the proposed subdivision plan, but instead to consider how a school could, in due course, find a suitable location within the development.

6.7 Tangata Whenua

6.7.1 Ātiawa ki Whakarongotai Charitable Trust

The applicant understands that Ātiawa ki Whakarongotai Charitable Trust (Te Ātiawa) is the principal mana whenua of the project area. Te Ātiawa has been engaged from the earliest stages of project planning and has confirmed in-principle support for the project, provided initial feedback and provided a draft CIA. Matters raised during pre-application engagement have been incorporated, or addressed in the application all conditions were appropriate. Post-lodgement discussions will continue in respect of both finer details and matters that are best addressed through a side agreement.

6.7.1.1 Consultation undertaken

WNDL has undertaken an early and proactive programme of engagement with Te Ātiawa extending over more than four years. Engagement commenced in October 2021. WNDL's approach has been to engage openly on the proposal, share emerging information as it becomes available, and create opportunities for meaningful input on matters of cultural, environmental, and planning significance. Information has been provided about important cultural values associated with the site as well as opportunities. Where appropriate these matters have been incorporated into the project design. The applicant is engaged in ongoing discussions with Te Ātiawa about potential opportunities that sit outside the consenting process.

Key milestones in the engagement are summarised in the table below. Further detail is provided in Appendix 37 (Consultation Summary Report, Appendix B).

Date	From / To	Purpose / Summary
------	-----------	-------------------

Oct 2021	WNDL to TEA	Initial engagement seeking mana whenua input at the outset of the development process.
Dec 2021	WNDL to TEA	Draft archaeological assessment shared.
Feb 2022	TEA to WNDL	Memo identifying issues, including that key matters are relatively typical with no major issues, rather opportunities to ensure the development does not compound existing environmental issues.
Aug 2022	WNDL to TEA	Confirmation that archaeological authority approved.
Aug 2022	TEA to WNDL	Iwi report confirming archaeological report.
Oct 2022	TEA to WNDL	Iwi proposed site visit.
Jan 2023	WNDL to TEA	Phone call: discussing eco-development opportunities.
Feb 2023	TEA to WNDL	Restoration recommendations document supplied by TEA to WNDL.
Jul 2023	Joint	Ngāti Raukawa attended on-site kōrero and subsequently deferred to Te Ātiawa.
Aug 2023	Joint	On-site half-day kōrero with Taiao group (5 members) and all WNDL directors. Positive and constructive.
Mar 2024	WNDL to TEA	All relevant documents supplied including initial cultural assessment, recommendations, and archaeological assessments.
Mar 2024	Joint	WNDL met with TEA CEO. Site visit and shared vision discussion.
Apr 2025	WNDL to TEA	Proposal to prepare CIA accepted. Request for full CIA made by WNDL.
Apr 2025	Joint	Full site visit with Trust Chairman, representatives, and WNDL directors. Constructive visit and hui.

May 2025	TEA to WNDL	Trust confirmed in-principle support for the project and positive overall view of masterplan.
Aug 2025	TEA to WNDL	Draft CIA submitted. Positive response to the project direction.
Aug 2025	Joint	Hui between TEA representatives, The Catalyst Group, and WNDL.
Nov 2025	Joint	Hui between WNDL and TEA to discuss key draft reports.
Feb 2026	WNDL to TEA	All available draft technical reports shared with TEA for review.
18 Mar 2026	WNDL to TEA	Draft suite of iwi-related conditions provided to TEA for review and feedback.
7 Apr 2026	Hui scheduled	Hui scheduled to discuss Trust's feedback on draft conditions and application reports.

6.7.1.2 Cultural Values and Concerns Identified (Interim CIA, August 2025)

An Interim Cultural Impact Assessment (CIA) was prepared by the Trust and submitted in August 2025. The CIA identifies five categories of cultural concern and proposes a package of responses. Key matters identified in the CIA are summarised as follows:

- Waterways and water treatment: The CIA identifies significant concern regarding the management of stormwater and wastewater and the potential for adverse effects on culturally significant waterways, including the Paetawa Stream. The Trust expressed conditional support for the use of wetlands for stormwater treatment, subject to those functions not conflicting with the wetlands' role as habitat and mahinga kai. These concerns have been fully addressed through the engineering and ecological design accompanying this application.
- Relationship of tāngata and whenua: The CIA notes that conversion of the open landscape into private allotments will permanently alter the cultural landscape and may further alienate hapū members from their ancestral lands. The Trust seeks provision for papakāinga within the development and unfettered access to mahinga kai, rong oā, and other taonga species. These matters are proposed to be discussed, and if agreed addressed through a side agreement between WNDL and the Trust.
- Cultural landscape and identity: The CIA identifies the risk that large-scale development will erase the cultural landscape and diminish collective memory. The Trust seeks incorporation of cultural narrative and history into the site design, including interpretation panels, pou or tohu, and street names designed and approved by Te Ātiawa kaumātua. These matters are addressed through draft conditions, with the specific design of cultural narrative elements proposed to be addressed through a side agreement.
- Kaitiakitanga of te taiao: The CIA expresses strong support for the proposed dune, wetland, and stream restoration works (including realignment of the Paetawa Stream) as delivering positive cultural outcomes. The Trust seeks full participation in restoration design and planting plans, inclusion of taonga species such as pingao and watercress, mātauranga-informed restoration, supply of plantings from the Trust's nursery, and first right of refusal on restoration planting contracts. These matters are addressed through draft conditions

and can be developed further via changes to conditions, or a side agreement, where appropriate.

- Wāhi taonga and wairua: The CIA identifies risks from earthworks to spiritually and historically significant sites, including the potential disturbance of tūpuna or taonga. The Trust seeks the use of iwi monitors throughout all phases of earthworks, contractor briefing protocols, and approval rights over fill and metal brought onto the site. These matters are addressed through Timatanga Ceremony, Kaitiaki Monitoring, KMS, and Accidental Discovery conditions, with fill approval proposed to be addressed through a side agreement.

6.7.1.3 Current Position

The Trust has expressed a positive overall view of the masterplan, confirmed a constructive working relationship with WNDL, and prepared an Interim CIA (August 2025) reflecting support for the project direction.

Draft technical reports addressing most of the matters raised in the interim CIA were provided to the Trust on 4 February 2026. Draft iwi-related conditions were provided on 18 March 2026. Pre-lodgement consultation is complete. Post-lodgement discussions will continue. A number of matters identified in the CIA — including papakāinga provision, mahinga kai access, cultural narrative design, nursery and planting contract arrangements, and fill approval — are best addressed through a side agreement between WNDL and the Trust, which can be negotiated in parallel with the consenting process.

6.7.2 Te Rūnanaga o Toa Rangatira

A meeting was held with Helmut Modlik, CEO of Te Rūnanga o Toa Rangatira, on 19 August 2024. At that meeting, it was confirmed on behalf of Ngāti Toa that WNDL should allow Te Ātiawa ki Kāpiti to take the lead on the cultural values assessment and cultural inputs relating to the site and proposed land development.

A suite of project documentation and draft iwi-related conditions were provided to Ngāti Toa for feedback in mid-March 2026. Pre-lodgement consultation is complete. WNDL remains open to further post-lodgement discussions with Ngāti Toa.

6.7.3 Ngāti Raukawa ki te Tonga

Engagement began in May 2022 with correspondence, phone calls, and the sharing of the Te Ātiawa preliminary site values assessment for discussion. Ngāti Raukawa ki te Tonga participated in an on-site hui and site visit, held on the property on 7 August 2023 alongside Te Ātiawa representatives. Issues raised by Ngāti Raukawa were consistent with the matters raised by Te Ātiawa and have been responded to in the application, as described above.

Agreement was reached in August 2023 for Ngāti Raukawa to prepare a Cultural Impact Assessment. Further engagement over the intervening period has not resulted in a CIA being completed, but not because of any absence of effort on the part of either party. Draft technical reports addressing most of the matters raised in the interim CIA were provided to the Trust on 4 February 2026. Draft iwi-related conditions were provided on 18 March 2026. Pre-lodgement consultation is complete. WNDL remains open to further post-lodgement discussions with Ngāti Raukawa.

6.7.4 Muaūpoko Tribal Authority

Muaūpoko was not initially identified as a party requiring consultation, including at an initial meeting with KCDC where consultation expectations were discussed. As soon as WNDL became aware of their historic association with the site and wider area, WNDL reached out promptly. Engagement began in August 2025 with correspondence sent to the CEO of the Tribal Authority introducing the Project and

an online meeting was held with the Authority's consultant on 23 September 2025, at which the prospect of a Cultural Impact Assessment was discussed.

Draft project documentation and an offer to contribute to Muaūpoko's costs of reviewing that material was made on 17 February 2026. Draft iwi-related conditions were provided to Muaūpoko on 18 March 2026. Pre-lodgement consultation is complete. WNDL remains open to further post-lodgement discussions with Muaūpoko.

6.8 Infrastructure Providers

6.8.1 New Zealand Transport Agency

Engagement with NZTA began on 23 April 2025 with an initial enquiry, followed by a Teams meeting with the Senior Property Manager, on 8 May 2025. Meeting minutes were confirmed following that meeting. A further email was sent on 2 September 2025 summarising progress. A response to several matters of interest was sent on 19 September 2025.

An NZTA Principal Planner (Environmental Planning), subsequently took over as WNDL's point of contact. A meeting was held via Teams on 20 March 2026, at which NZTA expressed agreement in principle to the works, subject to s176 approvals being sought and granted and some minor technical matters being resolved. Formal approvals are being progressed and will be provided to the EPA if and when they are received.

In respect of noise, and as recorded in the applicant's Noise Assessment, NZTA requested the following matters be addressed:

“What increase in the background noise environment is expected from 1200 households and the associated infrastructure e.g local roads?; and

The reverse sensitivity mitigation you are proposing needs to be considered against the noise levels that will become part of the existing environment if your development is approved”.

A response to these matters is provided in the supporting noise assessment.

6.8.2 First Gas

Communication with First Gas has included an initial explanatory email of 18 April 2025, a Microsoft Teams meeting on 28 May 2025, further emails in June and August 2025, and the provision of an updated set of plans on 16 March 2026. Draft consent conditions are proposed.

6.8.3 Transpower

Initial engagement began in 2022. Formal enquiries through the Transpower 'Patai Portal' were submitted on 15 October 2025 and 28 October 2025, with Transpower queries responded to on 31 October 2025, 4 February 2026, and 11 February 2026 (PATAI000541). Submitter documents including plans and offset diagrams have formed much of the communication. Further detailed information and proposed conditions of consent addressing the specific concerns raised by Transpower were provided to Transpower on 26 March 2026 (see Appendix 37). Engagement with Transpower is ongoing, but is not expected to be contentious, given the applicant's response to the presence of the National Grid Corridor on the Site.

6.8.4 Chorus

Detailed discussions regarding the network have been held with Chorus, culminating in a letter confirming that telecommunications services can be provided to the project.

6.8.5 Tuatahi First Fibre

Detailed discussions regarding the network have been held with Tuatahi First Fibre, culminating in email confirmation that telecommunications services can be provided to the project.

6.8.6 Metlink

Metlink was contacted at GWRC's request in respect of public transport provision. Metlink was provided with the Integrated Transport Assessment and a follow-up meeting was held on 7 October 2025. Metlink's position is described in Section 6.2 above.

6.8.7 Electra

Electra owns and operates the electricity lines and assets in the Kāpiti and Horowhenua districts. Electra has indicated that it is able to plan its 11kV feeder network to support this development (email dated 6 December 2022) and will work closely with the developer to ensure capacity stays ahead of expected demand.

6.9 Neighbouring Landowners

Engagement with adjoining landowners commenced in late 2025 when WNDL sent an introductory letter to all adjacent property owners. This was followed by a consultation booklet emailed to respondents providing an overview of the project. Some landowners were contacted by hard copy letter at their physical address. Where a landowner's physical address differed from the property address, the correct address was obtained from KCDC.

The consultation booklet provided to adjoining landowners is attached at Appendix 37 (Consultation Summary Report, Appendix F).

In accordance with clause 5(1)(d) of Schedule 5 of the FTAA, the names and addresses of adjacent landowners and occupiers are set out in Appendix 37, and are also shown on Neighbour and Land Ownership and Occupation plan 2911-P-ALL117 C.

6.9.1 QEII National Trust

Consultation with the QEII National Trust was initiated on 11 December 2025, when initial correspondence was provided outlining the proposal and offering further information. QEII responded on 5 January 2026 requesting access to ecological information associated with the project. An ecological report package was subsequently provided on 26 January 2026, including the Ecological Effects Assessment, Lizard Management Plan, and Native Freshwater Fauna Salvage and Relocation Plan, with additional technical reports (including hydrological, stormwater, and erosion and sediment control plans) identified as forthcoming.

QEII provided formal feedback on 24 February 2026, focusing on domestic animal management, sediment control measures, and clarification of mapped ecological protection areas. Responses to these matters were provided on 17 March 2026, including detailed options for cat and dog management (covenants, fencing, and trapping), and confirmation that proposed stormwater and sediment control measures would avoid adverse effects on Te Harakeke Swamp. Administrative matters were also clarified, and the potential role of QEII covenants as a legal protection mechanism was acknowledged.

Following this engagement, QEII confirmed on 18 March 2026 that they had no further queries in respect of the proposal. The consultation process has therefore concluded with no outstanding issues raised by QEII at this stage.

QEII was consulted as a neighbouring landowner (Lot 2 DP 87993), rather than as an independent external authority.

6.10 How Consultation Has Informed the Project

The consultation undertaken has resulted in substantive improvements to the project design, technical reporting, and proposed conditions. The table below summarises the principal ways in which consultation feedback has been incorporated. Other details are found above, and in the consultation appendix.

Theme	Raised By	Summary of Concern	How Addressed
Water Quality and Stormwater	Te Ātiawa; GWRC; KCDC	Risk of adverse effects on culturally significant waterways (including Paetawa (Ngarara) Stream) from stormwater and wastewater discharge. Concern that treatment wetlands should not compromise habitat and mahinga kai function.	Engineering design separates stormwater treatment wetlands from ecological restoration wetlands. Wastewater design meets HAL's recommended solution. Stormwater design reviewed and verified by Awa Environmental. CEMP and ERMP conditions require iwi input on waterway protection measures.
Cultural Values and Mana Whenua	Te Ātiawa (CIA)	Transformation of ancestral landscape; loss of cultural markers; alienation from wāhi tapu and mahinga kai; risk to kōiwi and taonga; recognition of mana whenua in site design.	Project shaping, Timatanga ceremony condition; kaitiaki monitoring and KMS conditions; accidental discovery protocol conditions; road naming conditions requiring iwi input; CEMP and ERMP conditions requiring iwi input; side agreement proposed for papakāinga, cultural narrative design, mahinga kai access, and fill approval.
Ecology and Biodiversity	GWRC; Te Ātiawa; KCDC	In-stream ecology and fish passage; wetland hydrology and function; terrestrial lizard habitat; erosion and sediment control; long-term ecological restoration outcomes.	Comprehensive ecological restoration programme including dune, wetland, and stream restoration; Ngarara Stream realignment; ERMP conditions with 80% canopy closure targets; lizard salvage and relocation plan; fish passage provisions in streamworks CEMP. Matters raised by GWRC

			peer review addressed in technical reports.
Traffic and Access	KCDC; Metlink; NZTA	Road connectivity and internal layout; crash safety; public transport provision and timing; active travel connections; reverse sensitivity.	ITA peer-reviewed by Tonkin & Taylor; matters addressed in final ITA. Matters raised by NZTA and KCDC responded to in traffic assessment. Site designed to allow future public transport and active travel connections. Waikanae Station park and ride available in the interim. Appropriate controls along expressway interface
Urban Design and Landscape	KCDC (Boffa Miskell peer review)	Site layout, density, and creation of a well-functioning urban environment; landscape quality and integration with surrounding context.	Recommended changes from Boffa Miskell peer review incorporated into final site layout and mitigation. SPMMP conditions require native and eco-sourced vegetation, sensitive lighting, and iwi input on landscaping.
Parks and Reserves	KCDC	Delineation of public and private open space; connectivity; reserve classifications; Harakeke wetland water levels and public access.	Developer has worked closely with KCDC parks team to identify open space and connectivity opportunities. Reserve classifications discussed at September 2025 meeting. Harakeke wetland water levels addressed in stormwater design. Boardwalk across Te Harakeke Swamp addressed in CEMP.
National Grid	Transpower	Reverse sensitivity, works in proximity and access to structures	Project shaping and proposed conditions.

6.11 Proposed Conditions and agreements arising from Consultation

Draft iwi-related conditions have been developed as a direct result of consultation, primarily with Te Ātiawa ki Whakarongotai Charitable Trust, and are set out in full in the proposed conditions at Appendix 33. Draft conditions addressing matters raised by iwi were provided to Te Ātiawa, Ngāti Toa Rangatira, Ngāti Raukawa ki te Tonga and Muaūpoko Tribal Authority on 18 March 2026.

Draft conditions have been proposed to deal with reverse sensitivity and other matters raised by NZTA, Transpower and First Gas. Conditions of consent, relating to effects management and technical assessments, have been informed by feedback received from both Kāpiti Coast District Council and Greater Wellington Regional Council.

6.11.1 Cultural matters Addressed by Proposed Consent Conditions

The following conditions directly respond to matters raised by Te Ātiawa in the CIA and through engagement:

- Timatanga ceremony condition: requires WNDL to invite all four iwi groups to a karakia ceremony prior to works commencing, responding to the CIA's concern for spiritual protocols around the site's wairua.
- Kaitiaki monitoring condition: requires WNDL to invite iwi monitoring representatives to be present throughout key works that could affect sensitive areas, responding to the CIA's request for iwi monitors during earthworks.
- Kaitiaki Monitoring Strategy (KMS) condition: requires a collaborative cultural monitoring framework to be developed with iwi, including identification of tohu, mahinga kai attributes, and tikanga-based methods.
- Discovery of artefacts and accidental discovery conditions: requires immediate cessation of works, notification to iwi and Heritage NZ, and application of the Ātiawa ki Whakarongotai accidental discovery protocol, responding to CIA concerns about disruption to wāhi tapu and tūpuna during earthworks.
- Ecological Restoration Management Plan (ERMP) condition: requires iwi input into wetland planting plans, eco-sourcing, restoration methodology, and species selection, responding to the CIA's request for participation in restoration design and inclusion of taonga species.
- Streamworks notification, CEMP, and restoration planting conditions: requires notification to iwi prior to and following streamworks, and iwi input into construction methodology and restoration planting.
- Road naming condition: requires input to be sought from all four iwi groups for road names, responding to the CIA's request for cultural narrative in the site design.
- Streetscape Planting, Maintenance and Management Plan (SPMMP) condition: requires iwi input into landscape plans, with all vegetation to be native and eco-sourced.

6.11.2 Matters Proposed for a Side Agreement

A number of matters raised in the CIA are more appropriately addressed through discussion, and where agreed a side agreement between WNDL and Te Ātiawa ki Whakarongotai Charitable Trust, rather than through consent conditions. These matters are largely commercial or relational in nature. The following matters have been raised for discussion and possible agreement:

- Papakāinga provision: the parties will negotiate whether and how a papakāinga opportunity can be provided within the development, including potential land transfer, purchase price, or other mechanism.
- Mahinga kai access: the parties will discuss an access protocol covering the areas, species, timing, and permitted activities within the development.
- Cultural narrative in site design: a process for cultural design approval and WNDL's commitment to funding interpretation panels, pou or tohu, and other cultural design elements.
- Nursery supply and planting contracts: the commercial terms on which the Trust's nursery is engaged in restoration planting work.
- Fill and metal approval: a practical protocol for Te Ātiawa approval of any fill and metal brought onto the site, including relevant sources, timelines, and decision criteria.

7 Effects Assessment

7.1 Assessment Framework

This section of the report addresses the requirements of clauses 6, 7 and 8 of Schedule 5, and clause 2 of Schedule 7 of the Act.

These provisions require an assessment of the actual or potential effects on the environment. Clause 6 of Schedule 5 sets out information required to assess environmental effects. Clause 7 of Schedule 5 sets out the matters to be covered in the assessment of the environment effects. Clause 8 of Schedule 5 sets out the information required in an application for subdivision.

7.2 Environmental Effects

The matters for assessment can be summarised as follows:

- Positive effects;
- Landscape and visual effects;
- Urban design effects;
- Earthworks effects;
- Ecological effects;
- Infrastructure and servicing effects;
- Transportation effects;
- Noise effects;
- Archaeological effects;
- Cultural effects;
- Effective on productive land capacity; and
- Economic effects.

7.2.1 Positive Effects

The proposal will result in regionally significant positive effects including:

- Creation of a desirable and master-planned development with retention and enhancement of key landforms and natural features, public and private open space, extensive walkways and high value experiential opportunities for residents and visitors.
- The provision of a local centre that serves both the proposed development and the immediate catchment. The centre will provide for a range of local commercial opportunities, while also enhancing the availability of services in the immediate catchment - which presently lacks a commercial node.

Housing Supply & Affordability

- The addition of ~1,200 dwellings to a supply-constrained greenfield market, increasing capacity from 6.0 to 11.1 years.
- Average price of \$935,000 — roughly 20–30% below comparable nearby developments, targeting underserved low-to-middle income households.
- Diverse dwelling mix (standalone, terrace, apartment) across a wide lot size range.

Economic Contribution

- \$261.2 million contribution to construction sector GDP.

- 1,600 FTE jobs during construction; 326 FTE ongoing jobs from resident expenditure.
- \$35.9 million in ongoing GDP from household and retail spending.
- \$58 million indirect contribution to primary sector GDP, supporting ~355 FTE jobs.

Infrastructure & Urban Development

- The Site sits within KCDC's designated infrastructure funding service area, with over \$77 million in planned local upgrades.
- Development contributions support efficient cost recovery of planned infrastructure.

Ecological Enhancement

- Significant ecological enhancement, restoration and protection of a range of habitat types, as further described in the supporting Assessment of Ecological Effects, including:
 - Restoration planting of stream and wetland margins, and within existing wetlands;
 - Improving the hydrology and ecology of the floodplain wetlands on the Site;
 - The creation of new wetland areas that result in a net gain in wetland extent, and shall be at least 1.74ha;
 - Re-naturalisation of a length of the Ngarara Stream through the Site;
 - Replacement and enhancement of lizard habitat; and
 - A net gain in indigenous vegetation extent and diversity, and an enhancement in ecological connectivity along the dune and wetland corridor through the Site that aids in establishing linkages from the coast to the mountains.

Transport and Connectivity

- Enhancing the opportunity for, and future-proofing the Site to enable the provision of, public transport to the site and surrounding area.
- The provision of access connections to the neighbouring CWB that will provide for access through the Site to Paetawa Road and beyond, by both on-road and off-road connections, contributing significantly to multi-modal accessibility in the surrounding area.

Cultural

- Opportunities for recognition and enhancement of cultural values associated with the Site.

7.2.2 Landscape and Visual Effects

7.2.2.1 Landscape and Visual Effects

A Landscape and Visual Effects Assessment (LVEA) prepared by Local Landscape Architecture Collective Limited is provided as Appendix 22.

The LVEA provides a description of the proposal, a description of its methodology and a description of the landscape context, before turning to a discussion of the landscape values of the Site. The LVEA describes the Site as having rural landscape amenity values relating to:

- The undulating dunes along the western side of the Site;
- The flat pastureland that occupies the eastern extent of the Site;
- The presence of wetlands within the Site, particularly Te Harakeke Swamp which is a large wetland at the western edge of the Site;

- Vegetation comprising native species within wetland areas and rows of mature polar trees that define paddocks and follow fence lines; and
- Views to the west towards Kāpiti Island and to the east to the Tararua Ranges.

7.2.2.2 District Plan Considerations

The Site is subject to a number of notations and overlays that are relevant to the LVEA. These include:

- Coastal Environment overlay;
- Special Amenity Landscape (SAL 19);
- Two Ecological Sites (K060 and K066); and
- Three Precinct notations (19, 48 and 61).

7.2.2.2.1 Coastal Environment

The Site is located entirely within the coastal environment as mapped in the District Plan. This District Plan mapping of the coastal environment extends some 4 kilometres inland, meaning that large swathes of the Kāpiti coast are similarly mapped.

There are no resource consent triggers associated with the coastal environment overlay, and there are no areas of high or outstanding natural character mapped on the Site (or surrounding area). The relevance of the overlay is to bring in policy considerations for development proposals, and draws in similar considerations to the NZCPS. These are assessed at Appendix 36.

Coastal environment considerations relate to the preservation and restoration of natural character, amenity and public access and impacts on dune systems.

Natural character will be restored within the Site, in line with Policy CE-P4 of the District Plan, through the enhancement of existing wetlands, restoration and buffer planting and the creation of new wetland areas. The proposal will preserve those natural character values that are present on the Site, for the purposes of Policy CE-P4, through the avoidance of effects on the Te Harakeke Swamp, avoiding the most sensitive areas of the dune system, thereby maintaining the dunes as a natural buffer, and imposing design controls on other development within the dunes. The LVEA considers that the proposal achieves consistency with Policy CE-P7 by avoiding effects on the most prominent dune ridgelines and managing effects outside of these areas through appropriate controls on building height and colour and the control of earthworks and retaining. Revegetation is expected to protect and enhance the dunes and the dune areas will be opened to access through the construction of walking tracks. This will facilitate access through the dunes in a manner consistent with Policy CE-P5 of the District Plan.

The LVEA concludes that the proposal demonstrates a general alignment with the objectives and policies relating to landscape matters and the coastal environment..

7.2.2.2.2 Special Amenity Landscape

Special Amenity Landscape 19 – Ngārara Dunes (SAL 19) covers the western edge of the Site. The Site represents the northern extent of the SAL, which spans a much broader area to the south of the application Site. The extent of the SAL, as it relates to the application Site, is shown in Figure 21.

As for the coastal environment, there is no resource consent trigger associated with the presence of the SAL, rather the effect of the SAL is to bring into play a policy consideration. Policy NFL-P2 of the District Plan provides that subdivision, use and development within an SAL is to be located, designed and of a scale and character that maintains and enhances the values of the identified landscape areas.

The LVEA notes that the SAL covers an area of 54.9ha of the Site, or some 39%. Of that area, 10.74ha is occupied by the Te Harakeke Swamp with the balance of the SAL being predominantly sand dune formations. The LVEA notes that while the topography has strong natural characteristics, it has been

modified through the construction of access tracks and vegetative cover is predominantly comprised of exotic pasture and weeds.

The effects of the proposal on the dune system has been a key consideration in the design and planning of the proposal, resulting in an iterative process that has sought to avoid impacts on the most sensitive and visually prominent parts of the dunes, and to minimise and mitigate effects elsewhere within them. Those considerations have been achieved while also providing access through the area to result in an appropriate circulation arrangement for the Site, and to realise some development capacity from the dune flanks. This is reflected in the proposed masterplan.

Within the dunes themselves, earthworks have been carefully considered and a restriction proposed on any future retaining walls seeks to manage any potential future effects from earthworks within the area, alongside the revegetation of earthworks faces. The LVEA notes:

“The planting of exposed slopes will enhance the vegetative character of the SAL. Most lots within the SAL are subject to controls that maintain the values of the SAL by using recessive cladding materials and limiting building height to two storeys. Lots near the most sensitive dune ridgelines have further controls limiting height to just 4.5 m, restricting fencing to visually permeable, rural-style fences and requiring additional planting to further integrate houses into the landscape.”

The proposed approach is assessed as aligning with the direction of Policy NFL-P2.

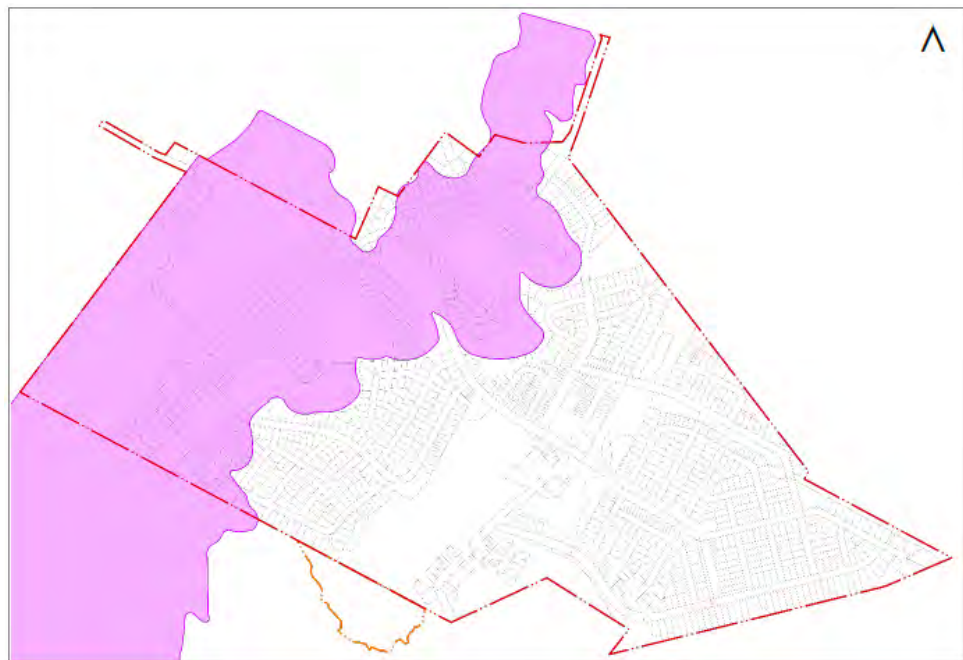


FIGURE 21. Extent of SAL19 and the application Site. Source: Local.

7.2.2.2.3 Ecological Sites

Impacts on the two ecological sites are assessed in the Ecological Effects section at 7.2.5 below.

7.2.2.2.4 Precincts

As identified earlier, three precincts apply to the Site:

- Rural Dunes Precinct (Precinct 48) that covers some 84% of the Site;
- Waikanae North Eco-Hamlet Precinct (Precinct 61) that covers some 15.8% of the Site; and
- Ngārara Eco-Hamlet Precinct (Precinct 19) that covers 0.16% of the Site.

In respect of the latter, this precinct has a negligible intersect with the Site and is largely relevant to land to the south/south-west of the Site. There is an accompanying structure plan that is relevant to the precinct, and this structure plan itself has not accounted (or been updated) for the effect of the Kāpiti Expressway. This precinct does not have any relevance to this proposal.

Precinct 48, the Rural Dunes Precinct, is concerned with effects on the landscape values and ecological character of the area. The District Plan notes, in describing the precinct, that the natural character of the zone can be adversely affected by the presence of “highly visible” development and changes to dune landforms.

Precinct 61, the Waikanae North Eco-Hamlet Precinct, is described by the District Plan as comprising land that is adjacent to identified urban growth areas and shares similar characteristics as the Rural Dunes Precinct. Again, considerations relating to landscape and ecological values are highlighted, alongside primary production and ecological restoration. The purpose of the precinct is described as providing a transition and buffer between rural zones and urban development. Precinct 61 is accompanied by a structure plan that is reproduced in the LVEA that shows the application Site intersection with a portion of the structure plan.

The LVEA notes that the structure plan seeks to identify constraints within the structure plan area, identifying areas that are suitable and less suitable for development, along with areas of visual sensitivity. The LVEA notes that this approach is similar to that adopted by this proposal.

The proposal cannot achieve full consistency with the two relevant precincts by virtue of its urban nature. Nevertheless, the LVEA notes that the proposal results in the identified landforms and key ecological values being protected and enhanced. The urban outcome proposed does not result in a low density of development, but does seek to ensure that adverse visual effects are avoided, or minimised, on the dominant dune ridges. This results in a development that is sympathetic to the values of the Site and will result in enhancement of the biodiversity values of the Site and its water quality.

7.2.2.3 Landscape Effects

Section 9 of the LVEA provides an effects assessment. The proposal will change the landscape with those effects falling into physical and character changes.

7.2.2.3.1 Physical Effects

Physical landscape effects from the proposal will result from the proposed earthworks and vegetation clearance. The proposed earthworks, as shown in Appendix 6, impact on a large majority of the Site, with only the Te Harakeke Swamp and the most sensitive areas of the dunes avoiding modification. By comparison to the large area of earthworks proposed, the volume, while still considerable, is relatively modest given the flat nature of the Site.

The earthworks required for site development purposes mean that existing vegetation within the proposed earthworks areas will be removed. This vegetation is comprised of predominantly pasture and exotic tree species. Vegetation on the Site will be restored as part of the development with an overall increase in vegetation post development. This will result from wetland revegetation and restoration, the creation of new wetland areas, street and open space planting and the planting of private gardens.

The proposal seeks to reclaim some and ‘naturalise’ other drainage channels through the Site. The LVEA notes that this is a physical reflection of the changing character of the Site, replacing the former rural land use with ones that are more reflective of natural systems. The proposed stormwater systems are assessed as having higher biological value and resulting in a more pleasant aesthetic than the current network of channels and drains.

The LVEA concludes that the proposal represents a significant change to the Site, but that the Site has capacity for change given its diminished natural features and potential for enhancement. The LVEA notes:

“Restricting modification within the wetlands and maintaining the prominent dune ridges limits adverse effects on the most sensitive and highly valued parts of the site. The planned increase of vegetation and biodiversity post-development further mitigates adverse effects and generates positive effects in the long term. During construction, the proposed development will have moderate adverse physical effects on the site. These effects reduce to low-moderate once construction is complete with positive effects being generated as planting matures and biodiversity increases.”

7.2.2.3.2 Character Effects

The proposal will result in a change in landscape character as a result of the urban outcome proposed. The Site is currently largely undeveloped and the rural zoning does not anticipate the level of development proposed.

The LVEA notes that the landscape’s capacity for change varies across the Site. The area to the eastern side of the dunes is already highly modified, has a generally low level of amenity and ecological value, with increased values evident in the western extent as a result of the dunes and key wetland area. The proposal responds to this by providing for a higher degree of development in the eastern area, and a more targeted and restricted response in the west, including by limiting works in more sensitive areas. Specific restrictions on matters such as building height for example, demonstrate a response to these more sensitive Site qualities.

Notwithstanding the existing rural character of the Site, it is located in a peri-urban setting, being adjoined by rural lifestyle properties and with the existing Peka Peka area in close proximity. The proposal would create an urban area within the Site, not dissimilar to the residential character already seen in nearby Peka Peka – Maram Way and the intersection of Peka Peka Road and Paetawa Road.

The contained nature of the Site, principally as a result of topography, vegetation and the expressway corridor to the east, means that views into the Site are restricted. This results in the character change being less perceptible from general vantage points outside of the Site. The various restrictions proposed as part of this proposal – on height and colour restrictions, and edge treatment through fencing and planting – seek to maintain the containment of the Site and the development on it. Restrictions on retaining walls over 1 metre in height seek to limit impacts on dune areas.

The impacts on surrounding properties are considered below at section 7.2.2.4.2.

Character effects will also be positive. The revegetation of wetland margins will restore natural character for example, along with wetland restoration planting, the creation of new wetlands, and stream naturalisation works. The proposed stormwater approach seeks to boost natural character through the use of natural elements such as swales and raingardens where appropriate.

The LVEA concludes that the proposal will result in a considerable change in the character of the Site from its currently undeveloped rural character to an urban outcome. Those character effects are considered to be contained by the topography and orientation of the Site and will be further managed by specific boundary treatments and restrictions on development in certain areas of the Site. Areas of the Site with higher natural character values, such as the dune system and the Te Harakeke Swamp, will be maintained and enhanced as part of the proposal. Other wetland areas and the stream corridor will be enhanced, and new wetland areas created.

The LVEA then states:

“The proposal will generate temporary, moderate, adverse landscape character effects as construction commences with vegetation clearance and large-scale earthworks and the site character transitions from rural to suburban. Once dwellings and other buildings are

constructed and planting establishes within streets, reserves, private gardens, areas of ecological enhancement and crucially, along boundaries, the adverse landscape character effects on the site and surrounding landscape reduce to low-moderate. Positive character effects begin when planting matures and enhances the natural character of the site.”

7.2.2.3.3 Summary of Landscape and Character Effects

Physical effects on the landscape will result through construction activity, most notably the proposed earthworks and associated vegetation clearance. Those works avoid the most sensitive aspects of the Site such as key dune tops and the Te Harakeke Wetland. The effects of those works are assessed by the LVEA as being moderate during construction, reducing to low-moderate following construction and once planting matures.

Character effects are assessed as being moderate, and temporary, as part of construction activities and as the Site transitions from a rural to urban character. Those effects reduce to low-moderate following construction and revegetation of the Site. Positive character effects begin when planting matures and enhances the natural character of the site.

Based on the LVEA, it can be concluded that the proposal has been designed with careful consideration of the Site’s characteristics and has responded to sensitive areas and features. The proposal, as an urban outcome, has responded appropriately to those characteristics and provides an appropriate landscape response.

7.2.2.4 Visual Effects

Visual effects are described by the LVEA as being a subset of landscape effects and “a consequence for landscape values as experienced in views.” The LVEA considers those visual effects both in terms of views of the Site from public vantage points, as well as from private properties.

Visual effects stem from the proposed built outcomes of the proposal, with the nature and magnitude of those effects dependant on a range of factors as described in the LVEA. The design of the proposal is important in determining the significance of those effects. As noted in the LVEA:

“Potential adverse visual effects have been mitigated by locating buildings and roads in a manner that respects the natural dune forms. Roads weave between the dunes, leaving the highest peaks untouched and future houses will be nestled into the landscape to reduce visual prominence. This is ensured primarily by restricting their future height and controlling their reflectivity.

Adverse visual effects will be further mitigated over time as planting along boundaries establishes and screens views of the development. The proposal will eventually result in positive visual effects as restoration planting within the dunes and wetlands matures and enhances the natural character of the site.”

In considering the visual effects of the proposal, the LVEA has sought to identify the visual catchment of the Site and the associated viewing audiences. The location of viewing audiences is captured in Figure 22 below, reproduced from the LVEA.



FIGURE 22: Visual catchment of the application Site. Source: Local.

7.2.2.4.1 Public Vantage Points

Public vantage points assessed by the LVEA are shown in Figure 23 below.



FIGURE 23: Assessed public vantage points. Source: Local.

Detailed commentary on each of these public vantage points is made in the LVEA and is not repeated here.

By way of summary, the LVEA concludes that:

- In respect of viewpoints A1, B, C, D1 and D2, visual effects will be moderate, reducing to low-moderate as boundary or other planting matures;
- In respect of viewpoints A2 and D3, visual effects will be low-moderate, reducing to low as boundary or other planting matures;
- In respect of viewpoints E, G1 and G2, visual effects will be low-moderate; and
- In respect of viewpoints F, G3 and G4, visual effects will be low.

7.2.2.4.2 Private Properties

Private properties were not visited as part of the LVEA assessment. The assessment made in respect of private properties is therefore based on a desktop analysis and from Site observations made from accessible points on the application Site and surrounding area that was publicly accessible.

The assessment limited itself to those properties that are developed and directly adjoin the Site. These properties are demonstrated in Figure 24 below.

Section 9.23 of the LVEA provides a detailed assessment in respect of each property. By way of summary, the effects on these properties varies as a result of their proximity, orientation, surrounding and intervening vegetation that impacts on views, and topography. The LVEA finds that, at worst, impacts will be moderate initially, before reducing to low-moderate. This is the case for 153 and 155 Peka Peka Road, 155 and 171 Paetawa Road, and 55 End Farm Road. At the other end of the scale, effects will be very low for 163 Peka Peka Road and 129 Paetawa Road, and neutral for 101 and 149 Paetawa Road. The remaining properties assessed fall between these extremes, with effects being either low-moderate and reducing to low, or low overall.



FIGURE 24: Private properties assessed for visual effect impact. Source: Local.

7.2.2.4.3 Summary - Visual Amenity Effects

Visual amenity effects will result from impact on the visual amenity values of the Site. Those derive from the dune formations, wetland areas, pastures and views from the Site. Those visual amenity values will be impacted by the proposed urban subdivision and subsequent built development.

Adverse visual amenity effects are managed through “a comprehensive design that enhances natural site features and incorporates them into the subdivision layout.” This is reflected through an avoidance of the Te Harakeke Swamp, sensitive dune tops, specific restrictions on matters such as building height and building colour in specific locations for example, and the extensive planting proposed as part of this application.

These specific measures, as outlined in the LVEA, coupled with private planting that will inevitably be established by future residents, will result in an appropriate integration of the proposal into its context and will result in positive visual amenity effects over time.

The LVEA makes the following conclusions in respect of visual amenity effects:

“This landscape and visual assessment demonstrates that while the visual catchment is broad, the site is enclosed to its immediate surrounds meaning close-range views are limited by existing vegetation and topography and will be limited further by the proposed planting along external boundaries. Long-range views of the site are only possible from elevated positions. While an elevated viewpoint increases the proportion of site that is visible, the distance reduces the magnitude of any visual effects. Overall, effects on visual amenity from public viewpoints are considered to be low-moderate.

Private properties adjoining the site have widely varying degrees of visibility depending on dwelling location and the presence of vegetation along their common boundary with the application site. Properties to the north on Peka Peka Road experience the site entrance and houses on the northern part of dunes. Properties to the west on Paetawa Road experience the western dunes dwellings from across Te Harakeke Swamp, but views further into the site are impeded by the dunes. There are only two properties adjoining the southwest boundary, one with open views and the other with views limited by on-lot vegetation. Some of these sites are so heavily vegetated that the proposal is not visible and therefore has little to no effect on visual amenity. Overall, visual amenity effects from private properties are low-moderate.”

7.2.2.5 Planting Strategy

The Masterplan Design Report and supporting drawings detail the proposed planting strategy. The planting strategy responds to and is informed by the ecological outcomes sought for the Site. As noted in the MDR, it seeks to support the enhancement of high value wetland areas, dune ecosystems and riparian corridors while creating a resilient, attractive and seasonally rich environment.

A key focus is wetland protection and enhancement. Buffer planting is proposed with a 20m buffer proposed for Te Harakeke Swamp and Peka Peka Road Swamp wherever possible. Dune planting seeks to enhance dune restoration and stabilisation, and to provide for lizard habitat. The coastal location of the Site has informed species selection.

Planting in parks and open space areas follow a similar planting palette with the incorporation of some exotic species to provide for seasonal variation and amenity. Street planting primarily utilises native species with understorey planting based on species suited to the coastal environment.

Conditions of consent secure these planting requirements and also specify requirements for some private lots. These include a requirement for one specimen tree per allotment. Where interfacing with external rural boundaries, a planted buffer zone is required to manage boundary effects at the rural-suburban interface. Again, conditions of consent address this requirement.

7.2.2.6 Recommendations and Conditions

As described above, the LVEA makes a range of recommendations in respect of boundary treatment, height restrictions for future built development, and colour restrictions for future built development in some locations. This is reflected in Figure 25 below, which shows the spatial application of these controls. The controls are then carried through into conditions of consent contained in Appendix 33.



FIGURE 25: Proposed design controls. Source: Local.

Coupled with these controls, the proposal provides a comprehensive planting plan. This is detailed as part of the landscape plan provided in Appendix 11. The landscaping proposed includes:

- Street amenity planting, trees & shrubs.
- Typical on-lot landscape treatment.
- Restriction of species on lots that adjoin ecological zones.
- Restoration planting in the wetlands.
- Comprehensively designed parks and open spaces.
- Boundary buffer planting along a minimum of 50% of the specified external boundaries to a height of 4 m and a depth of 2 m.
- Dune buffer planting along a minimum of 50% of the specified internal boundaries to a height of 3 m and a depth of 2 m.
- Plant species and layout that aligns with the natural character of the site.
- No invasive plant species are permitted within the development as per the Department of Conservation's List of Environmental Weeds in New Zealand 2024.

Boundary treatment is proposed in certain areas, as shown in Figure 25. The purpose of the boundary treatment is to aid in the integration of the proposal with its surrounds. Boundary treatment consists of:

- Fencing at external boundaries is proposed as rural style fencing, for example post and rail or post and wire with this restriction remaining in place until adjoining land is no longer zoned for rural purposes;
- Fencing on specific boundaries is proposed to be height limited to 1.5m and to achieve 50% visual permeability; and

- Planting is proposed along specific boundaries to achieve a 4m height and 2m depth in order to provide screening to aid in visual integration. Planting is proposed of species specified in the proposed landscape plan.

Specific controls are proposed in respect of earthworks in some locations:

- A restriction on retaining walls over 1m in height. Bulk earthworks have been designed to both enable and comply with this requirement; and
- The revegetation of exposed earthworks faces in the first planting season following construction.

Building height and reflectivity restrictions are proposed as follows:

- On lots adjoining external boundaries, and on 'less prominent' lots within the dunes area, maximum height is proposed to be restricted to 8m in height;
- On lots identified by the LVEA as being more prominent within the dunes area, maximum height is proposed to be restricted to 4.5m in height; and
- On lots identified by the LVEA, it is proposed to restrict building and material colour to have a light reflectance value of less than 30% in order to assist with visual integration with the landscape.

These matters are proposed to be secured through the conditions of consent.

7.2.2.7 Summary

The LVEA considers that the proposal demonstrates a general alignment with the planning provisions relevant to landscape and visual matters, and where it departs from those provisions, the project design and proposed conditions provide appropriate mitigation of any related effects. The LVEA considers that the proposal appropriately integrates the resulting development outcome to its surrounding context and will result in positive landscape and visual effects over time.

The landscape effects of the proposal are therefore considered to be appropriate, with mitigation measures proposed to ensure that the proposal appropriately integrates into its context and responds appropriately to areas of higher landscape sensitivity.

7.2.3 Urban Design

The Application is accompanied by both a Masterplan Design Report (MDR) provided in Appendix 12, as well as an Urban Design Assessment (UDA) provided in Appendix 13. Specific Urban Design Drawings and provided in Appendix 10.

7.2.3.1 Design Overview

Section 2 of the MDR provides an analysis of the Site and its context.

Primary access to the Site is from Peka Peka Road, with a secondary accessed proposed from Paetawa Road that is firstly vehicular, leading to 7 proposed sections, then becoming a pedestrian and cycle shared path, providing for connectivity to the wider Site and an important connection across from SH1 to Paetawa Road. This provides for active mode and recreational connections, benefiting both the application Site and future residents and visitors, residents in the Paetawa Road area, and the wider Kāpiti community.

There are no other proposed connections to the Site, though the masterplan design provides for potential future connections, which can be integrated with future development of surrounding sites. This provides a degree of future-proofing and best practice in future integration of the Site.

The wider roading network is dominated by the neighbouring state highway and its associated CWB. This provides a key linkage, alongside the former state highway, now Main Road, that provides a direct access to Waikanae.

The MDR notes that the blue network across the Site provides for both ecological and hydrological constraints and opportunities.

Section 3 of the MDR sets out the proposed masterplan. It has been prepared with reference to the following design principles:

- Comprehensive and integrative planning
 - Ensure the local centre is the focal point of the development;
 - Consider open space, landscape and buildings together;
 - Incorporate landform, natural systems and ecologies.
- Regenerative ecologies and landscapes
 - Repair and regenerate ecologies;
 - Treat ecological areas as common amenity features;
 - Introduce ecological corridors through the Site;
- Distinctive and memorable character
 - Work with mana whenua and integrate Te Kaupapa Matua;
 - Identify and celebrate the whakapapa of the place;
 - Celebrate the character and quality of the natural setting.
- Design for community
 - Create a setting for community to develop and thrive;
 - Incorporate opportunities for children's play;
 - Place a new local centre at the heart of the development.
- Connected movement networks
 - Provide multiple active-mode connections to the surrounding area;
 - Introduce an interconnected street network structure;
 - Develop a hierarchy of street types that supports adjacent land use patterns and enables future public transport connections.
- Variety and choice of housing
 - Enable higher density housing around the local centre;
 - Use high-amenity public spaces as settings for denser housing;
 - Vary lot size and house types to accommodate a range of lifestyles.
- Managing effects and visual outcomes
 - Proposed lots are sensitive to the adjacent rural zones;
 - The Expressway requires visual and acoustic buffering;
 - Present attractive edges and views to wetlands and dune-scapes.

The proposal seeks to provide for a range of activities and land use outcomes, that create a vibrant and diverse walkable neighbourhood with strong connections to nature and community life. Central to this outcome is the proposed local centre that has been designed to accommodate retail activity, hospitality, and community facilities.

The local centre is supported by medium density housing in its immediate surrounds. The MDR notes that this ranges from in typology from semi-detached housing, terrace housing and low-rise apartments. The increased density that is proposed in and around the local centre has been designed to both support the centre, as well as to assist in the activation of surrounding public spaces.

The transport network has been designed to provide for multi-modal options, as well as providing for future public transport opportunities by future-proofing the design to enable buses to pass through

the Site. As set out in the MDR, the following principles have guided the design of the transport network:

- Clear design hierarchy from connector roads to local roads, supporting legibility and long-term transport planning.
- Safety and comfort for all users, with particular emphasis on pedestrians and cyclists.
- Interconnected networks that support connectivity of neighbourhoods, efficient travel, intuitive wayfinding, and community cohesion.
- Street trees and planting that provide shade, scale, and ecological and visual richness while defining street hierarchy.
- Streetscapes as social spaces, enhancing the outlook from homes through low fencing and visual connection to buildings, encouraging community interaction.

As previously noted, the masterplan has considered, and provided for, additional future connections to the Site to further maximise integration and connectivity. Utilisation of those connections will be dependent on other land use planning decisions outside the control of the Applicant.

Open spaces are an integral component of the masterplan design, with the approach addressing two components:

- Ecological restoration; and
- Recreational amenity and connectivity.

Importantly, both facets of the open space planning approach have been developed with the planning of the overall proposal.

A key consideration has been the prominent dune system which is proposed to be preserved as a landscape feature and restored through planting. The area also offers recreational opportunities through its role as a north-south spine through the Site.

The other key natural feature is a range of wetlands throughout the Site as described elsewhere in this application. Two larger wetlands (Te Harakeke Swamp and Peka Peka Road Swamp) are complemented by a series of other existing wetlands, and the application proposes to create an extensive area of wetland habitat. The proposal seeks to achieve further positive effects related to the wetland restoration by inviting residents to engage with the areas through edge trails and for mana whenua involvement through traditional harakeke harvesting.

Further recreational open space opportunities occur across a range of spaces including the dune ridgeline, neighbourhood park, the proposed dog exercise area, and multi-functional stormwater reserve areas. Further detail is provided in the open space strategy section of the MDR.

The proposed urban form is spread across four distinct areas of the Site, representing areas of different character:

- Western Dunes

This area comprises elevated land occupied by less regular allotments and deformed spatial patterns. An overall lower density of development is proposed as a response to the distinct features of this area. Dune tops and ridgelines are maintained and are unaffected by built development and utilised for open space purposes.

Development form is responsive to landform, with a recognition of the dunes as a landscape feature. Protection of the dune stops results in increased setbacks of housing from the highly visible ridgelines, with roading and lot layout responding to the contours.

Consequently, the dune formation remains a dominant landscape feature.

Te Harakeke Swamp is preserved by the proposal and forms an important aspect of the character of this area. A small cluster of 9 allotments are proposed with access from Paetawa Road, along with a non-vehicular connection across Te Harakeke Swamp.

- Dune Foothills East

Located immediately to the east of the dune formation, this area is proposed to be comprised of a mix of suburban and medium density housing, across gently sloping land at the eastern edge of the dune landform.

The area is less topographically constrained than the western dunes, providing for a more regular urban development pattern, and providing for medium density housing that benefits from the wetland amenity in this area. Existing wetland areas have been accommodated wherever possible and where conflict could be avoided with other functional urban planning outcomes.

- Local Centre

A central node to the development comprising mixed use activity, community spaces and surrounding medium density housing.

The local centre has been located in a strategic location to best connect and serve the development, and to maximise its connectivity to the wetland amenity provided within the Site. Frontage to the primary connector road maximises accessibility to the centre.

The design of this area comprises a regular block structure, reflective of the level topography. The provision of public open space creates strong high-amenity edges, with the public open space supporting medium density housing typologies.

The core of the local centre is comprised of a cluster of commercial buildings on the southern side of the primary connector road. The detail of this centre is discussed further below. Mixed use development provides for ground level commercial space with residential space above.

- Eastern Flats

A large area of flat land that is proposed as conventional detached housing, and a limited amount of medium density housing, with a high level of connectivity. Interest, variation and connection is provided through wetland and other open space areas, green corridors and waterways.

Off-road trails complement the street network in providing for active modes, and connections to the neighbouring CWB. The proposal responds to the SH1 interface with specific fencing and planting requirements.

Specific edge responses are also provided for in respect of neighbouring rural properties.

Potential future road connections are provided for, future-proofing the proposal and allowing for future integration to neighbouring sites.

The UDA notes that this division responds to the natural environment values of the Site. At the external boundaries, specific standards are applied to residential allotments, adapted from the standards of the General Rural and Rural Lifestyle Zones of the District Plan, or order to appropriately integrate the proposal and mitigate potential effects on neighbouring rural properties.

7.2.3.2 Urban Design Assessment

The supporting UDA provides a design assessment of the proposal. As noted in this application, and in the UDA, given the rural zoning of the Site the approach of the proposal is to adopt the provisions of the General Residential Zone and the Local Centre Zone to manage future development of the Site.

The UDA therefore considers those provisions (along with those of the General Rural Zone) in framing its assessment of the proposal. The UDA also informs the assessment of relevant objectives and policies contained in Appendix 36.

A key consideration for this proposal is neighbourhood design. Neighbourhood design as an outcome speaks directly to the creation of a well-functioning urban environment, as described by Policy 1 of the NPS-UD. In addition to the 'minimum' components described in policy 1 of the NPS-UD, the UDA describes the following additional attributes that represent urban design best practice:

- Good connections for easy access to other people, activities, services
- Concentrations of population around well-served centres
- High quality public realm and streetscape
- Access to nature and green open space
- Safety in the public realm
- Walkability, linked to health benefits and reduced vehicle dependence

The UDA concludes that the proposal achieves a well-functioning urban environment and that the Site is appropriately located for residential development given its good positioning to transport infrastructure including the Expressway and associated CWB, Main Road and access to Waikanae and the Peka Peka Link Road and associated bus stops that provide for public transport north to Ōtaki and south to Waikanae. Further pedestrian and recreational connections are made through the Site, benefitting both future residents of the Site, as well as existing properties at Peka Peka.

The establishment of the local centre will be supported by the critical mass established by the proposed residential catchment, as well as existing residential and rural lifestyle development in the surrounding area. This is an important contributor to the establishment of a well-functioning urban environment and to creating a desirable urban environment for future residents. Its location centrally within the application Site minimises any potential adverse effects on surrounding properties. The UDA notes that the local centre is complemented by a high quality public realm, further enhancing the attractiveness of the proposal.

The amenity that will be created on the Site will serve both the residents of the proposal and the wider community through the provision of local retail, services and amenities, improved connectivity, ecological enhancement and increases in recreational opportunities.

7.2.3.3 Medium Density Housing

Section 3.4 of the MDR addresses the proposed medium density housing typologies.

As noted above in section 4, the approach proposed by this application is to utilise the standards of the General Residential Zone to manage residential development on the Site. Specific to medium density housing, and the creation of more than three dwellings, the District Plan would ordinarily require the application of the Residential Design Guide.

This proposal seeks to undertake a subdivision in order to establish the residential land use pattern, identify medium density areas, consent the establishment of medium density housing in accordance with the General Residential Zone standards, and specify the nature of medium density housing on each area, with reference to specific typologies.

In an ordinary consent process, the consenting of more than three residential dwellings on a Site would require a resource consent as a restricted discretionary activity, and reference to the KCDC Residential Design Guide. This proposal seeks to mirror this approach through consent conditions,

requiring the final proposed design of a medium density proposal to go through a certification process. This approach is detailed in proposed consent conditions.

Such an approach ensures that the final design detail of any medium density proposal goes through a design assessment and is assessed for consistency with the proposed masterplan.

The MDR proposed a series of typologies, as shown on drawing UD 2.01, and shown below in Figure 26. The typologies have been tested on the proposed allotments, ensuring the layout of each typology is appropriate with reference to matters such as orientation, parking and outdoor space.

In three areas as shown on UD 2.01, two alternative options are shown. The primary typology proposed is low-rise apartments. However, and subject to market demand not supporting that typology, a terrace housing alternative is proposed. The proposal seeks to consent both alternatives. The design review process is able to assess whichever option is chosen to ensure sound urban design outcomes.



FIGURE 26: Proposed medium density housing typologies.

The medium density typologies proposed are detailed in the MDR, and are assessed in the UDA. The typologies span terrace housing (three types), semi-detached housing (two types) and walk-up apartments (two types).

Section 4.3 of the UDA details an assessment of the proposed medium density housing approach against the KCDC Residential Design Guide. While a detailed assessment is proposed through a future certification process, the conclusions of the UDA assessment are that the proposal achieves a high degree of alignment and consistency with the Residential Design Guide across matters relating to site layout, built form and appearance, and amenity and sustainability.



FIGURE 27: Semi-detached (SD1) typology.

7.2.3.4 Local Centre

Section 3.4 of the MDR details the design of the proposed local centre. It is positioned centrally within the proposal in order to optimise its walkable catchments and location along key transport routes, as well as benefitting from its positioning to adjoining amenity areas.

In addition to the subdivision of this area, the MDR proposes a Precinct Plan for the area. Two alternative iterations of the Precinct Plan are proposed, with a minor variation between each options, as described in the MDR. The principal difference between the two variations relate to the primary entrance point into, and positioning of, the proposed superette. This provides for flexibility to accommodate the requirements of a future operator.

The approach proposed to the local centre (and equivalent to the proposed medium density housing approach) is to adopt the bulk and location and activity standards of the Local Centre Zone of the KCDC District Plan. Specific building design has not been developed as it will depend on the confirmation of final activities and operators.

However, the proposal establishes the land use pattern, as well as the Precinct Plan, with final building design to be assessed against the Centres Design Guide and Centres Design Principles contained in the District Plan, as well as the Precinct Plan supplied with this application, for Council design panel certification. This mirrors the approach proposed for medium density housing.



FIGURE 28: Aerial view of proposed local centre.

The activity mix for the local centre remains to be confirmed, but some certainty is provided through the Precinct Plan that centres the area around a superette. The activity mix is based on activities contemplated by the provisions of the Local Centre Zone which provides for commercial activities as a permitted activity as well as retail activities as a permitted activity along with above ground residential activity. Land use consent is sought for commercial, retail and community activities along with above ground residential development on the specified allotments. Conditions of consent address requirements for these activities.

The anticipated activity mix would comprise:

- A supermarket/supette of between 1000-1200m²;
- Restaurants or fast-food outlets;
- Cafes;
- Liquor store;
- Chemist;
- Hair or beauty services;
- Real estate offices;
- Medical or health services;
- Professional services;
- Community centre; and
- Residential activity.

A community marketplace is proposed adjoining the community building. This is envisaged as a multi-use space for community activities that faces onto the main public recreation area.

Section 4.4 of the UDA details an assessment of the local centre design against the KCDC Centres Design Principles. Future assessment, through the proposed certification process, would also involve the KCDC Centres Design Guide which focusses on built form outcomes and architectural design. Based on the assessment at section 4.4.5 of the UDA, it is concluded that the design of the proposed local centre achieves strong alignment with the KCDC Centres Design Principles.

7.2.3.5 General Residential

Section 3.5 of the MDR provides further detail on the proposed approach to areas of ‘general’ residential housing. The MDR notes that the proposed approach adopts the bulk and location standards from the General Residential Zone of the KCDC District Plan.

Importantly, it is proposed to limit residential development to one dwelling and one accessory building per allotment.

The MDR outlines testing of viability of this approach, through a selection of allotments, to demonstrate the feasibility of the proposal. The selection of allotments that were tested is shown on Figure 29 below.



FIGURE 29: Standard residential lot testing reference plan. Source: McIndoe Urban.

The studies set out in the MDR test typical lots from each of the three areas of the western dunes, dune foothills and eastern flats. The studies show how the lots, ranging in size from between 400m² – 600m² provide for open space, on site parking, landscaping, and built development. The MDR notes that “in all cases, designs confirm compliance with standards for setbacks, frontage, outlook space, access and service provision.”

7.2.3.6 Shading

The MDR documents shading analysis undertaken to assess effects on neighbouring properties. The MDR notes that the modelling used to inform the analysis utilises the finished earthworks surface and indicative building footprints that are extruded to the maximum height provided for (including a reduced height for buildings adjoining external boundaries). As such, the shading results from the model are a worst case scenario, and greater than what could eventuate, as the modelling does not account for roof forms that will reduce the height and bulk at the upper levels of a given building. It also does not account for single storey dwellings. The focus of the assessment is on interfaces with adjoining neighbouring properties.

Section 5.1.2 of the UDA undertakes an assessment of the shading analysis, based on a 5-point scale:

- High – a change to the amount of shade over a large area and/or with an effect on three or more dwellings, and for an extended period;

- Moderate – a change in shading over a large area and/or with an effect over three or more dwellings, and which is fleeting; or shading on a small proportion of an identified public open space for an extended period;
- Low – a localised change in shading over one or two neighbouring dwellings, or a relatively small proportion of a private outdoor living area, or public open space, and which is fleeting;
- Negligible – a localised change in shading which is limited in extent to the point of being barely perceptible in a particular area, and which is fleeting; and
- Nil – where no additional shade is cast on the area or space under consideration.

The conclusion of the assessment, in respect of all adjoining properties, is that any shading effects resulting from the proposal will be negligible.

7.2.3.7 Adjoining Properties and Specific Controls

Adjoining properties are identified in Section 2.5 of the MDR, which notes that both adjoining properties, and those proximate, have been considered in the development of the masterplan.

Effects on these properties, in respect of shading, privacy and visual effects are undertaken as part of the UDA as detailed above, and the LVEA (refer to section 7.2.2).

The Site is bounded on three boundaries with rural zoning, and on its eastern boundary by the Expressway.

At the western boundary, the western interface with adjoining properties maintains and enhances the Te Harakeke Swamp. There is a small cluster of nine allotments proposed, with access from Paetawa Road, and a non-vehicular connection proposed to the main area of the Site. The UDA notes that planted buffers and setbacks mitigate effects on existing properties that adjoin this area.

In respect of the Expressway, the proposed interface utilises deeper allotments to accommodate acoustic setback requirements (detailed at section 7.3.9). Specific fencing and planting requirements, detailed below in this section, are proposed for this boundary to achieve screening and an appropriate level of amenity for these allotments.

Along the boundaries with existing rural properties, and in addition to the general controls proposed to be utilised, a series of bespoke controls are proposed in order to integrate the proposal, generate positive landscape, visual and ecological effects, and to mitigate potential adverse effects. The focus of these controls is primarily at the interface of the Site with neighbouring properties, and within the dune area of the Site.

The controls seek to implement bulk and location controls based on standards from the General Rural Zone or the Rural Lifestyle Zone from the KDC District Plan along external Site boundaries. These include more stringent restrictions on height, recession plane and setback standards as compared to the General Residential Zone standards otherwise proposed.

Additional controls are proposed on building reflectivity, fencing and screen planting. The MDR details these restrictions further and they are shown on drawing LA9.00 in Appendix 11, shown below.

Building height restrictions are proposed along edges, with a restriction to 8 metres proposed, and a further restriction on more prominent allotments within the western dunes, where a restriction to 4.5m is proposed. Allotments where a height restriction is proposed also carry a restriction of cladding materials to have a Light Reflectance Value of less than 30%.

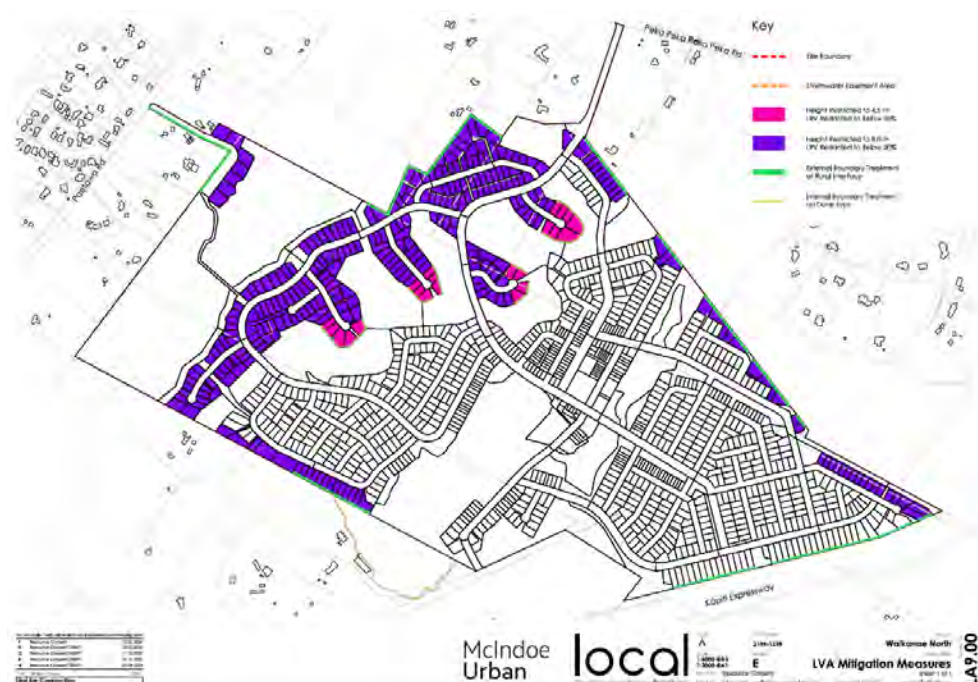


FIGURE 30: Proposed controls. Source: McIndoe Urban and Local.

Planting buffers and fencing control are also proposed in selected areas of the Site. In addition, a restriction on retaining walls is proposed, limiting their height to no more than 1m.

Fencing controls are divided into three categories:

- Existing fencing is proposed to be retained along external boundaries where new allotments do not adjoin the Site boundary. This will retain post and wire fencing of a rural character.
- A general category of fencing is proposed through the majority of the proposal. Restrictions include a limitation of 1.2m along front boundaries and where adjoining reserve areas. A 1.8m maximum fence height is proposed elsewhere.
- Site specific fencing applies to allotments that directly adjoined external boundaries, pet control fencing, the proposed dog exercise area, allotments adjoining the dune tops, and the Expressway boundary.

For the proposed dog exercise area, fencing will be 1.5 metres close boarded fencing at private boundaries, and 1.5 metres open rail or mesh fencing at public boundaries.

For the Expressway, fencing will be 1.5 metres and rail or post and wire fencing.

For external boundaries with other allotments, fencing will be 1.5 metres of either post and rail or post and wire design.

For the western dunes, where shown, fencing will be 1.2 metres of either post and rail or post and wire.

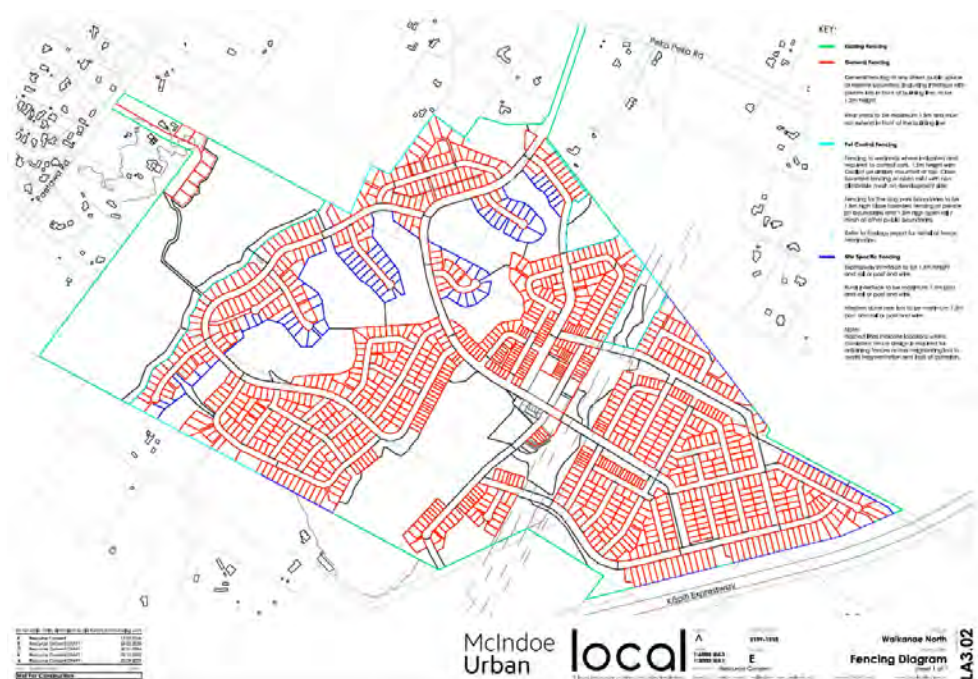


FIGURE 31: Proposed fencing controls. Source: McIndoe Urban and Local.

The fencing palette is demonstrated in drawing LA 3.03 and the requirements outlined above are reflected in conditions of consent.

Section 5 of the UDA provides an assessment of effects on neighbouring properties.

At the western edge of the Site, the cluster of 7 allotments accessed from Paetawa Road will directly interface with properties at 109, 121 and 123 Paetawa Road. The balance of development in the western dunes area will interface with the rear of properties on Paetawa Road, though as noted in the UDA, there is significant separation between the two, at some ~350 metres. To the north, this area interfaces with 191, 193 and 203 Peke Peka Road, though this interface is characterised by steep topography. The UDA concludes that the proposal will not generate adverse privacy or visual dominance effects in this area.

At the main entrance is a cluster of rural lifestyle properties that frame the proposed access. The UDA considers that these properties are largely separated from the proposal by virtue of level changes and complex topography in the area. Based on the mitigation measures proposed, the UDA concludes that privacy and visual effects for these properties will be negligible.

Properties along the north-eastern boundary provide for a longer interface with the proposal. The UDA notes that some changes have been made to the proposal following early engagement with KDC. This has resulted in a reduction in the number of lots along this boundary, with larger and less regular lots introduced. Specific controls will apply along this boundary, as detailed above, ensuring separation and screening. Taken overall, the UDA concludes that visual and privacy effects will be negligible.

The south-eastern corner of the Site border onto 55 and 59 End Farm Road. Four proposed allotments adjoin 59 End Farm Road with specific controls in place to manage built development and edge treatment, as described above. 55 End Farm Road borders 16 allotments, with specific mitigation controls again implemented. A large vacant lot (Lot 100) also adjoins in this area. The UDA concludes that short terms visual and privacy effects will be low while planting matures, reducing to negligible over time once planting matures.

And along the eastern edge which borders the Expressway, the UDA notes the consistent fence treatment and planting that is proposed along this edge. It concludes that no privacy effects are anticipated due to its use.



FIGURE 32: Full development of the proposal relative to existing boundary conditions.

The UDA's consideration of impacts on neighbouring properties has been undertaken with reference to the anticipated level of effects for development in the General Rural Zone. It makes the following conclusions:

- The quantity and density of development along boundaries is greater than anticipated by the zone provisions;
- Proposed requirements for fencing and boundary planting will result in an outcome that is in keeping with the rural character of the area;
- Limited shading will occur over adjoining properties with no shading cast on existing dwelling, resulting in overall negligible shading effects;
- Privacy effects on adjoining properties are assessed as negligible. While there will be an increased number of dwellings along shared boundaries, these will be largely screened and will not result in a loss of privacy or overlooking effects; and
- The proposal is considered to have acceptable levels of effect on the amenity of adjoining and nearby properties.

7.2.3.8 Urban Design Summary

The MDR draws the following conclusions in respect of the proposed masterplan:

- The scale of the proposal is considered to be compatible with the Site's landform, landscape and ecological constraints;
- The characteristics of the Site present unique settings for residential neighbourhoods, with natural features dividing the Site into clear zones with unique characteristics that contribute to a sense of place;
- The elevation of the western dunes provides for views to the east and west. Residential development has been sensitively placed to retain the natural profile of the dune tops, with the subdivision layout and building controls ensuring visual integration of built development;

- Development in the eastern flats, and dune foothills, is configured around a large and central wetland reserve and local centre. This provides for ecological and flood management functions, as well as a significant source of amenity and recreational opportunity;
- Areas of ecological restoration and waterways, along with the dune system, present opportunity for public access and contribute to a network of trails that enhance accessibility and provide for recreational opportunities; alongside linkages to the existing and proposed street network. Collectively, they enhance the Kāpiti trail network;
- Medium density housing, and development of the proposed local centre, is based on District Plan zone standards with a bespoke design panel review process proposed; and
- The proposed masterplan provides for additional future roading connections, allowing for enhanced connectivity to and from the Site.

And the supporting UDA outlines its conclusions of Section 6 of that assessment, with the following overall conclusion reached:

“The site is of a size and context that provides a significant opportunity to provide a quality residential growth area for Waikanae and the region. The site has an existing landscape character that makes it a unique opportunity for high amenity residential development. The location relative to the Kāpiti Expressway and close proximity to local connections such as the Peka Peka Link Road and Main Road to Waikanae makes it a logical expansion area. Kāpiti District has, over time, grown to the north between settlements. This development is the logical next step in creating a consolidated urban form (DO-03) north of Waikanae.

The proposed development is an appropriate design response to the unique landscape features of the site. It provides a comprehensively designed outcome that delivers a sustainable, centre-based plan with a range of housing choices and design types that are in-keeping with the design qualities sought by the District Plan’s Design Guidelines.

The proposed masterplan exhibits high-quality urban design outcomes, integrating masterplanning, landscape, infrastructure, traffic, and civil engineering to ensure a successful development will emerge...

... On the basis of the assessment provided in this report, the proposed development is considered an appropriate and suitable use of the site. High-quality urban design outcomes will be achieved and adverse neighbour effects mitigated. The comprehensive and integrated design of the site alongside the proposed design review and approval process and detailed landscape response to the wider public realm and streetscape, will ensure a high-quality residential and local centre environment is created

This assessment follows the assessment framework outlined in section 1 in addition to best practice urban design.

The development proposal is closely aligned with the relevant assessment matters at a district, regional and national level. As such, the proposal is supported from an urban design perspective.”

7.2.4 Earthworks Effects

7.2.4.1 Earthworks Overview

The proposal necessitates earthworks to establish appropriate building platforms and to avoid flood risk, to manage peat soils, to enable the construction of roading and the installation of services, and to achieve the ecological outcomes sought by the proposal.

A detailed description of the earthworks is provided in the Engineering and Infrastructure Report appended as Appendix 14, and in the earthworks plans provided in Appendix 6. The Engineering and

Infrastructure Report notes that the earthworks design strategy has been informed by, and developed in coordination with, urban design and landscape objectives, with in consideration of flooding, geotechnical, ecological, landscape and stormwater constraints.

7.2.4.2 Site Conditions

Soil conditions vary across the Site. Further detailed is provided in the Geotechnical Report provided in Appendix 21. Generally, peat and silt soils are present in the central and eastern extents of the Site. It is proposed to remove peat soils from development areas and to replace that with appropriate structural fill.

Fill material will be sourced from within the Site, ensuring fill material does not need to be imported. However, in order to achieve this, an area within the dune formation is proposed to be utilised as an additional source of fill, with this landform then proposed to be reformed with the excavated peat.

Some areas of the eastern extent of the Site are low-lying, are prone to flooding, and contain a number of constructed drains. A highly modified stream channel also crosses this area, entering the Site from the east for a distance of some 400m before turning to the south for a distance of some 700m.

To the west, the report notes that the area is comprised of sandy loam and coastal dune landforms. Earthworks are proposed in these areas for the creation of roads and suitable building platforms, as well as utilising cut material for structural fill in the eastern extent of the Site. The earthworks have been designed to avoid the majority of the dune tops in this area.

Peat soils exist across the majority of the eastern Site extent, with the peat ranging significantly in depth between 0.5 to 1.5m. In isolated areas, the peat is up to 2.5m in thickness. The peat soils are typically located at a depth of between 0.5 to 1m. Approximately 475,000m³ of peat will be removed.

7.2.4.3 Peat Removal

As outlined above, the proposal will necessitate the removal of some 475,000m³ of peat from the Site in order to establish appropriate ground conditions for the development proposal. Figure 33 shows the extent and depth of peat at the eastern Site extent.

On average, peat thickness is 1 metre, with variation from 0.2 up to 2.5 metres.

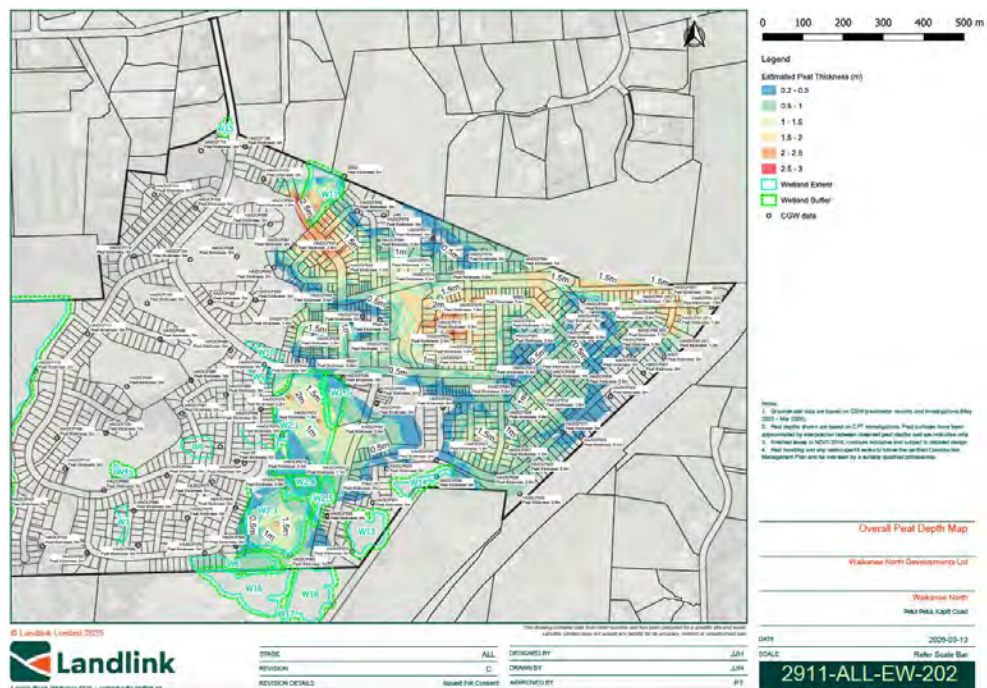


FIGURE 33: Peat distribution and depth. Source: Landlink.

Groundwater monitoring confirms that groundwater is present in the peat layer. Consequently, excavation and removal of the peat will occur within the ground water system. The Infrastructure Report notes:

“This will necessitate a peat removal methodology involving working within a limited area, excavating the peat and replacing it with compacted fill material within the same working day. This process minimises the volume of groundwater pumping (de-watering) from the active excavation zone to a manageable scale because the area of available flow path for the groundwater to flow to is relatively small (less than 1,000m²) at any one time and the dewatering pumps only have to operate for a few hours per day until the fill material is placed and compacted to above the groundwater level. The de-watering pumps will discharge pumped water to the surface within 50m of the earthwork area. This discharge will soak back into the ground and will not be discharged directly to water courses on the site. The process is repeated each day (weather permitting) until the full peat area is removed within that stage of earthworks.”

Following excavation, the removed peat will be placed on the Site to dry. This process is expected to reduce the peat volume by some 50%. Once dried, the peat will be stockpiled, to be reused as part of completed phases for landscaping purposes, mixed with topsoil. The stockpile will be removed as part of the overall earthworks phasing.

7.2.4.4 Earthworks Phasing

Given the scale of the project, and noting the staging proposed to bring allotments to market, earthworks and other civil works are also proposed to be phased.

The earthworks plans, and the Engineering and Infrastructure Report, propose that the earthworks occur across 9 phases. The phasing of the earthworks, as confirmed in the Engineering and Infrastructure Report, are reflective of the development staging, material balances for each phase, completing earthworks within a single earthworks season, and the phasing of the proposed stream reconstruction.

The proposed phasing is based on the information that informs this application, however, and as noted in the Engineering and Infrastructure Report:

“the final volumes for fill in the low-lying central and eastern area will be dictated by the final volumes of peat removal within each phase, which is influenced by peat thickness. Peat thickness varies over the site and average thickness in specific areas has been used for the estimate of peat volume removal required for each stage. The earthworks strategy includes the use of a borrow area on the western side of the inlet road, which is shown as the phase 8 & 9 cut area. It is possible that some borrow material will be excavated from this area in the earlier phases of earthworks if that phase does not have sufficient cut material for final fill volume requirements.”

Drawing 2911-ALL-EW-200 provides a Site-wide overview of the proposed earthworks phasing, while drawings 2911-ALL-EW-210 to 219 provide a detailed drawing of each phase, including that of proposed haul roads to be utilised for the proposed earthworks.

Section 5.6 of the appended Engineering and Infrastructure Report provides a detailed description of each phase of the proposed earthworks. Notable factors include:

- Phase 1B – the construction of a temporary bridge in order to achieve a stream crossing;
- Phase 2 – the downstream culvert and overflow weir will be constructed as part of Phase 2 works in order to increase flood storage capacity to off-set the loss of existing flood storage resulting from the filling of low-lying areas. In addition it is proposed to realign the central section of the stream as part of the Phase 2 earthworks in order to allow for the eastern side of the low lying area currently traversed by the stream to be filled;
- Phase 3 – following earthworks in this phase, restoration of wetlands W13 and 14 can be undertaken. In addition, further stream realignment can occur from the end of the Phase 2 works to the new weir and culvert constructed as part of Phase 2;
- Phase 6 – will involve the construction of the new stream channel at the northern edge of the Phase 6 extent;
- Phase 7 – will involve the construction of the new stream channel at the northern edge of the Phase 7 extent;
- Phase 8 – includes the formation of the secondary flow path where the Ngārara Stream enters the Site in its northeastern corner; and
- Phase 9 – completes the proposed earthworks and will result in the removal of all stockpiled peat and its use to reform the excavated dune area to a natural formation.

7.2.4.5 Dewatering

Resource consent is sought for dewatering, as described in section 6.3.4.3 above. In addition, dewatering will be required for specific infrastructure works. The proposed de-watering works, notwithstanding that they will occur in small sections, will exceed one month in duration, thereby not meeting the permitted activity standards of Rule R159 of the NRP. Dewatering associated with trenching for the gravity wastewater pipeline will result in a temporary change in groundwater level, and dewatering associated with peat removal may potentially impact on groundwater levels near wetlands.

Further detail is provided at section 6.10 of the ESCP, including proposed management measures. The ESCP confirms that the proposed dewatering is not expected on a KCDC bore located on the Site as dewatering discharge will occur with sufficient separation from the bore, and the bore take is from a confined aquifer more than 20m below ground level, vertically separated from earthworks depth.

Conditions of consent address specific requirements in respect of the proposed dewatering works.

7.2.4.6 Geotechnical Effects

Appendix 21 provides a Geotechnical Assessment in support of the proposal prepared by CGW Consulting Engineers. The report concludes that the site is suitable for residential development subject to the implementation of specific recommendations relating to earthworks, drainage and foundation design. These recommendations, and their implementation through conditions of consent, are detailed below.

7.2.4.6.1 Ground Model

Section 9.1 described a ground model of the Site. The assessment categorises the Site into three distinct landform environments, as shown below in Figure 34:

- Low-lying Land Environment – located primarily in the eastern and southern area of the Site, it includes flat to gently undulating terrain with near-surface peat and soft organic soils, interspersed with shallow historic dune remnants. The area is poorly drained and exhibits high variability in subsurface conditions.
- Lower Dunes Environment – this area comprises transition terrain between the low-lying land environment and the upper dunes. The terrain in this area is undulating.
- Upper Dunes Environment – this area is located in the western and central extent of the Site, it consists of elevated sand dune ridgelines.

Section 9.1.4 of the assessment provides the following summary of the ground model developed for the Site:

“Subsurface conditions vary significantly across the three geomorphic zones and are controlled by topographic position, groundwater elevation, and historic depositional processes.

Peat was identified in the low-lying areas of the site, typically underlying a thin mantle of topsoil or loose sand and extending to depths of up to 2.6 m. However, it was not present in all locations within this zone, highlighting localised variability likely associated with former drainage paths or elevated dunes.

In contrast, the dune environments are underlain by uniform sand with increasing density with depth. No peat was encountered in these areas.”

For the areas where peat was encountered, the assessment notes that these areas are expected to be subject to static settlement and would not be suitable for direct residential development without ground improvement as shallow foundations would experience significant long-term settlement.



FIGURE 34: Site geomorphic zones. Source: CGW Consulting Engineers.

7.2.4.6.2 Peat Assessment and Sand Dune Reuse

The ground model identified significant peat deposits in the eastern and southern extents of the application Site. These deposits are associated with low-lying swampy terrain and historic wetland extents. There is significant variation in the lateral extent and thickness of the peat deposits, with the variation in thickness ranging from 0.2m to 2.6m, and an average thickness of 1.2m. The distribution of the peat is shown in Figure 35 below.

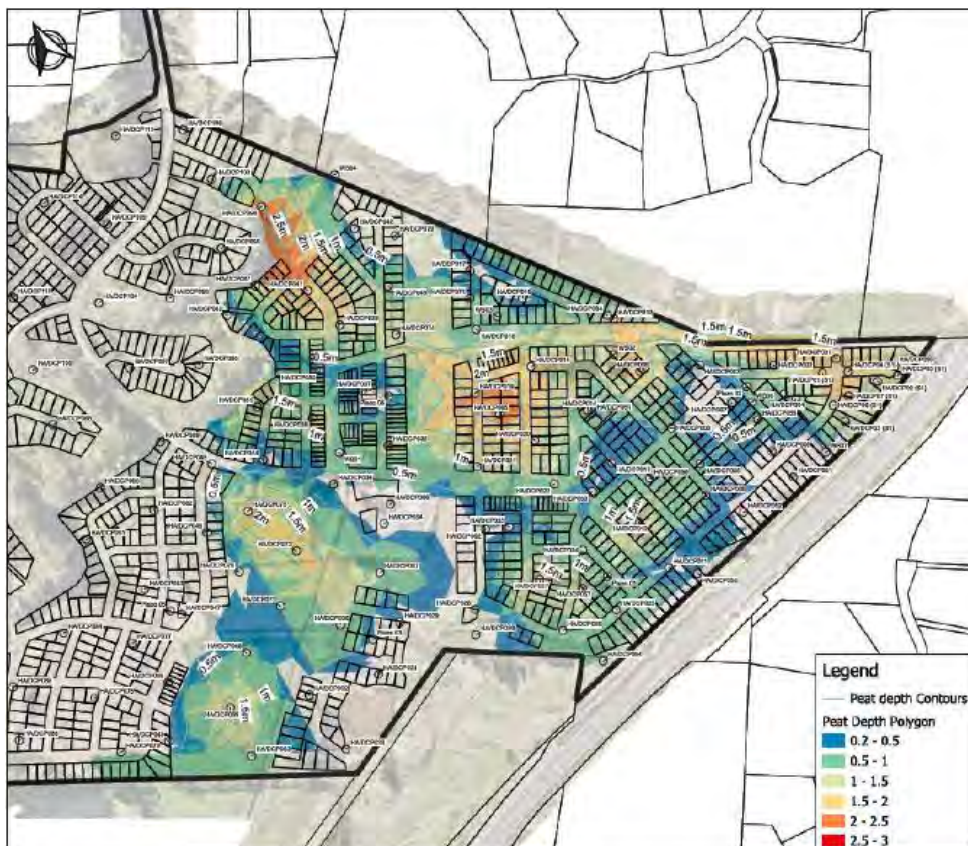


FIGURE 35: Peat distribution and depth. Source: CGW Consulting Engineers.

Peat will be excavated as part of broader Site earthworks. Where peat is removed, it will be replaced with compacted dune-sand from elsewhere within the Site. This is detailed in the application earthworks plans and associated reporting.

The removal and replacement of peat is the most practicable option to provide for future development in areas where peat is located. Of the approximate 475,000m³ of peat to be excavated, this volume is expected to reduce by about 50% from drying. Drying of the peat is proposed to enable it to be re-used on the Site, mostly on open space areas, that are not proposed for development.

Alternatively, the assessment notes that peat may be blended with Site-won sand in order to reduce organic content below 5%. Thereafter, and subject to laboratory testing and trialling, this material may be suitable for use as engineered fill. Such an option would require professional supervision.

Site-won sand from the dune areas is expected to be suitable for use as engineered fill. This will require confirmation through laboratory testing. If suitable, the material can be incorporated into bulk earthworks as part of a Site-specific earthworks specification. The placement and compaction of the fill material will be carried out under the supervision of a geotechnical professional.

These matters are addressed by conditions of consent.

7.2.4.6.3 Groundwater

Groundwater is found across the Site at generally shallow depths, with groundwater found at depths of less than 1m in low-lying areas and at a depth of greater than 2.5m in elevated dune areas. In elevated areas, some hand auger probes did not encounter groundwater at depths. The assessment notes that this reflects “the significant influence of the site topography on groundwater depth”.

Following a similar structure to the ground model, the assessment has grouped the Site into three groundwater zones:

- Low-lying Flats

Groundwater was found at an average depth of 1m, with a minimum depth of 0.4m. Saturated conditions were found in peat-affected areas, with groundwater near the surface following rainfall. The assessment noted a persistent high groundwater table.

- Central Undulating Dunes

Groundwater was found at an average depth of 1.5-1.8m. The assessment noted a fluctuating groundwater table within sandy dune deposits, with groundwater showing local variability dependent on microtopography.

- Elevated Dune Ridges

Groundwater was found at an average depth of greater than 2.5m. Ground conditions were well-drained sandy soils and groundwater was not observed in several hand augers up to a depth of 5m.

7.2.4.6.4 Ōhāriu Fault

The assessment identifies that the Ōhāriu Fault is mapped as passing through the southern extent of the Site. This fault is not mapped within the District Plan. There is uncertainty as to the location of the fault due to an absence of surface evidence, therefore it is mapped conservatively. This is reflected in a ‘Fault Avoidance Zone’ as shown in the assessment.



FIGURE 36: Mapped Fault Avoidance Zone and the Site boundary.

In terms of the intersect with the application Site, the assessment notes:

“The fault trace within the Waikanae North site is interpreted to represent a secondary or branching segment of the main Ōhāriu Fault system, which runs northward through the Kāpiti foothills and the Transmission Gully corridor. This segment has not been trenched or directly confirmed on site. As such, its classification remains “uncertain – poorly constrained”, and the FAZ has been conservatively applied based on limited geomorphic and regional alignment.

Any development within or adjacent to the FAZ must comply with the Ministry for the Environment’s Active Fault Guidelines (2003), which include specific planning controls based on fault activity class, fault complexity, and the building importance category. A review of subsurface data is provided later in this report to assess whether the mapped fault trace is supported by geological evidence within the site.”

At section 13 of the assessment it makes the following conclusions in respect of the Fault Avoidance Zone:

“Given the lack of supporting subsurface evidence and the absence of a mapped FAZ in the Operative Kāpiti Coast District Plan (2021), the mapped feature is considered a regional-scale indicator rather than a confirmed site-specific constraint.

In accordance with the MfE Active Fault Guidelines (2003) for Class II faults with uncertain location, low-importance structures (Importance Level 1 and 2) may be considered appropriate within this area if other geotechnical risks are managed.

Subject to site-specific confirmation, TC2-type foundations (e.g. stiffened slabs or shallow reinforced strip footings) are expected to be suitable in areas within the FAZ.”

7.2.4.6.5 Liquefaction - Settlement

The Site has been assessed for liquefaction potential with the assessment again reporting on the potential based on the three broad divisions of the application Site.

The assessment finds that liquefaction-related settlement during SLS-level⁹ ground shaking is negligible across most of the application Site. At SLS2¹⁰ levels of shaking, settlement increases across much of the Site.

- Low-lying Areas – Moderate liquefaction related settlement is predicted under ULS¹¹ with localised values exceeding 100mm. These areas are located within wetland areas not proposed for development. All areas assessed within areas of the Site proposed for development returned ULS values of less than 100mm.
- Lower Dunes – ULS settlements are in the range of 20-50mm, with some Cone Penetrometer Tests indicating settlement of up to 95mm.
- Upper Dunes – Low settlement is predicted, with ULS values mostly under 30mm.

The assessment notes that based on the variability and spatial distribution of testing results, differential settlement across typical residential building footprints are expected to be up to 60mm under SLS and 70mm under ULS.

For lateral displacement, the assessment notes that future risk varies between low-lying areas and the elevated dune area. For low-lying areas, the assessment considers that the combination of shallow ground water and moderate liquefaction potential at depth increases the likelihood of minor to moderate lateral moving in ULS-level ground shaking.

For the dune areas, due to their elevation and lower groundwater levels, and resulting low liquefaction potential, the assessment considers that there is a negligible risk of lateral displacement under all design-level seismic events.

Section 10.5 of the assessment summarises the expected future land performance. This is based on MBIE guidance that provides classification criteria for future land performance based on predicted settlement and lateral movement. That, in turn, helps to guide future foundation design and land development decisions. The assessment provides the following summary:

- Low Lying Areas

The Low-lying Areas exhibits moderate liquefaction-induced settlement and minor to moderate lateral movement under seismic loading. While SLS-level shaking is expected to result in minimal deformation, widespread liquefaction is predicted between approximately 2.5 and 6.5 m depth under ULS conditions.

We consider the Low-lying Areas to be consistent with Technical Category 2 (TC2), due to the depth and continuity of liquefiable layers, lateral deformation, and predicted settlement.

- Dune Areas (Upper and Lower)

Liquefaction potential in the dune areas is generally low. Liquefaction induced settlement is not expected under SLS or SLS2 events, and is limited to thin, deep layers under ULS shaking. These areas are underlain by dense, unsaturated sands with deeper groundwater, resulting in low susceptibility to deformation.

We consider these areas to be consistent with a Technical Category (TC1) performance.

- Isolated TC3 Observations

⁹ Serviceability Limit State (1:25 Return Period) – Mw 6.5.

¹⁰ Extended Serviceability (1:100 Return period) – Mw 7.1.

¹¹ Ultimate Limit State (1:500 Return period) – Mw7.7.

A total of 3 CPTs returned liquefaction induced settlement values meeting the MBIE thresholds for TC3 classification. All of these are located within the Low-lying Areas. These assessed TC3 areas are spatially isolated and generally associated with localised soft or organic soils and shallow groundwater, and are located within areas not being developed (i.e. within areas remaining natural area and will not supporting dwellings or infrastructure).

The recommended Technical Category mapping is shown in Figure 10.

7.2.4.6.6 Slope Stability

Section 12 of the assessment details the methodology for assessing slope stability within the dune areas of the Site.

The assessment records that all four profiles demonstrate acceptable performance under static and SLS conditions in some cases. Under extreme groundwater and ULS seismic loading, the minimum recommended Factors of Safety are not achieved for most profiles. The assessment considers that appropriate drainage control will be critical to maintain slope stability.

It further considers that based on the assessment undertaken to date, a nominal setback or no-build zone from the dune crests is recommended to mitigate risk to future structures. The exact setback distance will need to be confirmed as part of detailed design. Notwithstanding that recommendation, the assessment notes that the proposed layout of the subdivision is “considered generally acceptable from a geotechnical stability perspective.”

Section 12.3 then details recommendations for further consideration of slope stability as part of detailed design. It recommends that further slope modelling should be undertaken in order to:

- Evaluate development-induced loading;
- Inform the design of stabilisation measures if required; and
- Propose setbacks if and when necessary.

Where the Factor of Safety falls below acceptable thresholds, the assessment recommends mitigation through:

- Local slope regrading;
- Installation of subsoil drainage; and
- Structural reinforcement

The assessment recommends that a detailed, slope-specific geotechnical assessment be undertaken at the detailed design stage for all development adjacent to dune faces. This assessment would confirm design parameters, setback distances and any specific stabilisation or drainage measures required. This recommendation is recognised in proposed conditions of consent.

7.2.4.6.7 Section 106 of the Resource Management Act 1991

The assessment has considered the Site and proposal in accordance with Section 106 of the RMA which sets out specific considerations for subdivision, including relating to natural hazards.

The assessment concludes that, with the imposition of conditions to address hazard related matters, there are no geotechnical matters that are an impediment to the granting of consent for the proposal.

7.2.4.6.8 Geotechnical Recommendations and Conditions

Section 17 of the assessment outlines recommended resource consent conditions that have been incorporated into the proposed conditions contained in Appendix 33.

7.2.4.7 Hydrology

A Hydrological Report assessing the proposal is provided in Appendix 17.

Section 3 of the report describes the hydrology of the Site. In describing the wetland areas on the Site, the report notes that the wetlands are spread across two areas. The first is an area located in the lower-lying central portion of the Site, with the second area being on higher ground in the centre and western extent of the Site, including the Te Harakeke Swamp.

In respect of the lower lying wetlands, their hydrological system is impacted by the presence of the Ngarara Stream, constructed drains, underlying peat soils and the frequency of surface water flooding. These factors are not relevant to the other wetland areas.

The Ngarara Stream, because of its narrow and highly channelised nature and limited depth, readily overflows its banks in small to moderate rainfall events.

7.2.4.7.1 Groundwater Monitoring

The report details groundwater monitoring undertaken between May 2025 and February 2026 and notes the monitoring continues. The results show notable variation in groundwater levels, along with seasonal variations, with investigations finding saturated conditions in peat-affected areas, groundwater near the surface following rainfall, and a persistent high groundwater level in peat affected areas. Groundwater is significantly deeper in other areas of the Site. The report provides a detailed breakdown of the monitoring results.



FIGURE 37: Groundwater monitoring locations and inferred groundwater level contours. Source: OCDL.

7.2.4.7.2 Hydrogeology

The report notes that a combination of geotechnical investigations, understanding of the Ngarara Stream flow patterns and those of the constructed drains, and the outcomes of the stormwater management strategy, provide a basis for understanding changes in hydrological elements resulting from the proposal.

Groundwater monitoring showed peat thickness influenced the groundwater profile. Thicker peat areas indicate higher transmissivity as compared to thinner areas, “resulting in a lower gradient of groundwater level contours.” This is also influenced by the depth of underlying sand that is part of the groundwater conveyance system. This is important in considering how the groundwater profile could be affected in areas where peat is proposed to be removed and replaced.

The report concludes that:

“We therefore conclude that removal of the peat and replacement with compacted sand & silt mix will not result in any measurable change in the rate of groundwater through the site. This is predominantly because the majority of groundwater movement occurs in the 20 - 30m deep layer of underlying sand, as discussed in GW’s 2014 Kapiti Coast groundwater investigation report and the small change in transmissivity within the peat layer is not greatly influential in estimated post peat removal groundwater level over the length of peat removed, particularly when compared with seasonal changes in groundwater and near instantaneous changes resulting from heavy rainfall.”

The central and eastern portion of the Site is very flat, without a widely dispersed drainage system. Rainfall has a very low runoff coefficient, with rainfall soaking to ground. In addition, frequent flooding adds to the overall amount of water soaking to ground. Together, rainfall and flooding highly influence groundwater levels in the area. This is absorbed by the peat layer and increases the groundwater system.

There is a strong interconnection between groundwater levels and the levels of the Ngarara Stream in dry weather. This influence is important in assessing the impacts of the proposal on the hydrological systems near the Ngarara Stream. Stream flow in this location is small and is highly influenced by soil and groundwater conditions. Resultingly, the report concludes that Ngarara Stream flow is not significant in terms of the overall hydrological issues on the Site, as compared to the broader groundwater pattern. Rather, it is the volume and frequency of surface water infiltration that has a much greater influence on groundwater behaviour.

7.2.4.7.3 Hydrological Effects Assessment

Section 9 of the hydrology report provides an effects assessment, noting that the key hydrological risks to wetlands resulting from the proposal are:

- Removal of peat, resulting in reduced water storage;
- Reduced infiltration resulting from increased impervious surfaces; and
- Reduced local run-off due to stormwater infrastructure.

It provides a detailed assessment of the proposed works, before considering impacts on wetlands areas that are summarised below.

Wetlands W1.1 and W1.2 comprise the Te Harakeke Swamp at the western edge of the Site. There are no peat soils in this area. Stormwater from roofs in this area is proposed to be to on-lot detention or soak pits with the balance discharged to bioretention basins that then discharge to ground. Overflow from the basins goes to diffuse discharge systems. The assessment concludes that there will be no notable change to discharges to Te Harakeke Swamp as stormwater neutrality is achieved.

Wetland W4 is located in the western extent of the central zone of the Site. There are no peat deposits in this area and the area is raised above the lower lying eastern extent of the Site. Groundwater has not been detected in the area of wetland W4. Stormwater from the development in this area is generally discharged to bio-retention basins away from the wetland, and given the absence of groundwater in the immediate surface, basin discharge is not expected to impact on the hydrology of wetland W4.

A small bio-retention device adjacent to wetland W4 will discharge to ground, and will increase the hydrological supply to the local groundwater system. The report concludes that there will be a small positive effect on the hydrological conditions of wetland W4.

Wetland W11 is the Peka Peka Road Swamp. Peat, up to 2.5m in thickness, is located adjacent to the area. The wetland is impacted, in part, by a proposed road. The supply of surface water and groundwater to wetland W11 will be assisted by the proposed bioretention basin that adjoins the wetland to the west, increasing the hydrological supply to the wetland. The report concludes that the

proposed earthworks should not adversely impact on the wetland and that the wetland is likely to be positive impacted by an increased source of groundwater coming from the adjacent bio-retention basin.

The low-lying central wetlands (wetlands W2.1, W2.2, W2.3, W2.4, W6, W13, W14, W16, W17, W18 and W19) are mainly influenced by peat, shallow groundwater, the Ngarara Stream and constructed drains. Earthworks will remove peat in the area surrounding the wetlands (but not within 10m of them) and replace the peat with compacted soils. Hydrological supply to these areas will be increased through the proposed stormwater management system and proposed Ngarara Stream realignment, which is an outcome that has been actively sought in order to increase soil moisture.

The report writer considers that the proposed earthworks will not have a significant impact on the behaviours of the wetlands due to the replacement of groundwater storage within a short timeframe following earthworks. The increased supply of groundwater from the stormwater design and a general increase in groundwater from the raising of water levels in Ngarara Stream will positively impact on soil moisture in this area.

Lastly, the proposed creation of wetland areas will benefit from the same conditions as the low-lying wetlands described above.

7.2.4.7.4 Hydrological Report Summary

The report finds that key hydrological controls on wetland performance and associated soil moisture are expected to be groundwater level, the presence of peat, direct rainfall and the management of surface water from the proposal.

The report's conclusion states:

“A mass balance assessment of the development area has been carried out, which indicates that adverse effects on the groundwater system, resulting from the implementation of the development are expected to be minimal. The removal of the peat beneath the development area is not expected to result in any appreciable change in groundwater level.

The stormwater management solutions proposed for the development will achieve stormwater neutrality across the site, in both the low-lying central and eastern areas and in the western area that drains to the Te Harakeke Swamp.

The effects of the works on wetland soil moisture are expected to be positive in the low-lying central and eastern zone, due largely to the proposed stormwater management solutions adopted and the proposed improvements to the Ngarara Stream.”

7.2.4.8 Earthworks Compliance and Certification

The Engineering and Infrastructure Report notes that all earthworks will be designed and undertaken in accordance with:

- NZS 4404:2010 – Land development and subdivision infrastructure;
- NZS 4431:1989 – Code of Practice for Earth Fill for Residential Development; and
- GWRC Erosion and Sediment Control Guidelines 2021.

Earthworks will be overseen and tested by a suitably qualified geotechnical engineer. Further recommendations in this respect are contained in the supporting Geotechnical Assessment, provided in Appendix 21.

Conditions of consent, provided in Appendix 33, address the recommendations of both the Engineering and Infrastructure Report and the Geotechnical Assessment.

7.2.4.9 Erosion and Sediment Control

An Erosion and Sediment Control Plan (ESCP) has been prepared in support of the proposal and is provided in Appendix 18. It should be read in conjunction with section 5.8 of the Engineering and Infrastructure Report.

The ESCP has been prepared as a 'global' or overarching ESCP to demonstrate the proposed approach to erosion and sediment control, and proposes that a phase specific ESCP is prepared for Council certification prior to each phase of earthworks occurring. Such an approach will benefit from the input of the earthworks contractor appointed for the proposal or a specific stage of the proposal.

As summarised in the Engineering and Infrastructure Report, each ESCP will address a range of matters including:

- The specific staging addressed by the specific ESCP, based on the 9 phases identified in the submitted earthworks plans. The ESCP will provide further detailed drawings providing additional information including detailed depths and the types and positioning of control measures;
- Specific detailed controls to be implemented within each phase with reference to the specific soil types, earthworks methodology and the equipment to be utilised;
- Appropriate consideration of sensitive edge protection such as wetlands;
- Adaptive management of earthworks linked to matters such as flood storage monitoring, watercourse realignment and the construction of the downstream flood control structure;
- Integrated multi-disciplinary input into a phase specific ESCP;
- Consideration of risk-based monitoring requirements for each phase including requirements for temporary telemetry; and
- Inspection, maintenance and monitoring requirements.

Erosion and sediment control management is linked to the overall construction management programme. A draft Construction and Environmental Management Plan (CEMP) is provided in Appendix 19. As noted in the Engineering and Infrastructure Report, the aim of the CEMP is to bring together various management plans and construction activities to achieve the appropriate management of construction activities, and in turn to appropriately manage any resultant effects.

Similar to the approach proposed to erosion and sediment control, it is proposed that detailed CEMPs are prepared for each development stage or stages. A draft CEMP is provided as part of this application. It is proposed that final CEMPs will be prepared for each stage (or stages) for Council certification, prior to works commencing for that stage.

This approach, for developing and certification of both CEMPs and ESCPs, is reflected in the proposed conditions of resource consent.

7.2.4.10 Winter Works

The ESCP notes that winter works may be desirable for this Site on account of the soil type, meaning sediment mobilisation can be lower during winter months. It may also be beneficial to align with ecological constraints, including native bird nesting seasons.

Winter works are proposed to be managed by a specific Winter Works ESCP, to be prepared and submitted for certification each May, before the accepted 1 June – 30 September winter works window.

7.2.4.11 Earthworks Effects Summary

A significant area and volume of earthworks is proposed across some 93.4 hectares of the Site in order to create appropriate building platforms, achieve required flood hazard management, enable the

construction of roading and other infrastructure, and to provide for stream realignment and other ecological objectives.

These works will impact on the landscape and visual values of the Site. These effects have been assessed and found to be appropriate.

Beyond those impacts, earthworks have the potential to adversely impact on natural systems through erosion and sediment impacts, and in respect of this Site, on the management of potential flood impacts on both the Site and surrounding properties during construction.

Geotechnical considerations have been thoroughly evaluated with the supporting Geotechnical Assessment considering that the application Site is suitable for its intended use, from a geotechnical perspective. Conditions of consent address geotechnical requirements.

A comprehensive approach to erosion and sediment control and construction management is proposed, as detailed in the supporting ESCP and CEMP. Importantly, it is proposed that detailed ESCPs and CEMPs are prepared, for Council certification, on a stage specific basis prior to works commencing for any specific stage or phase of works.

This approach will ensure that the proposed works can be appropriately managed such that effects are appropriately avoided or mitigated in a manner that achieves the purposes of the FTAA. The conditions of consent proposed as part of this application ensure that the proposed management measures can be appropriately secured.

7.2.5 Ecological Effects

Appendix 23 provides an Assessment of Ecological Effects (EEA) in support of the application. Supporting the EEA are the following management plans:

- Lizard Management Plan (LMP);
- Native Freshwater Fauna Salvage and Relocation Plan (NFFSRP); and
- Ecological Restoration Management Plan (ERMP)

7.2.5.1 Ecological Values and Impacts Overview

The EEA notes the following ecological features on the Site have a high or very high level of ecological value:

- Te Harakeke Swamp and Peka Peka Road Swamp

Both of these wetlands are located partly within the application Site. These features are described as relatively intact, peat-forming fens and swamps. They are dominated by native *Isolepis* and *Juncus* rushland, *Typha orientalis* reedland, *Carex secta* tussockland, and *Coprosma* and mānuka shrubland communities, with small areas of shallow open water present in Te Harakeke Swamp.

The areas provide habitat of a moderate to high quality for a range of threatened and at risk wetland bird and fish species.

- Several stands of sand dune kānuka, located at the eastern margins of Te Harakeke Swamp and outside of the proposed development footprint.
- Isolated areas of indigenous vegetation on stable high dunes

These areas meet GWRC significance criteria as naturally uncommon and endangered ecosystems and contain *Meuhlenbeckia complexa*/*Ficinia nodosa* shrubland/rushland, and

ngaio/mahoe/taupata treeland and scattered trees. The former also provide high quality habitat for a small population of the non-threatened northern grass skink.

Areas of low and moderate ecological value include:

- Degraded wetland areas with moderate ecological value are located across the eastern flats and the eastern edge of the dune formation. The EEA notes that wetlands along the Ngarara Stream floodplain are characterised by peat soils and have been subject to extensive historical drainage. All wetlands are notably influenced by seasonal fluctuations in the water-table.

Historical farming, stock access, resultant pugging and nutrient enrichment has led to exotic species dominating these areas.

- Artificial farm drains of poor or poor-moderate condition and of low value extend across the eastern flats. These drains lead to the highly modified Ngarara Stream which is of low-moderate condition and value.

As confirmed in the EEA, the proposal avoids the majority of the high and moderate ecological features. Some effects are unavoidable due to constraints relating to the management of landforms, the provision of roads, building platforms, stormwater management and to achieve optimal urban layout and connectivity outcomes.

The proposal will result in:

- the loss of 1.69ha of wetland area;
- the removal of 993m of stream length (2,965m² of un-culverted stream bed);
- culverting of 76.9m of stream length in addition to the proposed stormwater control twin box culvert;
- the clearance of 1,187m² of indigenous ngaio treeland and an addition 55 native trees across the Site;
- the clearance of 1,773m² of indigenous scrub and rushland on the dune formation; and
- the clearance of 261m² of exotic dominated vegetation adjoining Peka Peka Road Swamp.

Those adverse impacts are mitigated through ecological and hydrological mitigation actions designed to minimise, remedy, or offset the proposed losses, and to reduce or eliminate the risk of adverse effect on ecological values. In addition, a range of actions will provide for positive effects that are additional to the proposed management or offsetting of adverse effects.

The remedial, offsetting and enhancement actions include:

- Raising the water level of the Ngarara Stream through the Site by some 0.4m in order to increase the localised groundwater level and to assist in achieving greater soil moisture in adjacent wetland areas;
- Controlling flood flow levels in the Ngarara Stream, through the construction of a downstream culvert structure, to increase the frequency and extent of ponding. This will increase soil moisture and prevent dryland plan invasion into both existing and proposed wetland areas;
- Salvage and relocation of native freshwater fauna and native lizards;
- Remediation of stream extent and values through realignment of 979m of highly modified stream (and 14m of culverts) to 974m of meandered and naturally contoured stream (and 76m of culverts). The un-culverted stream bed area within the realigned extent will be sufficient to achieve a net gain of stream extent and values;
- Restoration of riparian margins along retained stream extent;
- Complete offsetting of wetland losses - resulting in a net gain of wetland extent and values;
- Restoration planting along the margins of all streams and wetlands;
- Additional restoration planting within existing degraded wetlands;

- The proposed effects management approach will result in a net gain in terrestrial indigenous vegetation extent, and wetland and stream extent and values. Overall, as a result of the additional enhancement measures that are proposed, ecological outcomes will be substantially positive.

7.2.5.2.1 Wetland Identification and Description

Section 3.3.3 of the EEA provides a detailed description of the wetlands located on the Site, with 21 areas meeting the classification of natural inland wetland under the NPS-FM. The EEA identifies each wetland, and its area. A total wetland area of 251,835.8m² exists on the Site. Wetland sizes range from 137.7m² (W17) to 57,078.9m² (W1.1).

Wetland Cluster 1, consisting of wetlands W1.1, 1.2 and 1.3, represent the Te Harakeke Swamp complex within the Site. W1.1 and W1.2 are within the KCDC ecological site overlay over Te Harakeke Swamp. Wetland Cluster 1 is assessed as having very high ecological value.

Wetland Cluster 2 is centred around Ngarara Stream and comprises wetlands W2.1, 2.2, 2.3, 2.4, 2.5 and W6. The EEA notes that these wetlands would once have comprised a single larger wetland area but they have been fragmented over time by the channelling of Ngarara Stream and farm drainage and access track work. The EEA assessed Wetland Cluster 2 as having moderate value and notes the potential for significant enhancement of the hydrology and vegetation in this cluster.



FIGURE 38: Wetlands located on the application Site. Source: RMA Ecology.

Wetland Cluster 3 comprises wetlands W16, W17 and 18. It sits adjacent to Wetland Cluster 2, within the proposed stormwater easement area. Cluster 3 is not part of the core site area. The EEA notes the potential for improving the hydrology and vegetation of this cluster, and assesses it as having moderate ecological value.

Wetland Cluster 4 comprises wetlands W3 and W4. The EEA notes that they “meet the criteria as palustrine herbfield and rushland marshes on stabilised dunes and are in a degraded state.” The EEA has considered whether these wetlands are ‘dune slack wetlands’, a naturally uncommon and endangered ecosystem, and concluded that they are not. Subsequent review feedback from GWRC has agreed with this conclusion. Wetland Cluster 4 is assessed as having moderate ecological value.

Wetland Cluster 5 comprises wetland W5, W9, W10, W13, W14 and W15 located across the eastern and southern extent of the Site. The EEA notes that wetlands in this cluster show heavy degradation from cattle grazing and pugging, with vegetation showing signs of nutrient enrichment. The EEA assesses this area as having moderate ecological value.

Wetland Cluster 6 consists of that part of the Peka Peka Road Swamp (approximately 20% of its overall extent) which is located within the application Site. The wetland is assessed as having a high ecological value.

While Wetland Cluster 1 is assessed as having very high ecological values, and Wetland Cluster 6 as having high ecological values, the predominance of wetland areas across the eastern flats and lower dunes areas have moderate values. The EEA notes that these wetlands “share similar features, histories, and likely future trajectories” with a history of farming, stock access, pugging and nutrient enrichment having led to exotic species dominance.

7.2.5.2.2 Wetland Effects Assessment – Loss of Extent

The proposal will result in the loss of wetlands W3, W5, W9 and W10, along with parts of Wetland Clusters 2 and 3. In total, 1.69 hectares of wetlands is proposed to be removed. Because the loss of this extent cannot be fully mitigated, and more than minor residual effects remain, offsetting is proposed to address residual effects.

The loss of these wetland areas is for the purpose of urban development. The assessment provided in this application confirms that the proposal will contribute to a well-functioning urban environment, in particular and with reference to Policy 1 of the NPS-UD:

- The proposal enables a variety of homes including a range of lot sizes for free-standing homes and for multi-unit development;
- Provides for a high-quality development that is well integrated with the natural environment, resulting in positive ecological outcomes and exceptional natural environment experiences;
- Enables Māori to express their cultural traditions and norms as part of the ecological restoration proposed;
- Provides for a local commercial centre that enables commercial and retail activity to provide for both the proposal and existing development at Peka Peka;
- Is well connected to a range of transport options;
- Will support the competitive operation of land and development markets;
- Is well located to the existing Waikanae Railway station for commuter rail use, as well as possible future commuter rail extension. The Site is also located in close proximity to an existing bus route and the proposal future-proofs the Site for bus services within the Site; and
- Is not subject to any mapped coastal hazards and has been designed to avoid flood effects that include allowance for climate change effects.

The proposal will provide significant regional and district benefits that satisfy the requirements of the FTAA.

While the starting point for the design of the proposal has been to avoid effects wherever possible, to achieve a range of urban layout and transport imperatives, avoidance has not always been achieved. Those imperatives are addressed in the supporting Masterplan Design Report¹² as well as the Integrated Transport Assessment.

The MDR notes that the masterplan has responded to the Site's ecological features, including protection of high value wetlands. It also notes that "in all areas options were tested to ascertain the impact of retaining these wetland areas, impacts on functional urban layout requirements, and the resultant impacts on efficiency of development and broader urban design outcomes."

The Integrated Transport Assessment reinforces this rationale when it notes that "[i]n some instances, imperatives such as obtaining connections that serve an important functional purpose, have a broader connectivity purpose, or serve to have an urban design outcome, have meant that effects have not always been possible to avoid."

Wetlands impacted by the proposed works are shown in blue in Figure 39 below. The impacted wetlands were not assessed as having high ecological values, and are in variously degraded condition.



FIGURE 39: Proposed earthworks footprint (purple), retained wetlands (cyan) and impacted wetlands (blue). Source: McIndoe Urban.

Wetlands are affected to varying degrees, ranging from a reduced buffer area to reclamation. The MDR comments specifically on each impacted wetland as follows:

- Wetland W2.1 – The north-eastern edge of this wetland against the primary connector road has a reduced buffer area for a length of this road. The alignment of this road as a main axial spine for the development is crucial. A narrower buffer here is important to maintain the legibility and alignment of this main route.
- Wetland W2.1 (Nodule) - This nodule of wetland is removed to allow for additional critical mass of development within the foothills area. The footprint of this part of the wetland would constrain access to lots in this area if it was retained.
- Wetland W3 – This oxbow shaped wetland and associated topography sits within an area of cohesive development. Removal of this area has allowed an additional street connection with double sided development and reduced the number of rear lots in this area.

¹² Masterplan Design Report, McIndoe Urban, p39.

- Wetlands W5 – This larger wetland at the base of the dune hills will allow the area of development to the north-east of the wetland to more readily and legibly connect to the secondary connector and the larger area of development to the south-west.
- Wetland W6 – This area of wetland at the site boundary provides opportunity for well-located lots at the edge of the wetland extension area (W16). By providing lots in this area the access road can be more regular and allow for more efficient (rectilinear) lot layout.
- Wetlands W9 and W10 - These wetlands affect the primary connector route and the ‘gateway’ development at the bottom of the hill entering towards the centre and eastern flats.

The width of the primary connector route conflicts with the location of and separation distance between these two wetlands. Removing them will allow the primary connector to remain continuous in this location.

The lots that are enabled by the removal of these wetlands create a stronger perceptual connection between the dune foothills development to the west of the connector road and the outer extents of the Local centre and surrounds to the east. Without these lots these two areas of development risk appearing separated and lacking a cohesive connection across the connector spine.

- Wetland W11 - The western edge of this wetland will have a reduced buffer area to enable a road connection between the foot of the dune and the wetland area. Inclusion of this route will increase connectivity in this area and resilience of the development as a whole.

The MDR then makes the following conclusion in respect of these impacts:

“Overall the removal or alteration of these wetlands has contributed to efficiency of layout and in obtaining connections that will enable a legible, connected urban development. The inclusion of these areas as development or roading within the plan serve a functional purpose in achieving urban design benefits.”

The approach of the proposal therefore has been to avoid high value wetland areas, and wetlands generally where their location has not impacted on important urban design and transport outcomes. Where impacted, the proposal has sought to offset the effects of the proposed loss of wetland extent, to achieve a net gain outcome in terms of both wetland values and extent.

As a result, no significant effects exist and the proposal is consistent with the outcomes sought by the FTAA.

These matters are detailed in the EEA, are summarised below and the measures to achieve effective offsetting are addressed in the proposed consent conditions.

Section 4.4 of the EEA describes the approach to residual effects management. In order to achieve no net loss of wetland area, new wetlands with an area of 1.74 hectares are proposed, of which 1.69 will offset wetland extent (so there will be a net gain in extent), with constructed wetlands achieving a significantly higher value than the wetlands that will be removed. This will occur across three new offset wetland clusters:

- Offset Wetland Cluster 1 comprises four areas along the realigned stretch of Ngarara Stream. These areas will be subject to periodic flows from the stream, supporting the plant communities proposed for these areas and providing for flood storage.
- Offset Wetland Cluster 2 is located adjacent to the existing Wetland Cluster 2 and will result in the expansion of this area.
- Offset Wetland Cluster 3 is located adjacent to existing Wetland Cluster 5 and will increase the size of existing wetlands W13 and W14.

All of the offset wetlands will be planted with native vegetation and have on average a minimum of 10m planted buffer. The ERMP, in Appendix 26, provides further detail on the proposed approach to these new wetland areas.

7.2.5.2.3 Wetland Effects Assessment – Wetland Enhancement

In addition to the offsetting proposed, the proposal provides for enhancement of existing wetlands, across some 2.36ha of the total 6.5 hectares of non-ecological site wetlands. These are benefits that are additional to the offsetting proposed, and are designed to improve the exiting degraded wetland in order to achieve broader environmental objectives. The EEA considers this additional planting to deliver a substantial ecological benefit, significantly over and above what is required to manage or offset the adverse effects of the proposal.

7.2.5.2.4 Wetland Effects Assessment – Hydrology

Wetlands may be adversely affected as a result to changes in the hydrological conditions of the Site resulting from earthworks peat removal, increased in impermeable surfaces and . This is addressed by both the EEA and the supporting Hydrology Assessment which detail a range of mitigation and remediation actions including:

- Replacement of excavated peat material with compacted sand fill, offsetting the volume lost and resulting in hydrological neutrality. This gradual process will limit hydrological impacts to confined areas both spatially and temporally;
- Achieving catchment neutrality for stormwater or instances of a slight increase in flow to wetlands; and
- Discharging treated stormwater, through a diffuse discharge, to wetlands.

Works proposed to the Ngarara Stream floodplain will result in the elevation of water tables around Wetland Clusters 2 and 3. The EEA notes that this will result in ecological benefits that are additional to those needed to manage adverse effects) by improving the hydrology of degraded wetlands in these clusters. This will be achieved by:

- The construction of a double box culvert with high-flow weir within the stormwater easement area at 55 End Farm Road, enabling recharge;
- Raising the Ngarara Stream bed invert level alongside Wetland Clusters 2 and 3 by up to 0.4m in order to raise the water table in this area while also impacting on the restoration wetlands in this area;
- Raising the water level in drains W1.2, W1.11 and W1.12 to enhance soil moisture for the wetlands in this area;
- Excavating a series of shallow swales in Wetland Cluster 2 to improve retention of treated surface water.

This considered approach, supplemented by conditions of consent including ongoing monitoring, will appropriately manage any potential hydrological impacts on existing wetlands and support the establishment of the proposed restoration and enhancement wetlands.

7.2.5.2.5 Wetland Effects Assessment – Earthworks in proximity to wetlands

Earthworks in close proximity of wetlands will require careful management. The proposed management measures are captured by the proposed draft CMP and ESCP which seek to manage sediment discharges to acceptable levels during construction.

A range of earthworks management techniques will be implemented as part of the suite of measures designed to protect wetlands from earthworks effects, including:

- Staging earthworks – areas of disturbance will thereby be minimised. A separate ESCP will be prepared and implemented for each stage of earthworks;

- Targeting controls to specific soil types – implementing controls and construction methods to account for varying soil types;
- Sensitive edge protection – utilising super silt fencing and bund systems adjacent to wetlands as part of the ESCP approach; and
- Stabilisation of batters – this will be achieved through progressive planting and the use of dried peat on sandy dune batters.

Taken together, and with reference to the proposed conditions of consent that secure these matters, the proposed methodologies and controls will appropriately manage any potential effects on wetlands resulting from earthworks.

7.2.5.2.6 Wetland Effects Assessment – Water quality effects

Any water quality effects on wetlands will be a product of the wider stormwater management approach proposed for the Site. The EEA references the proposed SMP and its best practice approach to the treatment and disposal of stormwater, noting that bioretention swales and basins will mitigate both water quality effects as well as water quantity impacts. Treatment areas and outflows are generally located outside of a 10m buffer of wetland, with the exception of the western side of Wetland Cluster 2, where there is not sufficient space to achieve this separation (noting this degraded wetland is of moderate value).

The proposed treatment train will reduce sediment, metals, and hydrocarbon inputs into the receiving wetlands. The system will provide for treatment for 90% of rainfall events, and is consistent with best practice for contaminant and sediment removal.

The EEA notes that the treatment system will be further refined through the detailed design stage in order to confirm device sizing, outlet details, and in order to achieve relevant ecological outcomes anticipated in the EEA. The EEA concludes that, with the avoidance of direct discharges to natural wetlands, and the proposed management approach to stormwater, the proposed stormwater system will avoid or mitigate water quality effects on from stormwater on natural wetlands to an acceptable level.

7.2.5.2.7 Wetland Effects Assessment – Buffer restoration

Both the existing and restored wetlands, along with the created wetlands, will be subject to buffer planting, of various widths. An average buffer of 20.3m is proposed for Te Harakeke Swamp, 10.4m for Peka Peka Road Swamp, and 9.7m elsewhere. The EEA notes that the proposed buffer planting will:

- Restore natural ecological gradients;
- Improve wetland health by intercepting and retaining sediment, nutrients and contaminants;
- Stabilise soils and reduce bank erosion;
- Provide shading for margins;
- Moderate temperatures;
- Dampen light and wind penetration;
- Reduce edge effects;
- Add habitat complexity and food resources for invertebrates, lizards and terrestrial and wetland birds;
- Function as a movement corridor;
- Provide landscape connectivity; and
- Act as a visual and physical barrier to reduce disturbance of wetland birds.

In some locations, achieving a minimum 10m buffer is not practicable and the buffer is provided to the greatest possible width in these areas. The proposal increases buffer widths elsewhere to balance the overall buffer provision.

This provides for an overall area of buffer planting of 72,598m².

7.2.5.2.8 Wetland Effects Assessment – Wetland planting

Section 4.2.2.8 of the EEA along with the ERMP details wetland planting.

A total of at least 1.74ha of constructed wetland will be planted at a high density, in order to achieve 80% canopy cover at five years, in order to achieve no net loss of wetland extent.

Enrichment planting of degraded wetland will occur in Wetland Clusters 2, 4 and 5. This planting is additional to any required mitigation or offset planting. It is a significant additional positive effect of the proposal. Enrichment planting is planned over an additional 2.36ha of the 6.5ha of retained wetland extent. The ERMP provides further detail on the proposed planting.

7.2.5.2.9 Wetland Effects Assessment – Peka Peka Road Swamp Ecological Site

The proposal will impact on the margins of the Peka Peka Road Swamp Ecological Site through earthworks and vegetation clearance for the construction of a secondary collector road. The proposed collector road serves an important functional use in providing for an access route and supporting connectivity, as detailed in the UDA.

While all effects are unable to be avoided while providing for this important road connection, the effects have been minimised by locating the road as far away from the Ecological Site boundary as possible, while ensuring that the dune landform on the other side is not unduly modified and that engineering constraints on the dune side of the road are also respected.

The proposal impacts an area of 261m² of the weed-impacted terrestrial margin of the wetland. The EEA details planned mitigation for this impact, including the restoration of a buffer zone around the wetland, averaging more than 10m in width. This will result in an area of approximately 3,538m² being planted, at a 13:1 gain to loss ratio.

7.2.5.3 Stream Ecology Effects

7.2.5.3.1 Watercourse Classification

Section 3.3.2 of the EEA addresses the classification of watercourses on the Site.

It notes that one watercourse on the Site, being the Ngarara Stream, meets the definition of a highly modified stream. The stream has been significantly modified into a straight channel where it enters the Site from beneath the Expressway, before turning to the south and running to the south, again in a straight channel. The EEA notes that the stream is of moderate ecological condition, and assesses it as having low-moderate representativeness.

In addition to Ngarara Stream, a network of 20 artificial watercourses, constructed as farm drains, feed into the stream. The drains were excavated in order to drain historic wetlands on the Site and upstream of the Site. The EEA notes that despite examining historic aerial photographs and undertaking a field assessment, no evidence of an existing or historic natural stream channel or surface water body could be found for these drains, either on the Site or upstream of the Site. The drains were already in place in the earliest aerial photographs examined from the 1940s.

The condition of these drains is detailed in the EEA and ranges from poor to poor-moderate. Many are intermittent, with all but the larger drains drying out in extended dry periods.

Three ephemeral drains were identified by the EEA, at the head of artificial watercourses. Each has a vegetated bed and contained no water at the time of survey.

The classification of the 20 artificial watercourses may be a point of disagreement between the Applicant and GWRC. Because some of these drains will be impacted by the proposal, their

classification has relevance to whether a requirement for consent exists for those works, and whether mitigation measures are required to address the effect of removal of these drains.

GWRC pre-application advice highlights that, with reference to RPS criteria, these drains should be considered as rivers or streams. The RPS criteria referred to reference a non-statutory guidance document¹³. As we understand it, the GWRC position, in reliance on the guidance document, is that because the drains are fed by a natural source of flow (presumably the wetland they were constructed to drain), they are a river.

Legal advice obtained by the Applicant, and provided in Appendix 39, rejects this view. These features are drains, not rivers. The NRP provides the following definition of 'drain':

An open watercourse, designed and constructed for the purpose of land drainage of surface or subsurface water.

Note:

For the avoidance of doubt, channels or swales that only convey water during or immediately following rainfall events are not drains.

Many watercourses that are considered to be drains are natural watercourses that have been highly modified, often over many decades, and include channels dug to drain natural wetlands (emphasis added).

The Applicant's legal advice considers that the drains on Site fall within the definition of 'drain' and are not rivers or streams because they fall squarely within the first paragraph of the definition. It adds that applying a purposive or contextual approach, the underlined text of the Note does not undermine that conclusion because:

- it is a note that is subservient to the first paragraph;
- the note is internally inconsistent – "a natural watercourse that [has] been highly modified" and a "channel that has been dug to drain a wetland" are mutually exclusive. The former is naturally existing but has been subject to modification, while the latter has been created entirely artificially to enable land drainage.
- The drains do not fall within the definition of 'Highly Modified River or Stream' in the Natural Resources Plan, with that definition being relevant to a small number of specific rules.

In respect of the latter point, GWRC GIS includes maps of highly modified rivers or streams. Advice from GWRC is not to place reliance on that mapping given known inaccuracies, and the mapping does not accurately include these drains. Rather, GWRC advises reliance on the reference guidance document to guide watercourse classification.

The legal advice notes that there is no definition of river or stream in the NRP. Importantly, it also notes also that the RMA definition of river explicitly excludes artificial watercourses such as farm drainage canals.

The Guidance Document emphasises the source of the flow as being determinative of whether a watercourse is a river or stream, or is artificial. The legal advice concludes that the guidance note does not affect its conclusions that these drains are not rivers, because:

- It is worded equivocally – for example, a footnote to the heading of section 2.6 notes that source of flow is a "good indicator of whether a watercourse is artificial or not";
- The approach of the guidance note has been rejected by the High Court - *Carruthers v Otago Regional Council* [2013] NZHC 632 at [28];

¹³ Watercourse Types: How to determine whether a watercourse is a river, ephemeral watercourse, highly modified river or stream, or artificial watercourse. Greater Wellington Regional Council, May 2021 (updated 2022).

- The guidance document is non-statutory and must therefore be treated with caution, if not set aside entirely.

Based on the legal advice, and the assessment in the EEA, the identified drains are clearly not a 'river' for the purposes of the RMA and relevant planning instruments. Works to and within those drains is therefore not subject to a consent requirement nor any specific mitigation.

The proposal proceeds on the basis of the assessment in the supporting EEA, namely that the only river on the Site is the Ngarara Stream.

However, were the Panel to disagree with that conclusion, then based on the effects assessment undertaken in the EEA and detailed below, any effects associated with the removal of these features are not significant and do not present an obstacle to the grant of consent to the proposal.

7.2.5.3.2 Stream Effects Assessment – Loss of Stream Extent and Value

A 979m length of the presently channelised Ngarara Stream will be realigned so it runs along the transmission line corridor, achieving a reconfigured length of 974m. While reducing length by 5m, the realigned length will be meandered and naturally contoured with stream bed area able to be increased from 2,965m² to up to 3,895m². Detailed design and the certified ERMP will ensure that there is a net gain of stream extent and values after accounting for proposed culverts.

The EEA considers that the realigned length of stream will "deliver a substantial improvement in ecological condition and habitat values compared to the existing degraded reach." Those improvements will result from:

- Increased channel sinuosity;
- Improved flow variability and habitat heterogeneity;
- The addition of woody debris and gravel substrates; and
- Establishing diverse riparian vegetation.

The ERMP provides further detail on these measures.

Ngarara Stream, within the Site, is culverted in two locations for a total length of 14.4m. Four new culverts, and the twin box culvert in the stormwater management area, for a length of 62.5m are proposed to be installed.

The installation of new culverts will result in the reduction of in stream habitat quality. This effect will be mitigated, in part, through the appropriate sizing of culverts and partial burial of the culverts to allow for the retention and development of a natural streambed substrate within them. This will maintain a more natural hydraulic and ecological condition, support fish passage and benthic habitat continuity. This will result in an improved condition as compared to the existing culverts. Culverts will be designed to ensure fish passage.

Any reduction in stream value from the proposed culverts will be further mitigated by the enhancement of the values associated with the re-meandering of the Ngarara Stream.

Outside of the stretch of Ngarara Stream that is proposed for realignment, bank recontouring is proposed. This is proposed in order to improve flood flow and to restore a more natural stream profile as compared to the current profile.

Drains 1.1 and 1.1.6 are proposed to be realigned. Other existing drains and ephemeral drains, will be removed.

Watercourses within Wetland Cluster 2 will be obstructed with a series of log weirs in order to improve wetland hydrology and habitat diversity. Their design will maintain fish passage.

7.2.5.3.3 Stream Effects Assessment – Earthworks

Similar to the assessment undertaken above at section 7.2.5.2.5 in respect of wetlands, earthworks effects on stream values will be managed through a range of earthworks management techniques.

Specific to the Ngarara Stream, the earthworks will cut into the existing peat layer in order to reach the design invert levels. The EEA notes the following:

“When peat is exposed to oxygenated water, decomposition can occur, with potential discharge of nutrients (reducing stream oxygen levels), heavy metals, and sulphur, which can acidify the water. This is a potential risk at the Ngarara Stream realignment reach. There is also a risk of increased bank and bed scour due to the erodibility of peat.”

In order to manage these risks, and consistent with the proposed conditions of consent, a detailed ESCP will be prepared for this stage of works to address potential scour and acidification. It is proposed to construct the majority of the new channel in isolation from existing flows, reducing the risk of sediment release. Further, these risks will be mitigated by over-excavating the peat in this area and replacing that material with river metal, sand and small gravels in order to prevent scour and nutrient discharge.

Stream banks will be planted with dense riparian planting to further reduce erosion risk. Temporary silt fencing, spaced along the shoulders of the stream corridor will control velocity and erosion, and protect riparian plantings until they are established.

The proposed construction approach has been designed to minimise risk of potential adverse effects and is considered to result in an appropriate approach, as further described in the supporting ERMP.

7.2.5.3.4 Stream Effects Assessment – Water Quality during and post construction

Section 7.2.5.2.6 addressed water quality effects in respect of wetlands and is relevant in respect of streams.

The proposed stormwater treatment train approach will appropriately manage water quality effects during and post construction.

7.2.5.3.5 Stream Effects Assessment – Buffer Restoration

Buffer planting, 10.3m in width for a total area of 2.47ha, is proposed on both sides of the Ngarara Stream. This planting will contribute to a significant improvement in the condition of the stream. The riparian planting is designed to mitigate earthworks and vegetation removal effects and will result in improved condition and value for both the realigned reach of Ngarara Stream, and the balance extent where banks will be recontoured. Benefits from revegetation include sediment and nutrient trapping to improve water quality, bank stabilisation, and shading to manage water temperatures. The EEA notes that over time, the proposed buffer planting will restore habitat complexity, biodiversity and ecological connectivity.

7.2.5.3.6 Stream Effects Assessment – Fauna

The EEA and the supporting NFFSRP details the proposed approach to the salvage and relocation of native freshwater fauna, a process governed by the Ministry for Primary Industries.

The EEA notes that such salvage and relocation is a standard process, and the NFFSRP identifies release sites for salvaged fauna. All of the stream and wetland areas that are protected and enhanced through this proposal will be suitable for freshwater fauna release, with improved habitat quality from the status quo. The EEA notes that when undertaken to a high standard, the potential for loss of native fauna is very low or negligible. This aspect of the proposal does not give rise to any material significant effects.

After the stream is realigned and buffer planting is established, there will be improved habitat complexity and therefore positive effects for native freshwater fauna.

7.2.5.4 Terrestrial Ecology

7.2.5.4.1 Vegetation

The EEA classifies existing vegetation on the Site into five categories:

- Managed exotic pasture
- Wetland
- Exotic dominated shrubland and rank pasture;
- Exotic trees;
- Indigenous dryland vegetation.

The distribution is shown below in Figure 39:

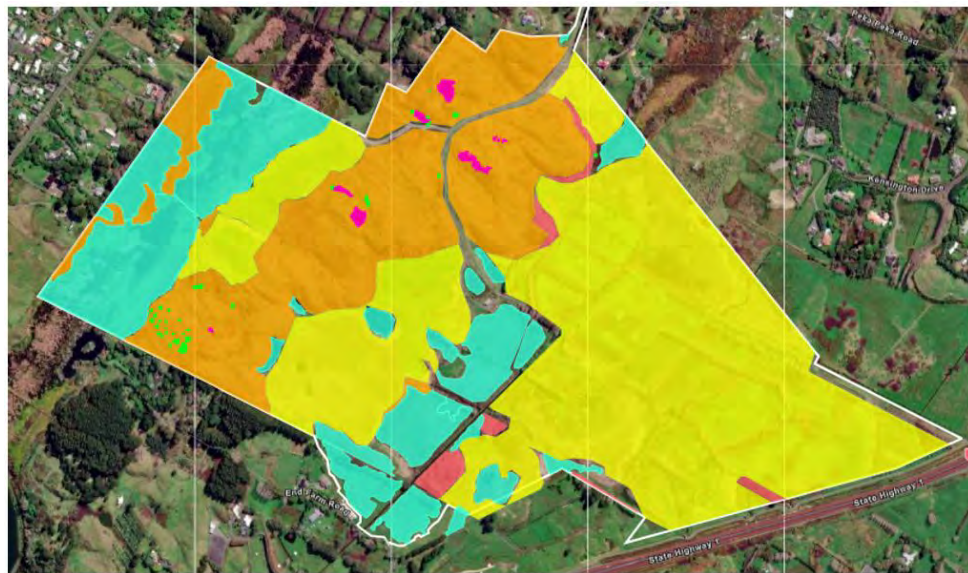


FIGURE 39: Vegetation types on the site include managed exotic pasture and shelterbelts (yellow polygons), mixed exotic scrub and rank grassland (orange polygons), wetland (cyan polygons), exotic trees (red polygons), indigenous scrub (pink polygons) and indigenous trees (green polygons). Unmapped gaps include roads, road verges, farm sheds and pasture areas which are not intensively managed. Note, shelterbelts and waterways remain unmanaged and intact but are included within managed exotic pasture for simplicity of mapping. Scattered exotic trees within the dunes are included within exotic scrub mapping. Source: RMA Ecology.

In respect of exotic vegetation, the EEA concludes that this has low ecological value and that its removal, as part of construction works, does not require any specific mitigation.

7.2.5.4.2 Indigenous Vegetation

Two primary areas of indigenous vegetation on the Site are the Te Harakeke Swamp and the Peka Peka Road Swamp, both of which are identified as Ecological Sites in the District Plan.

Outside of these areas, small patches of dryland indigenous vegetation are scattered on the dune ridge. In addition, the Site contains individual indigenous trees or small clusters of trees. These are further described in section 3.2.2 of the EEA. Some of these trees are captured by Rules ECO-R7 and ECO-R10 of the District Plan.

The EEA notes that stable sand dunes with indigenous vegetation are classified as a naturally uncommon and endangered ecosystem. The areas shown in Figure 40 below, extracted from the EEA, meet these criteria, and would meet the rarity and representativeness criteria in the RPS.

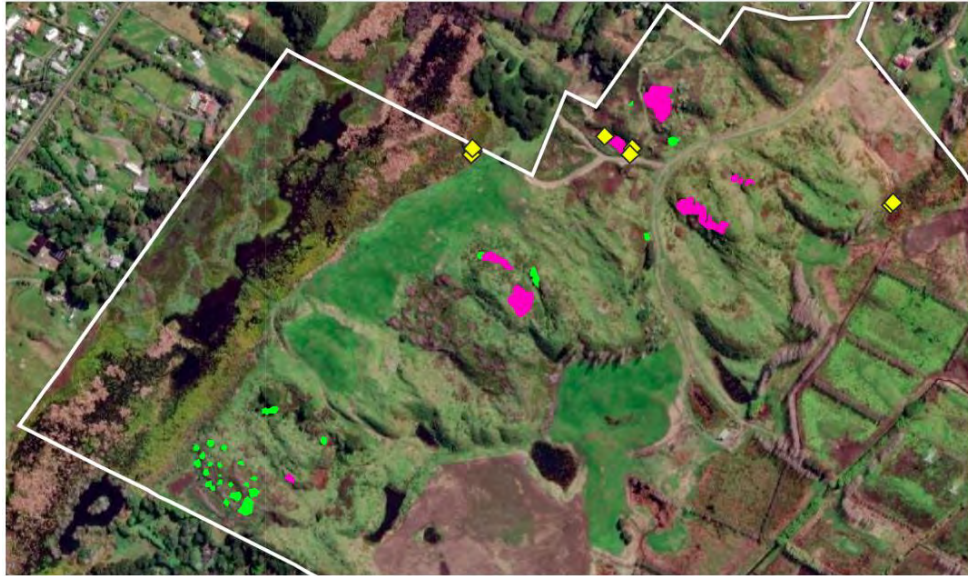


FIGURE 40: Indigenous dryland vegetation onsite, including indigenous trees (green polygons), and shrubland or tussock (pink polygons), but excluding wetlands. Indigenous trees of note are indicated by yellow diamonds (Source: RMA Ecology).

Impacts on indigenous vegetation will include the loss of 1,187m² of scattered indigenous trees (primarily ngaio) and 1,773m² of fragmented scrub and rushland. The impacts of the proposal will be minimised by firstly avoiding most areas of dune shrubland, and through demarcating vegetation removal boundaries. Mitigation will occur through the partial revegetation of existing stable dune landforms that are outside of the development footprint and are currently dominated by exotic scrub and rank grassland.

This dune restoration area has an area of 16.8ha of which 1.83ha will be planted in nodes of native shrubland and treeland, as further detailed in the EEA and ERMP.

The mitigation planting will include a minimum of 550 indigenous trees resulting in an area of some 0.69ha, addressing the loss of 55 trees from within the development footprint at a ratio of 10:1.

An additional area of planting of indigenous shrubland and rushland will be undertaken over an area of 1.14ha to replace lizard habitat removed by the proposal.

Further detail on the restoration is provided in the ERMP. Management of the restoration area is addressed by conditions of resource consent.

7.2.5.4.3 Threatened Plants

The EEA records that a desktop assessment indicates the presence of three at risk plant species on the Site. No threatened plant species were detected based on a desktop assessment nor during fieldwork. One 'At Risk – Declining' species was detected - being sand dune kanuka.

The assessment considers that significant impacts on threatened plants are unlikely, as the development footprint avoids the majority of sand dune kanuka at the margins of the Te Harakeke Swamp. Two sand dune kanuka will be removed as part of construction of the primary connector road, resulting in a small impact on this population. The EEA notes that a further survey for dwarf mistletoe will occur as part of the clearance of these trees. This matter is addressed by the ERMP and CEMP.

Proposed restoration planting in wetland margins and the proposed dune restoration area will include sand dune kanuka, alongside a range of other dune species. The EEA considers that this mitigation planting will result in a net positive outcome for threatened species on the Site.

7.2.5.4.4 Birds

Section 3.2.4 of the EEA provides a comprehensive description and analysis of bird presence and habitat on the Site.

Impacts on native birds will be managed as part of good construction practices. In terms of direct impacts, vegetation clearance will be limited to outside of nesting seasons, or, where vegetation clearance needs to occur within the nesting season, a survey of the affected area will be undertaken by a qualified ecologist with any active nests avoided and a 200m buffer being implemented around active nests, until either chicks have fledged or the nest has failed. Conditions of consent address ensure the implementation of management plans that secure these requirements.

Indirect impacts on birds will be avoided or minimised will be managed through the ERMP through seasonal earthworks buffers around wetlands, with earthworks scheduled outside of the breeding season of Threatened or At Risk birds where practicable. Within breeding season, presence-absence surveys will be undertaken. If located, a 200m earthworks buffer will be implemented. Again, conditions of consent and the ERMP will implement these recommendations.

Following construction, potential disturbance of wetland birds will be managed by a combination of physical barriers, buffer planting and access management. The ERMP details these measures and conditions of consent secure its implementation.

7.2.5.4.5 Lizards

As outlined in section 3.2.5 of the EEA, desktop assessment indicated seven native lizard species are known to be present in the wider area. The EEA further notes the desktop assessment was that most have a low to moderate likelihood of being present at the Site due to lack of suitable habitat and severance from other habitat areas. The northern grass skink, not threatened, was assessed as being most likely to be present.

The EEA then further describes the comprehensive lizard field surveys undertaken, confirming that the northern grass skink was the only species located. While not threatened, it is nevertheless subject to protection under the Wildlife Act.

Salvage and relocation of native lizards is proposed given the potential effects on their habitat. This is detailed in the supporting Lizard Management Plan. A Wildlife Approval is sought concurrently with this application.

Relocation is proposed to occur with release into the dune open space area where enhancement and ongoing protection of habitat is afforded through consent conditions.

Habitat improvement is proposed over an area of at least 1.07ha as mitigation for the loss of 0.57ha of high quality lizard habitat.

7.2.5.4.6 Bats

Surveying for bats was also undertaken. There was no indication of their presence. The EEA considers that it is extremely unlikely that bats use the Site, with the only recent records within 25km of the Site coming from Kāpiti Island. The gap between the island and the Site forms an effective barrier to movement.

The EEA concludes that there is no further action required in respect of bats.

7.2.5.4.7 Domestic Cats and Dogs

The EEA notes that domestic cats from surrounding properties, along with the potential for feral cats, are likely to already frequent the Site. Urbanisation of the Site could bring with it an increased presence of domestic cats.

Based on average cat and dog ownership, the EEA estimates some 800 domestic cats could potentially be added to the area along with a potential for some 500 dogs. The increased presence of cats and dogs can lead to increased predation and disturbance of native birds, including wetland bird species.

Without appropriate management, the EEA assesses the magnitude of predation and disturbance effects on the high ecological values of Te Harakeke Swamp and Peka Peka Road Swamp – including threatened and at-risk bird species such as fernbird, crane, and bittern – as moderate on a regional scale, resulting in a high potential level of adverse effect. The potential for Wetland Cluster 2 and other restored wetlands to support significant native bird values would also be severely restricted without effective pet management.

The options and measures to effectively mitigate the risk of predation and disturbance by pets are detailed in the ERMP and include (depending on the Option selected by the developer following market feedback):

- Dogs to be kept on leash at all times outside private lots and the fenced dog park;
- Cats to be microchipped and contained indoors at night or within cat-proof enclosures;
- Resident information packs explaining the ecological importance of the wetlands and responsible pet ownership practices;
- Pet fences along the high value wetlands;
- Pest control and trapping;
- No cats covenants; and
- Dense buffer planting around wetlands and along walkways crossing Te Harakeke Swamp to deter access.

The options available and requirements for each of these options will be secured by conditions of consent and enforced through subdivision covenants.

7.2.5.4.8 Pest Control

A pest plant and animal control programme will be implemented by the Applicant covering ecological site wetland and restoration areas, with a focus on wetland margins and the lizard release site. The programme will target invasive weeds and mammalian predators including rats, mustelids, possums, hedgehogs, and feral cats.

The programme duration will be a minimum of 10 years (or for 35 years if no cat exclusion fence is installed around ecological site wetlands).

Pest management will be coordinated with adjacent landowners and, where feasible, integrated into wider community or council-led pest control networks to maximise landscape-scale effectiveness. Ecological monitoring will be undertaken to assess predator abundance, enabling adaptive management.

Pest control methods and targets are specified in the ERMP.

7.2.5.5 Ecological Restoration Management Plan

Appendix 26 contains a draft Ecological Restoration Management Plan (ERMP) for the proposal. The ERMP sets out practical measures that will be implemented to avoid, remedy, mitigate and offset the ecological effects of the proposal.

The ERMP is designed to achieve no net loss of ecological value and, in several respects, deliver substantial positive ecological gains. Key outcomes include:

- A net increase in stream bed area of approximately 929m² (20.6%) through re-meandering, and a significant improvement in instream habitat diversity through variable cross-sections, pool-riffle sequences, embedded woody structures, and gravel substrate;
- At least a no net loss of wetland extent, with improved hydrological function across Wetland Clusters 2 and 3 through raised water levels and constructed swales providing enhanced habitat for wetland-dependent species including spotless crane, fernbird, mudfish, and waterfowl;
- Dense multi-tiered native plantings along all stream and wetland margins providing bank stabilisation, shading, water quality filtration, and wildlife habitat corridors;
- Wetland enhancement planting in existing degraded wetlands;
- Restoration of dune habitat with native planting to enhance lizard habitat in coordination with the Lizard Management Plan; and
- Long-term protection of all planting and restoration areas.

The ERMP captures and details the following key aspects of the management of ecological effects:

- Ecological restoration – stream and drain modification:
 - Purpose and outcomes;
 - Concept design and layout;
 - Construction methodology;
 - Riparian planting; and
 - Fish passage.
- Ecological restoration – wetland creation and enhancement:
 - Purpose and outcomes;
 - Concept design and layout;
 - Construction methodology; and
 - Vegetation establishment and enhancement.
- Ecological restoration – revegetation:
 - Restoration species selection;
 - Riparian restoration and enhancement;
 - Wetland restoration and enhancement;
 - Dune revegetation;
 - Site preparation;
 - Planting; and
 - Maintenance.
- Exotic animal management:
 - Animal management for planting areas;
 - Lizard release area;
 - Cat management;
 - Wetland predator mitigation fencing;
 - Educational material; and
 - Dog ownership.
- Monitoring and reporting:
 - Stream restoration monitoring and reporting;
 - Wetland restoration monitoring and reporting;
 - Planting monitoring;
 - Reporting;
 - Remediation works;
 - Mechanisms for protection;
 - Pest monitoring.

Finalisation and implementation of the ERMP, including monitoring and reporting requirements, is secured by the proposed conditions of this resource consent.

The Applicant will be responsible for implementation of the ERMP. Planting will be staged in accordance with earthworks phases, with weed control undertaken three times per year for the first five years and twice per year for a further ten years. Revegetation performance will be assessed against an 80% native canopy cover target by year five post-planting.

A final ERMP will be submitted to GWRC for certification, and written confirmation of the completion of restoration works will be provided within 30 days of final completion for each relevant stage. All monitoring reports will be submitted to GWRC following each monitoring round, with any adverse effects triggering immediate notification and a report within 15 working days.

7.2.5.6 Wildlife Act Approval

A Wildlife Act Approval is sought concurrently with this application for the salvage and relocation of native lizards, specifically northern grass skink (*Oligosoma aeneum*). On a precautionary basis, glossy brown skink, copper skink, Raukawa gecko and ornate skink are also included, however, extensive survey efforts have not located any of these species, leading to a high degree of certainty that they are not present on the Site.

All native lizards are absolutely protected under the Wildlife Act 1953. A Wildlife Act approval is required for capture and relocation activities.

The Lizard Management Plan (Appendix 25) details the salvage and relocation methodology, release site selection criteria, habitat enhancement measures, and ongoing management requirements for the lizard release site within the dune open space area.

Lizard salvage and relocation can be appropriately addressed, with no significant effects arising, such that a wildlife approval can be granted to the proposal.

Most native birds are also protected under the Wildlife Act. While a Wildlife Act Authority is not usually required for construction works involving native birds, the nesting bird protocols described in section 7.3.5.4.4 of the EEA will ensure compliance with the Act.

7.2.5.7 Ecology Summary

7.2.5.7.1 Wetland Effects Summary

The loss of 1.69 ha of wetland extent will be offset to achieve no net loss of wetland area and values. The package of measures estimated to provide a no net loss outcome includes the creation of 1.74 ha of high-value wetland area on the Site.

The management actions required to establish and maintain the offset wetland areas include margin planting, control of weeds, control of animal pests, active planting of ecologically appropriate native species, and management of groundwater and stream or drain water levels to optimise soil moisture.

In addition to the offsetting package, the proposal provides for significant enhancement of existing degraded wetlands across the Site through hydrological restoration, enrichment planting, and pest and weed management. This represents a substantial ecological benefit that is over and above what is required to manage adverse effects.

7.2.5.7.2 Overall Ecological Outcome

With the proposed avoidance, mitigation, offset and enhancement measures proposed, the project will result in no significant residual adverse ecological effects and a substantial positive outcome for site ecology. Specifically:

- The development will increase the extent and considerably enhance the value of wetlands;

- The proposal will provide a net gain in indigenous terrestrial vegetation extent and diversity through dune restoration planting;
- Net gain of stream extent and values;
- Habitat for wetland birds, fish, and lizards will be enhanced; and
- The proposed wetland, stream, and dune revegetation aligns with broader district-scale restoration objectives for the wider Te Harakeke Swamp and Peka Peka coastal dunes, enhancing ecological connectivity along the dune and wetland corridor to the north and south, and contributing to re-establishing indigenous habitat linkages from the coast to the mountains.

7.2.6 Transportation Effects

Appendix 15 contains an Integrated Transport Assessment (ITA) prepared in support of this application. Drawings of the proposed roading network supplement this work and are contained in Appendix 4.

Drawing 2911-ALL-P-1 (Appendix 4) provides an site-wide overview of the proposed roading system, with further detail, including proposed road widths, shown on drawings 2911-ALL-P10 to P98. These drawings are supplemented by sections provided in Appendix 11.

7.2.6.1 Existing Transport Environment

Section 3 of the ITA describes the existing transport environment.

Both Paetawa Road and Peka Peka Road are classified as Local Community Connectors. Peka Peka Road leads to the Expressway located at its eastern termination. The District Plan classifies these roads as servicing as main access roads through suburbs, connecting local centres and serving locally generated traffic movements.

Peka Peka Road provides a connection to the Expressway via north facing on and off-ramps, providing convenient north-bound access onto the Expressway. Access is also provided from Peka Peka Road to the former State Highway 1, leading to the Waikanae Township. The ITA notes that roading infrastructure upgrades delivered as part of the construction of the Expressway provide a significant opportunity to enable growth in and around the Waikanae north area, without requiring further significant upgrades or generating adverse effects on the performance of the infrastructure.

South-bound access to the Expressway is achieved at the interchange located at Te Moana Road to the south of the Site. Te Moana Road is a Major Community Connector. Major Community Connectors function as roads that join significant centres and suburbs and provide major entry points to and from the highway.

Peka Peka Road carries a posted speed limit of 60kph, reducing to 50kph near Paetawa Road, and increasing to 80kph at its eastern extent by the Peka Peka Link Road roundabout.

Existing traffic volumes are shown below in Figure 41. The ITA notes that existing volumes are well within the carrying capacity of these roads.

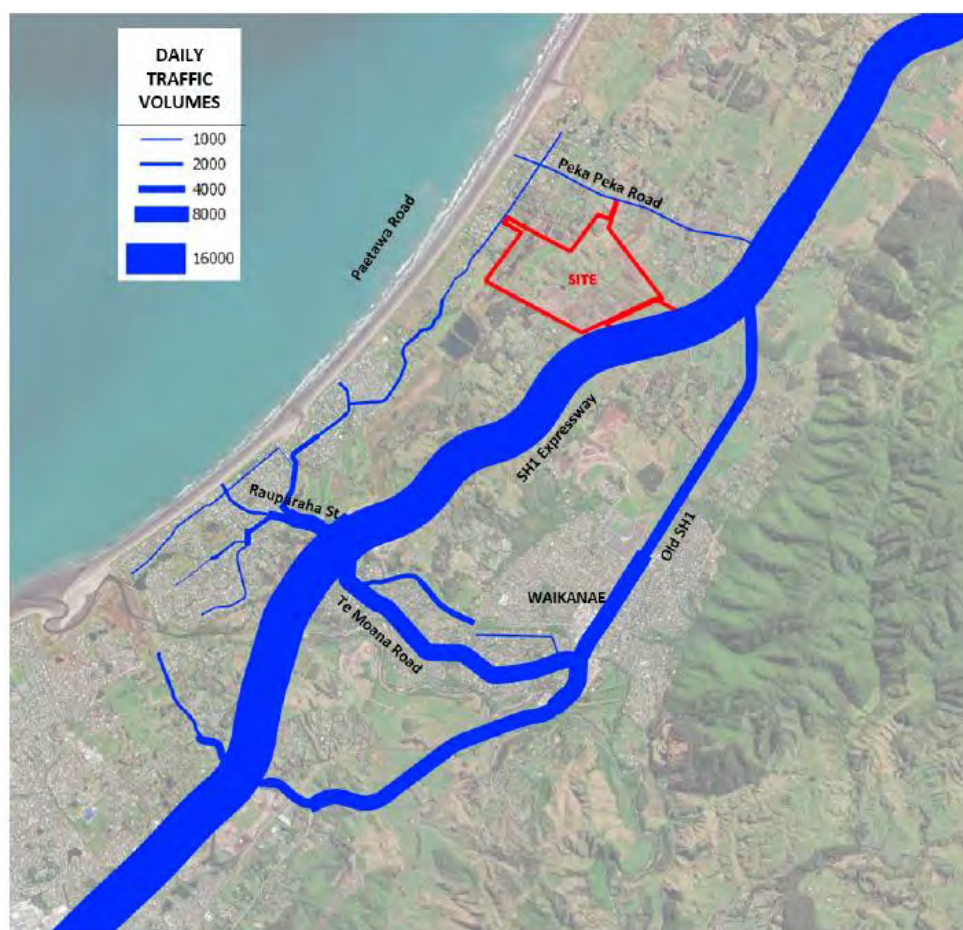


FIGURE 41: Daily traffic volumes. Source: Stantec.

The CWB adjoining the Expressway extends from Ōtaki in the north, to Pāekākāriki in the south. It has immediate frontage to the application Site. Currently, it can be accessed from Ngarara Road, some 500m to the south of the application Site.

Existing public transport services are available at the north-eastern edge of the Site, on Peka Peka Link Road, providing for bus services both north and south. These are detailed below.

The ITA notes that that KCDC has planned carriageway widening along Peka Peka Road in order to make better provision for cyclists along the road shoulder. Works confirmed to date include a 0.5km length from the application Site to the Peka Peka Link Road roundabout. Additional funding is being sought to complete the widening along the remainder of Peka Peka Road.

In respect of road safety, the ITA documents a search of the Waka Kotahi 'Crash Analysis System' for a 5-year period. The search spanned Peka Peka Road and two key routes from the Site to the Kāpiti Expressway interchanges.

A total of 72 crashes were identified over the search period across these routes, of which 52 were non-injury, 15 were minor injury crashes, and five were serious injury crashes. The ITA provides further detail on these incidents.

The ITA concludes that a review of the incidents "does not indicate any inherent pattern of crashes that identifies road safety deficiencies within the wider external network along which the development Site traffic will be concentrated, in either connecting to the Expressway or the Waikanae town centre. Recognising this, and based on discussions with Council, it is understood there are no road safety improvement plans currently identified for these routes outside of widening parts of Peka

Peka Road to better provide for cyclists in the shoulder.” These widening improvements are presently underway.

Relevantly, no crashes were identified along the length of Peka Peka Road between Paetawa Road and Peka Peka Link Road. The ITA comments that a recent reduction in the posted speed limit in this area, from 80kph to 60kph, recognises the peri-urban nature of the surrounding area and supports road user safety.

7.2.6.2 The Proposal

Relative to transport considerations, the proposal:

- Includes the construction of a series of roads within a hierarchy of primary connector, secondary connectors, local roads and private rights-of-way (ROW) and jointly owned access lots (JOAL);
- Proposes a new tee-intersection at the connection of the Site to Peka Peka Road;
- Includes a network of active mode facilities including on-road cycle lanes, footpaths and shared paths, as well as off-road walking and cycling routes to provide connection through the Site, linkage to the CWB as well as to Paetawa Road; and
- Provides for future roading connections to the Site to the south and east.

The supporting appendices provide plans that detail the proposed roading works.

7.2.6.3 District Plan Assessment

Section 6 of the ITA sets out an assessment of the proposal against District Plan rules and standards. This is mirrored in Appendix 35.

Key areas of non-compliance relate to:

- Rule TR-R2, TR-R10 and TR-R11 – Vehicle Movements

The proposal will exceed the permitted vehicle generation rate of 100 vehicles per day.

The supporting ITA has been prepared in response to the requirement of Rule TR-R10 of the District Plan for the preparation of a Transport Assessment when the rule is engaged.

Rule TR-R10 also requires the preparation of a Travel Plan, with a note within the rule referencing Greater Wellington Regional Council publication “Get your workplace moving – A guide to transport solutions for your staff and business” as a guide to preparing travel plans.

A Travel Plan is not provided with this application. Consequently, the activity status for non-compliance with TR-R2 is elevated to a discretionary activity under Rule TR-R11.

A Travel Plan is not provided due to the overwhelmingly residential nature of the proposal and its lack of relevance to residential development. The District Plan rule itself frames the requirement as relevant to commercial development. While the proposal includes an area of commercial development as part of the local centre, the future composition of that area (in terms of operators) remains unknown. In order to address the intent of the rule, it is proposed to require the preparation of a Travel Plan for the proposed supermarket/superette on the Site, secured by a condition of consent.

- Rule TR-R3 – Vehicle Access

Compliance is not achieved for, or may not be achieved for:

- vehicle crossing widths in some instances (TR-R3(3));

- o vehicle access widths where JOALs are proposed (TR-R3(4));
- o spacing between vehicle access points in some instances (TR-R3(7));
- o vehicle access spacing for the future supermarket activity (TR-R3(8));
- o vehicle access sight distances in some instances (TR-R3(9));
- o on-site manoeuvring in some instances (TR-R3(12));
- o landscaping requirements in some instances (TR-R3(15)).

In respect of Rule TR-R3(3), the ITA notes that in some instances, all lots will not meet the standard for a minimum 3.5m wide crossing, such as in cases of a narrow frontage or a joined driveway. The ITA proposes that such instances are managed by a condition of consent to ensure that a driveway design is developed, for certification, to a suitable standard.

In some instances where JOALs are proposed, they are proposed as a one-way configuration. Consequently, these instances do not meet the 6m width required by TR-R3(4). In these instances, the widths are designed to meet NZS 4404. A consent condition is proposed to ensure that the design is confirmed at detailed design stage as achieving the requirements of NZS 4404. Any effects associated with this non-compliance are negligible.

The location of vehicle accesses to individual lots are not yet known. The ITA notes that in the majority, minimum separation distances to adjacent intersections will be met to achieve the requirements of TR-R3(7). In limited instances where the standard cannot be met, a consent condition seeks to ensure that the distance is maximised and proposed for Council certification prior to construction.

Rule TR-R3(8) controls access spacing for major traffic activities. This applies to the proposed superette/supermarket. Compliance with the standard will depend on the classification of the primary connector road. The proposed access is, indicatively, shown at 20m from the adjacent intersections. If the road is classified as a local community connector, then this position will achieve compliance. If classified as a centres route, then it will not comply with a 30m standard.

The ITA notes that the design of this area will be further developed as part of detailed design to address matters such as the speed environment, pedestrian routes and crossings, raised treatments and kerbside parking. As part of this process, a potential non-compliance is assessed as not giving rise to adverse effects. Notwithstanding that conclusion, the ITA recommends that a condition of consent seeks to maximise the separation of the crossing, for Council certification, as part of the detailed design process.

Similar to TR-R3(8) above, vehicle access sight distances will generally comply with the required standards. Because driveway locations are not yet known, compliance for all lots cannot currently be confirmed. Non-compliances may arise as a result of bends in road or proximity to intersections. The ITA notes that such circumstances are not uncommon, nor will it result in a significant safety risk given low traffic volumes.

The ITA proposes a consent condition to require that sight distances are maximised in these instances, along with restrictions on boundary fencing and associated landscaping in order to not impact on visibility splays.

Standard TR-R3(12) sets out requirements for on-site manoeuvring, with properties adjoining higher order roads needing to provide for on-site turning to prevent reversing manoeuvres onto those higher order roads. The ITA notes that the majority of allotments accessed from either a primary or secondary connector are sufficiently large to accommodate on-site turning. Smaller allotments or those with a narrower frontage, may not be able to accommodate on-site turning.

In these cases, there will be a need to implement kerbside parking restrictions to ensure appropriate sightlines are maintained. This will need to be addressed through the engineering approval stage.

- Rule TR-R6 – Heavy Trade Vehicle Access

The ITA notes that the proposal complies in-part with the standard. The standard, based on the underlying rural zoning, seeks to achieve an outcome applicable to a different land use context, addressing matters such as milk tankers and stock trucks. The proposal is of an urban nature.

Accesses for the proposed commercial centre will be designed to accommodate the nature of heavy vehicle traffic anticipated for the proposed activity. Internal Site roading has been designed to accommodate anticipated truck movements, including rubbish collection vehicles and emergency services. Bus movements have also been provided for.

The ITA proposes a condition of consent that requires vehicle accesses to be designed to accommodate anticipated heavy vehicle traffic and to provide vehicle tracking analysis to confirm appropriate access design.

- Rule TR-R9 – New roads

Compliance is achieved in part, with local roads not specifically providing for cycle lanes as required by the rule. Elsewhere, cycle provision has been achieved by either on-road lanes or shared paths. A series of off-road paths complement these options.

The ITA records that internal Site roads have been designed in accordance with the design principles in NZS 4404, which in turn are consistent with the Council's LDMR.

Local roads have been designed to be shared with cyclists. This is consistent with NZS 4404 given the relative lower volume of traffic on these roads. Therefore while compliance with TR-R9 is not achieved, the design does accord with the Council's LDMR and NZS 4404 and appropriately provides for cyclists on these roads.

Consequently, the non-compliance is not considered to give rise to any significant effects, and the design of the proposed roads is considered appropriate.

Based on the supporting ITA, it is concluded that the non-compliances with District Plan standards will not give rise to significant adverse effects and that the effects of the proposed non-compliances can be effectively and appropriately managed through proffered conditions of consent.

7.2.6.4 Site Access

Section 7 of the ITA addresses Site access. Primary road access is proposed from Peka Peka Road, with a second connection proposed from Paetawa Road that gives access to 7 properties, and then non-vehicular access to the wider Site, crossing the Te Harakeke Swamp. Additional road connections may result in future, with the masterplan providing for that opportunity.

The Site access road is proposed to be constructed as a connector road and will link to Peka Peka Road at a new priority-controlled tee-intersection. Priority will be given to traffic on Peka Peka Road. A concept design for the intersection is shown in Appendix C to the ITA.

The proposed design can be accommodated within the existing road reserve, and access to 173 and 175 Peka Peka Road will be maintained, with appropriate sightlines maintained.

The proposed intersection configuration includes a dedicated right-turn lane for traffic entering the Site from the west. The ITA analysis of this intersection, incorporating full traffic from the proposal, indicates that the design will achieve a very good Level of Service (LoS). The ITA notes that a yield of

400 dwellings can be accommodated without the formation of the right-turn lane, however in practice it is likely that the overall intersection works will be undertaken at one time.

7.2.6.5 New Roads

A series of new roads are proposed to service the proposal and to connect the proposal to the existing transport network. Proposed road widths have been designed to generally comply with KCDC's LDMR 2022 while balancing other considerations such as appropriate urban design outcomes, and are based on the principles of NZS 4404:2010.

Three roading types are proposed, being a Primary Connector, Secondary Connector and Local Roads. Shared and private lanes are also utilised in limited instances to provide for access to specific allotments. Section 8.1 of the ITA provides a detailed analysis of the roading typologies.

Roading has been designed to achieve a high degree of legibility, connectivity and permeability. A range of typologies are utilised to reflect both place and function, achieving a high-quality streetscape, and operating speed environment. Cul-de-sacs are generally avoided except for the western dunes where topography, and the desire to minimise earthworks in order to protect the landform, results in the use of a series of short cul-de-sacs. Where used, the cul-de-sacs provide for pedestrian connections to the recreational path network in the dune tops. All cul-de-sacs provide for appropriate turning heads to accommodate the range of vehicles that may utilise them.

Walking and cycling routes have been designed to support and encourage active mode options, both within the Site and to external connections. To that end, the roading network is complemented by a series of off-road pathways through the dune area, wetlands and open spaces. Connection between the CWB and Paetawa Road will be achieved through a shared path and cycleway.

The primary connector forms the spine of the proposed roading network, providing access from Peka Peka Road to the proposed local centre and residential surrounds. It has been designed to accommodate higher levels of traffic flow, while also accommodating active mode choices through separated cycle lanes and generous footpaths.

Streets are laid out to achieve a highly permeable condition that support walkability. The UDA notes that blocks are generally 100-130 metres in length and 60 metres in depth. The design has sought to ensure that most allotments achieve street frontage and that rear lots are minimised. The majority of lots are 'double-loaded' meaning that allotments are located on both sides of a road.

At the top of the roading hierarchy is the primary connector road. This is shown in Figure 41 below.

Primary Connector



FIGURE 42: Primary Connector Layout. Source: McIndoe Urban – Masterplan Design Report.

The Secondary Connector road type, shown in Figure 43 below, has been designed to provide for neighbourhood loops, connecting to local roads, and providing for local roads to connect to the Primary Connector.

Secondary connectors have been designed to carry a smaller volume of traffic than the primary connector, provide for footpaths with cyclists sharing the road given the comparatively lower traffic volume, and these have been designed to accommodate public transport movements.

Secondary Connector



FIGURE 43: Secondary Connector Layout. Source: McIndoe Urban – Masterplan Design Report.

Local Roads are in the third tier of the roading hierarchy. Local roads are designed to serve residential homes and are designed to promote a low-speed environment. A cross-section is shown as Figure 44 below.

The MDR describes the local roads typology as follows:

“These streets are designed to foster a sense of community and natural surveillance, with frontages that encourage interaction and passive oversight. Footpaths support informal movement, while native planting softens the streetscape and reinforces neighbourhood character. Narrowing the corridor delivers traffic calming and reduced vehicle dominance, ensuring these roads feel safe and welcoming.”

Local Road

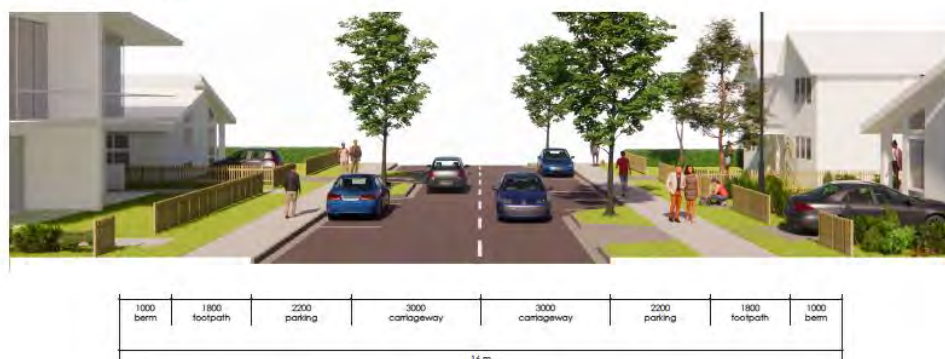


FIGURE 44: Local Road. Source: McIndoe Urban – Masterplan Design Report.

Both the MDR and ITA note that there are instances where, for reasons of topography or other constraints, there is a need to depart from the design standards described above. The MDR provides an indication of where these departures occur and demonstrates and describes the nature of the

departure. The ITA notes that in these instances where there is a narrower legal road width, there is no impact on the movement widths of the roads and traffic lanes and active mode routes remain compliant with NZS 4404. The design remains appropriate and acceptable.

A number of RoWs and JOALs are proposed, utilised for situations of shared access to rear lots or to service rear parking areas associated with medium density housing or commercial activity.

A condition of consent proposes a Safe System Audit requirement for the proposed roading arrangements within the Site both at the detailed design and post-construction stages.

7.2.6.6 Public transport

Four bus routes serve the Waikanae urban area:

- Route 280 (Waikanae – Waikanae Beach – Paraparaumu);
- Route 281 (Waikanae – Waikanae North – Waikanae East);
- Route 290 (Paraparaumu – Waikanae – Otaki); and
- Route 291 (Waikanae – Levin).

Peka Peka Road does not currently accommodate any services, but both the #290 and #291 routes pass by the Site, with a bus-stop at Peka Peka Link Road that accommodates the #290 service. The #291 service does not currently stop at this location. Figures 45-47 below show the location of the bus stop at Peka Peka Link Road and the #290 and #291 bus routes.

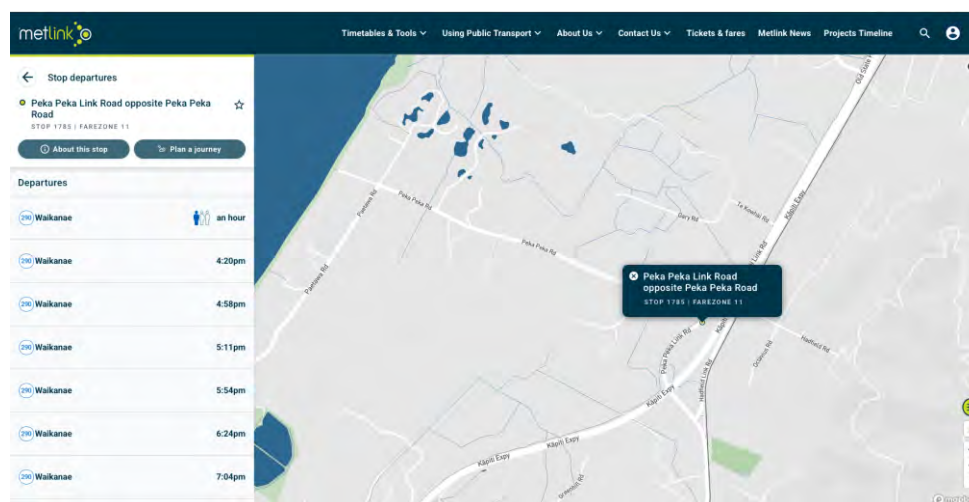


FIGURE 45: Existing bus stops at Peka Peka Link Road. Source: Metlink (www.metlink.org.nz)

The ITA notes that there is potential for a future extension of one or more of these services to serve the Site either along Peka Peka Road or internally to the development. The planned roading within the Site has been designed to accommodate bus services. Such a service would support modal choices and provide connection to the Waikanae township, and the associated and frequent commuter rail services, but is dependent upon Metlink.

In the interim, bus stop at Peka Peka Link Road will be accessible from the Site via the proposed internal pedestrian and cycle connections to the CWB, leading to the bus stops. The #290 service operates throughout the day, with a greater frequency at peak periods and provides a direct connection to the Waikanae railway station. Train services from Waikanae Station operate at 20 minute intervals.

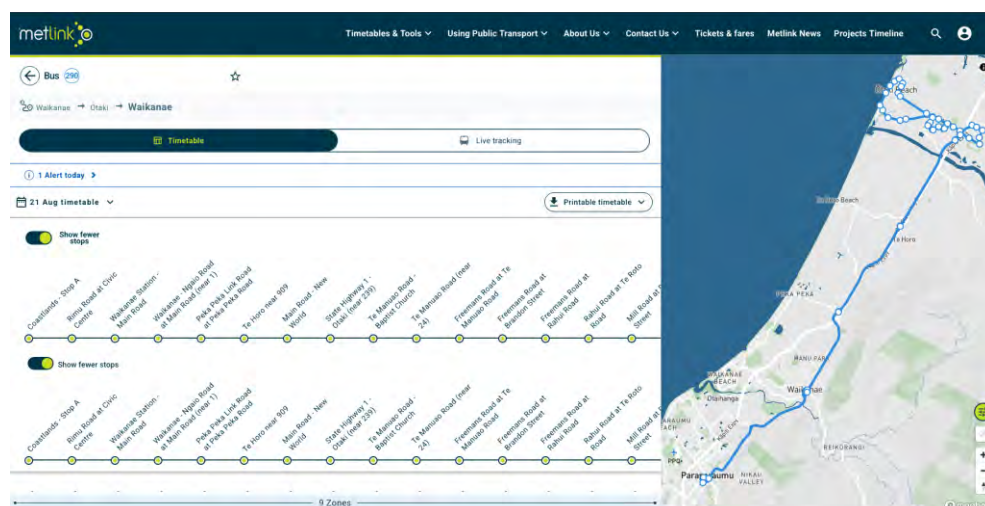


FIGURE 46: Number 290 bus route. Source: Metlink (www.metlink.org.nz)

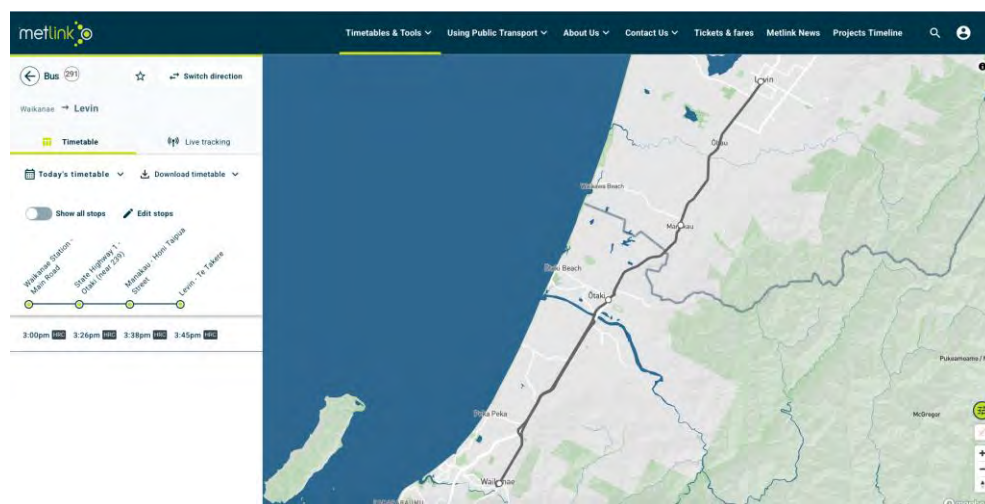


FIGURE 47: Number 291 bus route. Source: Metlink (www.metlink.org.nz)

Engagement with Metlink, as documented in Appendix 37, has confirmed that Metlink is currently unable to commit to the provision of a public transport service to the Site. However, Metlink acknowledges that the proposal has been designed with both active and public transport in mind, “benefitting consideration of potential services in the future”. Metlink also noted the proposed connections to the CWB. Their comments further noted:

“These are sensible design choices with future public transport provision in mind. Further consideration should be given to the potential for accessible bus stops, including footpath and berm space for shelters and sufficient room for bus manoeuvring. A clear route spine through the development should also be identified, with characteristics that support future bus services such as internal and external connections and footpath/road layouts that can potentially accommodate bus stops.”

These design aspects can be accommodated at the detailed design stage, and conditions of consent consideration of these matters in detailed design.

Metlink further noted, in respect of rail services, that following the introduction of Tūhono trains to the fleet in 2020, Peka Peka will be located along the Manawātū rail route, rather than simply north of the Kāpiti line. Tūhono trains will result in increased frequency of services between Wellington and Palmerston North. In the interim, Waikanae railway station accommodates a park and ride facility that can be utilised by Peka Peka residents.

Metlink commented that:

"This would align with the Regional Public Transport Plan 2025-2035's network design policy "...to provide feeder and connector services to primary public transport hubs and the rail network where the provision of a direct 'point-to-point' service is not feasible. Our policy is not to duplicate services through the provision of additional bus routes where high-capacity, frequent rail services are already available." (p.32).

There is alignment between the Metlink feedback regarding Tūhono trains and the KCDC growth strategy that identifies, indicatively, a future railway station at Peka Peka.

7.2.6.7 Traffic Effects Assessment – Site Traffic Generation

The assessment of traffic effects resulting from traffic generated from the proposal has been assessed utilising a combination of the most recent KCDC Kāpiti Transport Model and SIDRA, as detailed in the ITA.

Traffic generation from the Site is a product of its overall density. The ITA utilises what it considers to be a conservative rate of 8.2 vehicles per day, based on NZTA Research Report 453. This results in the following:

No. Dwellings	Peak Hour Movements		Daily
	AM Peak	PM Peak	
1,181-1,209	1,063-1,088	1,063-1,088	9,684-9,914

FIGURE 48: Daily traffic generation. Source: Stantec.

The ITA has also included a buffer or margin, so modelled a slightly increased overall yield of 1,250 dwellings.

In addition to the traffic generation from the residential component of the proposal, some additional traffic movements are anticipated to be generated by the local centre. The ITA considers that the majority of those movements will be generated from within the Site, with some additional movements expected from the immediate surrounds. Such trips would, in turn, correspondingly reduce trips further afield. In addition, there may be trips to the Site by non-residents that the ITA expects to be captured by the sensitivity that is provided for in the modelling.

Development of the Site will be staged. The ITA assumes a 10-year build-out to capture the full extent of traffic generation and provides the following breakdown of cumulative peak hour traffic generation:

Year (assumed 10-year buildout)	Indicative # Lots	Peak Hour Site Traffic Volumes (Cumulative)
1	120	108
2	140	234
3	140	360
4	140	486
5	140	612
6	140	738
7	120	846
8	100	936
9	90	1,017
10	79	1,088

FIGURE 49: Yearly traffic growth. Source: Stantec.

7.2.6.8 Traffic Effects Assessment – Wider Network

The KCDC traffic model provides for increases in traffic over time, allowing for trips arising from new development. In the Waikanae area, this includes trips from the Ngarara Farm Plan Change Area and development along the former state highway.

Additional traffic from development along the former state highway, north of Waikanae, is modelled to generally remain on the former state highway alignment, rather than connecting to the Expressway at the Te Moana Interchange.

2036 forecast traffic flow at the Te Moana Road interchange shows increases of 441vph and 526vph during both Am and PM peaks, from current levels, respectively. Utilising residential traffic generation rates, this accounts for some 490-584 new dwellings over the next 10 years as drivers of those forecast increases.

Information provided by KCDC shows that the Ngarara Farm Plan Change Area indicates that currently built and consented development provides for 350 dwellings. The ITA then notes:

“Deducting the approximate 90% interchange bound traffic¹⁴ associated with the 350 ‘built + consented’ dwellings from the 490-584 provided for within the growth allowance at the Interchange in the next 10 years, indicates there is a traffic volume balance equivalent to a further 175 to 269 dwellings beyond the current consented receiving environment. That is, the KTM4 Do Minimum model also accounts for other development that might be consented in the period to 2036. As below, the development scenario has been added to this future baseline.”

The ITA has modelled two scenarios in order to test the traffic effects of the fully implemented proposal. A ‘Do Minimum’ model that accounts for baseline growth and known development, and a ‘With Development’ model that accounts for the proposal, in addition to the ‘Do Minimum’ model.

That modelling shows that in respect of traffic from the Site:

- 5% routes to and from the north via the Peka Peka Road interchange;
- 35% of trips to the Expressway interchange at Te Moana Road utilises the Paetawa Road and coastal route;

¹⁴ Turn count surveys undertaken at the intersection of Te Moana Road and Te Ara Kawakahia indicate and approximate 10% split of traffic entering and exiting the side road turning to/from the north.

- 60% of traffic utilises the former state highway route, including to access the Waikanae town centre.

These outcomes are shown in the ITA.

Flows along the former state highway to the Waikanae township are readily within the carrying capacity of that road which carried greater flows in its former state highway function. And in respect of the Te Moana Road route, the forecast flows are consistent with the design function of that road and can be accommodated within the available capacity.

7.2.6.9 Traffic Effects Assessment – Intersection Analysis

At the Peka Peka Road intersection with the Site, Figure 50 shows the proposed intersection configuration:

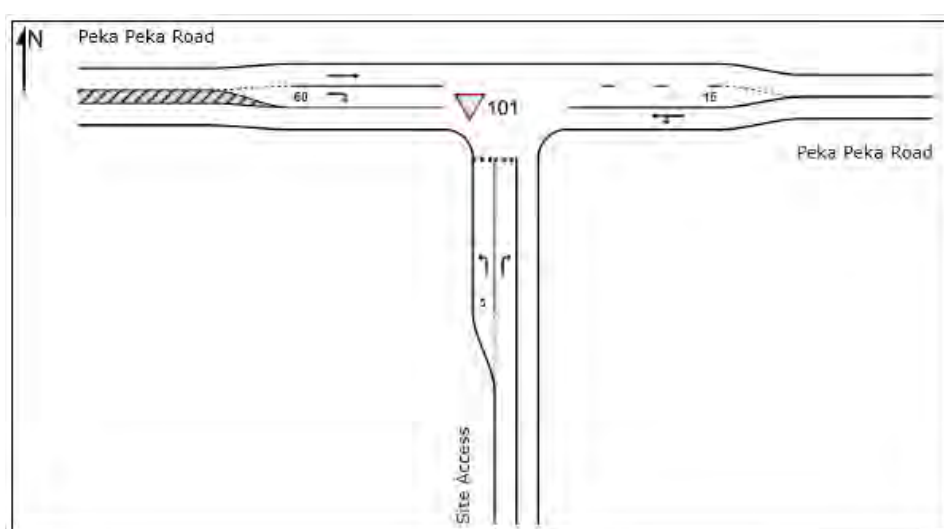


FIGURE 50: Proposed Peka Peka Road intersection. Source: Stantec.

The ITA shows that the worst performing movement from the Site is the right turn movement out of the Site. A delay of 17 and 16 seconds is modelled during the AM and PM peaks respectively. This reflects an LoS C. All other movements operate at a better LoS, modelled based on a complete Site development and baseline growth.

For the Te Moana Road interchange, modelling shows that the ‘Do Nothing’ option results in the worst performing movements achieving an LoS E. Adding in the traffic associated with this proposal, the only movement that experiences a deterioration is the left turn movement into Te Moana Road from the Expressway northbound off-ramp, reducing to LoS C from LoS B, with a less than 2 second increase in the experienced delay.

The ITA therefore concludes that the increased traffic flows from the proposal, over and above the base scenario, “is able to be accommodated within the residual capacity of the signalised arrangement at the Te Moana interchange.”

7.2.6.10 Servicing

Servicing activities will span those ordinarily associated with residential activity (i.e. refuse and recycling collection) and in the case of this proposal, those associated with the commercial centre.

Waste collection will be via kerbside pickup. Where lots are accessed from RoWs or JOALs, bins will either be brought to the road frontage for kerbside collection, or a smaller vehicle will be required to achieve suitable access.

For apartment and/or multi-unit development, waste collection points will need to be identified as part of the detailed design and certification processes proposed. This matter is secured by a condition of consent.

The commercial centre will require more regular servicing, with the Primary Connector Road leading to the centre being designed to accommodate commercial vehicles. Subject to final design of the local centre, and as part of the certification process, the ITA proposes vehicle tracking analysis to be provided to ensure that safe and efficient service vehicle manoeuvring can be achieved. This matter is secured by a condition of consent.

In respect of bus servicing, a condition of consent addresses the positioning of future bus stops.

Fire servicing will meet Fire and Emergency New Zealand guidance.

7.2.6.11 Connections to CWB

Two connections are proposed to the existing CWB adjoining the Site. Specific conditions of consent ensure that the connections are appropriately designed and constructed. The connections will also be subject to the NZTA s176 approval process.

7.2.6.12 Construction Traffic

Construction of the proposal, as otherwise detailed in this application, will be staged as a result of its size. Design detailing and construction scheduling will be confirmed following the granting of consent and the appointment of contractors.

A draft Construction and Environmental Management Plan has been provided with this application, noting that a final CEMP will be provided, for certification, prior to construction works commencing. This matter is secured by a consent condition.

Alongside and informed by the CEMP, it is proposed to provide a Construction Traffic Management Plan (CTMP). Similar to the CEMP, it is proposed to prepare the Construction Traffic Management Plan, for Council certification, prior to construction works commencing. The CTMP will potentially evolve as development works progress, with the condition providing for changes to the CTMP.

Construction vehicle access for the majority of the Site will be via the existing Peka Peka Road access point. The discrete area at Paetawa Road will be accessed from Paetawa Road. Reversing manoeuvres will be avoided. Temporary traffic management may be required on occasion and will be managed by the CTMP, under a specific Traffic Management Plan.

The preparation and certification of a CTMP is secured by a condition of consent. The condition requires that the CTMP address the following matters as a minimum:

- the timing of specific work phases;
- key activities during each work phase;
- maintenance of safe access for neighbouring properties;
- anticipated traffic levels and access arrangements for each work phase;
- provision for maintaining safe active mode movements in the vicinity of the Site;
- wheel washing requirements for Site vehicles;
- route restrictions, for both large trucks and any over-sized vehicles;
- arrangements for temporary traffic management;
- arrangements for worksite staff parking; and
- contact telephone number for key Site staff.

7.2.6.13 Summary

The ITA concludes that the development proposal can be successfully achieved through the adoption of the proposed transport connections and associated infrastructure in a manner that provides for an appropriate transport outcome for all modes and users.

Site connections are obtained through a primary access point from Peka Peka Road, and a secondary connection to Paetawa Road. Further roading connections are provided for, enabling for additional future integration. Active mode connections are provided to the neighbouring CWB, permeate through the Site, and provide connection to Paetawa Road to the west. In turn, linkages are provided to local bus services linking the Site to Waikanae, and beyond, through existing public transport.

Modelling of the proposal utilising the KCDC Transport Model shows that traffic from the proposal will not create any safety or capacity effects that require specific mitigation.

The proposal has been designed to KCDC requirements and the requirements of NZS 4404. Where non-compliance with KCDC standards occurs, the resultant effects are assessed as acceptable and are able to be managed through design and/or consent conditions.

The transportation related effects resulting from the proposal are assessed as acceptable and appropriate outcomes will be secured by conditions.

7.2.7 Flooding Effects

Appendix 20 provides a Flood Hazard Assessment of Effects for the proposal.

7.2.7.1 Existing Flood Hazard

The assessment highlights the existing flood hazard on the Site as mapped by the District Plan. The flood hazard mapping shows the stream corridor (Ngarara Stream) and areas of flood storage and ponding. The mapping incorporates flooding from ponding and overflow paths from the stormwater network, as well as flooding from local streams. The assessment notes that the Council modelling is out of date in this location as it has not been updated to account for fill associated with the construction of the Expressway (the District Plan shows the Expressway as accommodating ponding and storage area.)

Section 2.1 of the assessment details the modelling of the flood hazard based on the existing situation, identifying that low-lying areas of the Site are flood prone in the 2 year, 10 year, 50 year and 100 year events. Ponding in these events is confined to low-lying areas of the Site.

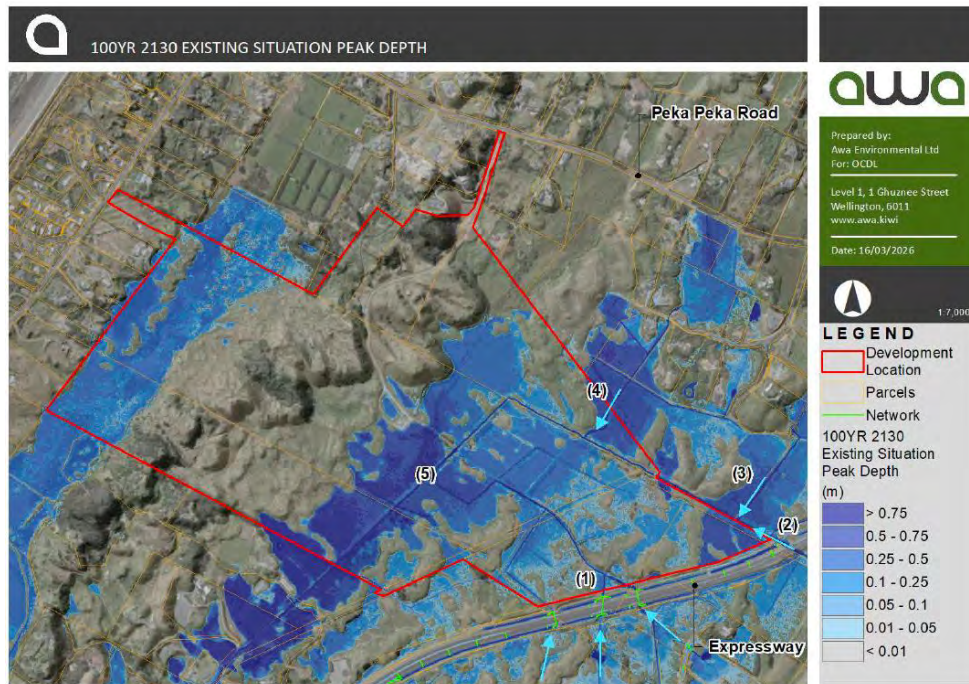


FIGURE 51: Flooding for a 100 year return period – existing situation. Source: Awa.

Figures 3 to 6 of the assessment show the relevant return periods based on the existing situation. Figure 51 above shows an example utilising the 100 year return period.

7.2.7.2 The Proposal

The assessment describes the proposed earthworks as follows:

“Earthworks and landscaping are proposed to modify the existing dune topography to allow for residential development. In some low-lying areas fill will be required to raise the design lots to meet recommended building levels (RBL’s) while some areas of elevated dune topography will be cut to provide fill and create building platforms.

A new design swale will be created within the development extent running parallel to the existing open channel (Main North Channel) for a length of approximately 400 metres to allow overflows from the existing open channel to overflow into the design swale to provide additional conveyance and storage.

The location/cross-section of the Main North Channel running through the site will be modified to connect to the design storage/attenuation areas.

The location/cross-section of the two open channels conveying flow through the site from the south under the M2PP expressway via three culverts will be modified with some sections of the existing open channels filled and others earth worked to create new design channels.

At the south-western extent of the site a raised bund and weir structure will be integrated with the twin box culvert structure to provide design storage/attenuation areas allowing ponding depths to increase upstream of the structure.”

7.2.7.3 Design Mitigation

The proposal, and specifically the earthworks proposed, will result in the displacement of flood storage on the floodplain. The proposed mitigation will be primarily through the proposed twin box

culvert structure located within the proposed stormwater easement area. It will allow for an increase in ponding depths upstream of the structure into the proposed storage and attenuation areas, during flood events. Section 3.2.1 of the assessment provides a detailed description of the compensatory storage proposed. This is detailed in Figure 52:

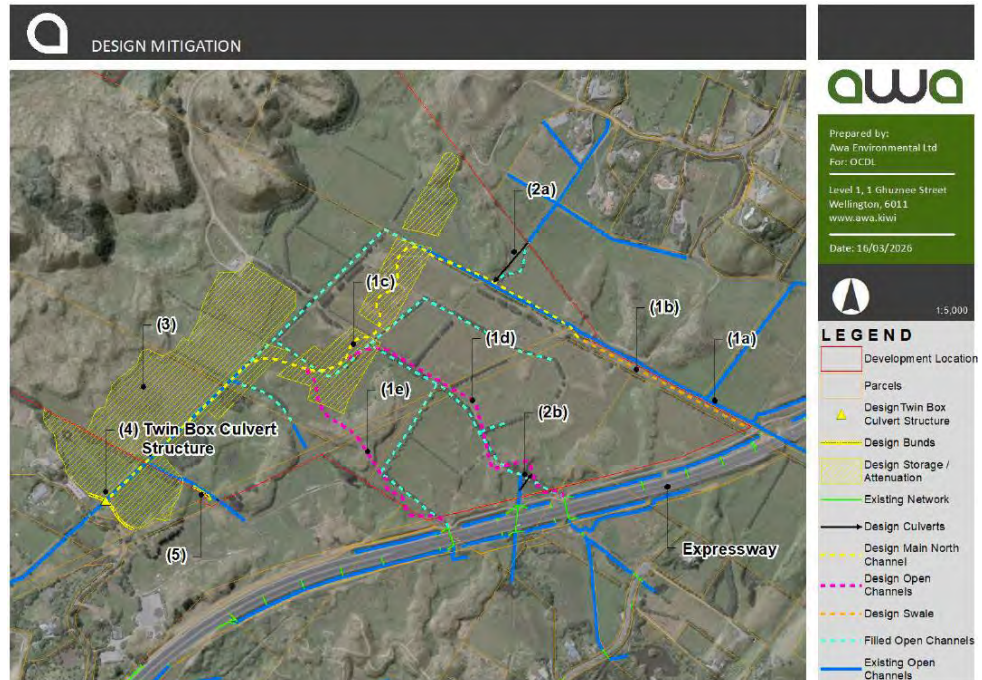


FIGURE 52: Proposed design mitigation. Source: Awa.

7.2.7.4 Design Flood Hazard

The modelling of the existing situation has been modified with inputs from the proposal. The assessment provides the following summary:

- Flows from the three culverts south of the development site are conveyed through the development in the design channels entering the storage/attenuation areas in the low-lying areas of the site.
- Flow within the open channel (Main North Channel) overflows into the design swale within the development extent. The design swale increases conveyance and storage through the site.
- The design open channel has increased the channels conveyance and storage which has reduced the tailwater influence in this location increasing discharge from this open channel from neighbouring properties.
- The design open channel has increased the channels conveyance and storage which has reduced the tailwater influence in this location increasing discharge from this open channel from neighbouring properties.
- The downstream twin box culvert structure throttles peak flows resulting in an increase in peak flood depths within the low-lying design storage/attenuation areas. Some ponding within the site also occurs within the road reserve and will be mitigated with the modelling of the low impact design solutions.
- A design bund and one-way culvert have removed ponding in the adjacent property in the 50YR 2130 and 100Y 2130 events. Also refer to the area 5a on Figure 18 and Figure 19 of the depth difference maps.

The assessment then undertakes a comparison between existing and design flood levels, disregarding any change of +/- 20mm on account of tolerance levels in the modelling and this

variance being less than minor. These are shown in Figures 16-19 of the assessment, with Figure 19 of the assessment (the 100 year event) replicated as Figure 53 below.

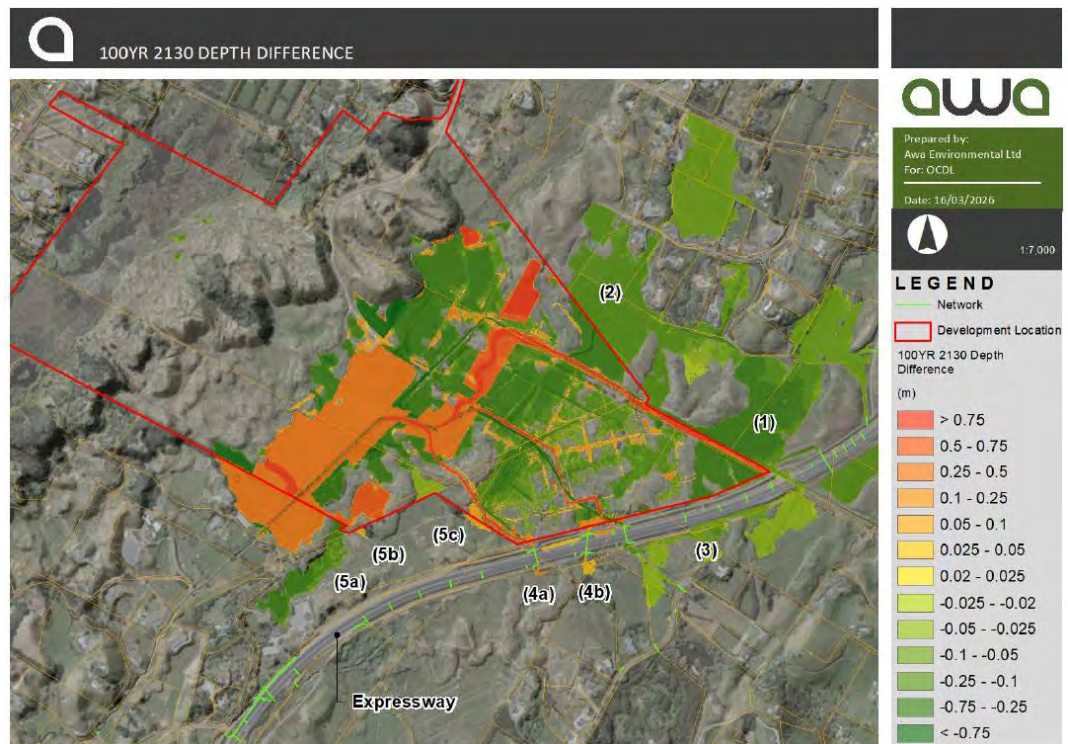


FIGURE 53: Post development flood extent changes. Source: Awa.

The changes are summarised as follows:

- **2 Year Return Period**
The 2YR 2130 peak depth difference comparison shows decreases in ponding depths in properties to the north-east of the development in the order of 120 to 130 mm at location (1). There are no other increases/decreases outside of the development extent +/- 20 mm.
- **10 Year Return Period**

The 10YR 2130 peak depth difference comparison shows decreases in ponding depths in properties to the north-west of the development in the order of 40 to 300 mm at location (1) and 60 to 200 mm at location (2). At location 3 the bund and one-way culvert have stopped flows which would have otherwise entered the neighbouring property. There are no other increases/decreases outside of the development extent +/- 20 mm.
- **50 Year Return Period**

The 50YR 2130 peak depth difference comparison shows decreases in peak depths in properties to the north-west of the development in the order of 80 to 340 mm at location (1) and 90 to 200 mm at location (2). At location (3) there are decreases in neighbouring properties to the south in the order of 40 to 100 mm. At locations (4a) and (4b) these are increases in peak depths in the order of 100 to 200 mm which are completely contained within existing open channels and do not overtop the channel banks. These increases are contained within the NZTA road reserve designation.

Given there are decreases in peak depths in the NZTA road reserve designation at location (3) to the east of location (4b) there is an opportunity to increase the flow from the east as

it enters the development site to mitigate the increases at (4b) which will be investigated at detailed design stage.

At location (5a) the bund between the development site and the adjacent property has completely removed ponding which would have otherwise occurred in the 50YR 2130 event. This decrease (removal of ponding) is in the order of 40 to 350 mm and removes approximately 10,000 sqm of ponding from this location.

At location (5b), within the same property, the one-way culvert prevents backflow in the design scenario entering the property and maintains existing peak depths in this location, there is however a 30 to 100 mm increase in peak depth upstream of the culvert which is completely contained within the existing open channel/low area, the increase covers approximately 200 sqm.

At location (5c), within the same property, there is an increase in the order of 30 to 80 mm in an existing low-lying area which spans both properties. This increase is completely contained within the low-lying area. Given that this increase is in an existing low-lying area which spans both properties and is already subject to flooding, the effect of the localized increase would be negligible.

- 100 Year Return Period

The 100YR 2130 peak depth difference comparison shows decreases in peak depths in properties to the north-west of the development in the order of 80 to 320 mm at location (1) and 90 to 110 mm at location (2). At location (3) there are decreases in neighbouring properties to the south in the order of 40 to 100 mm. At locations (4a) and 4(b) these are increases in peak depths in the order of 100 to 350 mm which are completely contained within existing open channels and do not overtop the channel banks. At location (4b) there is an increase in adjacent property peak depths in the order of 30 to 70 mm. Given that these increases are within existing open channels and don't over top channel banks, any effect of this localized increase is negligible.

Given there are decreases in peak depths in the NZTA road reserve designation and adjacent properties at location (3) to the east of location (4b) there is an opportunity to increase the flow from the east as it enters the development site to mitigate the increases at (4b) which will be investigated at detailed design stage.

At location (5a) the bund between the development site and the adjacent property has completely removed ponding which would have otherwise occurred in the 100YR 2130 event. This decrease (removal of ponding) is in the order of 70 to 500 mm and removes approximately 15,000 sqm of ponding from this location. At location (5b), within the same property, a one-way culvert prevents backflow entering the property and maintains existing peak depths in this location, there is however a 40 to 100 mm increase in peak depth upstream of the culvert which is completely contained within the existing open channel/low area, the increase covers approximately 200 sqm.

At location (5c), within the same property, there is an increase in the order of 40 to 80 mm in an existing low-lying area which spans both properties. This increase is completely contained within the low-lying area. Given that this increase is in an existing low-lying area which spans both properties and is already subject to flooding, the effect of the localized increase would be negligible.

Overwhelmingly, the proposal will improve flooding effects on surrounding properties.

In 50 and 100 year events, the proposal will cause a small increase in flood depth in existing flooding areas on two neighbouring properties. The assessment identifies that there is opportunity to further reduce or eliminate these increases as part of detailed design. The impacted areas are low-lying and already subject to a flood hazard. Any future development of these areas would already need to

mitigate the effect of this flood hazard such that any increase in flood depth that may occur as a result of this proposal is immaterial.

7.2.7.5 Recommended Building Levels

The proposal will create a new building surface in developable areas of the Site that is greater than 300mm (i.e. a freeboard allowance) above the estimated 100 year (2030) design event. The 100 year design event includes a climate change allowance.

Resultingly, building areas will be flood free provided that the earthworks are undertaken to the specification proposed. That requirement is described in the planning and details of this application and secured by consent conditions. There is therefore no need to specify minimum finished floor levels for individual allotments. Sensitivity testing of the incorporated freeboard was undertaken by modelling a 50% blockage of the downstream twin boxed culvert in a 100 year event. That modelling resulted in an increase in flood depth in the development area of between 170 to 180mm.

In respect of the seven allotments accessed from Paetawa Road, the assessment notes that earthworks will be required to ensure the lots and access road achieve an RL 4.1 including freeboard. The filling required to achieve this outcome will displace storage of some 1000m³ that, in the context of adjacent ponding, will have a less than minor impact on surrounding flood levels.

7.2.7.6 Flooding Summary

The assessment concludes that modelling indicates that the design solution proposed will overwhelmingly have positive impacts on existing flood levels on surrounding properties.

In isolated instances, the proposal results in less than minor increases in flood depth, in areas already subject to a flood hazard, with the possibility for some of these increases to be further reduced, or eliminated, through detailed design.

The assessment recommends conditions to address the following:

- That the design of the proposed soakage and attenuation devices for the proposed roads and allotments required to offset increases in impervious coverage be confirmed through the flood model at the detailed design stage;
- That the final design of all hydraulic structures be confirmed through the flood model at the detailed design stage; and
- Achieving an RL of 4.1m (including freeboard) for the access road and allotments from Paetawa Road.

7.2.8 Infrastructure Effects

7.2.8.1 Stormwater

A Stormwater Management Plan (SMP) for the proposal is provided in Appendix 16. The SMP has been prepared in an integrated way with reference to the supporting flooding, ecological, geotechnical and earthworks assessments.

7.2.8.1.1 Alignment with Hydrology and Ecology Outcomes

The SMP confirms that it has been developed to support the outcomes of the supporting hydrology and ecology assessments. This includes:

- maintaining, as far as practicable, the existing distribution of runoff pathways across the site;
- avoiding adverse increases in downstream flood effects or discharge concentration;

- supporting and enhancing the hydrological functioning of wetlands, including maintaining or increasing water levels and extent where required for ecological restoration, including where this requires treated runoff to be directed to those systems;
- in selected catchments, intentionally directing treated runoff to wetlands to support ecological outcomes, rather than enforcing strict hydraulic neutrality;
- providing stormwater treatment for developed areas, particularly roads and direct discharge catchments
- avoiding reliance on infiltration in areas constrained by peat or high groundwater, unless supported by testing and groundwater clearance; and
- maintaining clear separation between stormwater management measures required for hydraulic neutrality and rainwater reuse measures provided for water supply purposes.

Stormwater management responses vary across specific lot-level controls including attenuation and soakage, treatment and conveyance responses including bioretention, wetlands and discharges tailored to receiving environments; and catchment scale responses including hydraulic neutrality at a site-wide scale but with intentional direction of runoff to wetlands to support ecological function in certain catchments.

7.2.8.1.2 Stormwater Management Approach

The management approach varies across the Site, responding to topography, the receiving environment, and ecological objectives.

This approach is shown across Site-wide and lot specific plans. Figure 54 sets out a site-wide stormwater catchment plan that defines the catchment scale stormwater management response.

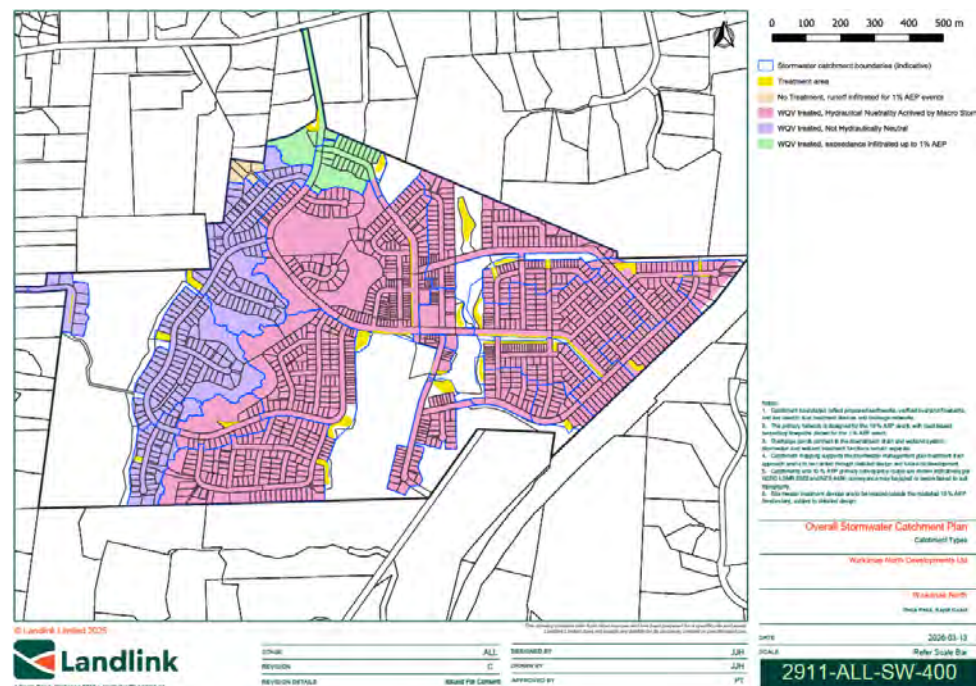


FIGURE 54: Overall Stormwater Catchment Plan. Source: Landlink.

For the eastern (pink) catchment, runoff is treated and directed to wetlands and macro-storage, with discharge controlled via downstream structures. This achieves hydraulic neutrality at a catchment scale, with wetlands providing treatment and attenuation. Increased flows to wetlands are intentional and support ecological function.

For the western (purple) catchment, runoff is treated and discharged to wetlands without downstream flow control. These areas are not strictly hydraulically neutral and instead rely on wetland storage and attenuation.

For the local infiltration areas (green), runoff is treated and managed via local infiltration, with exceedance contained within the site. A small area (pale yellow) also provides for private lot-level treatment and disposal.

Figure 55 then defines the stormwater management approach applying to individual lots within the catchments identified in Figure 54. Together, the plans define how runoff is managed at the lot scale and collectively at the catchment scale.

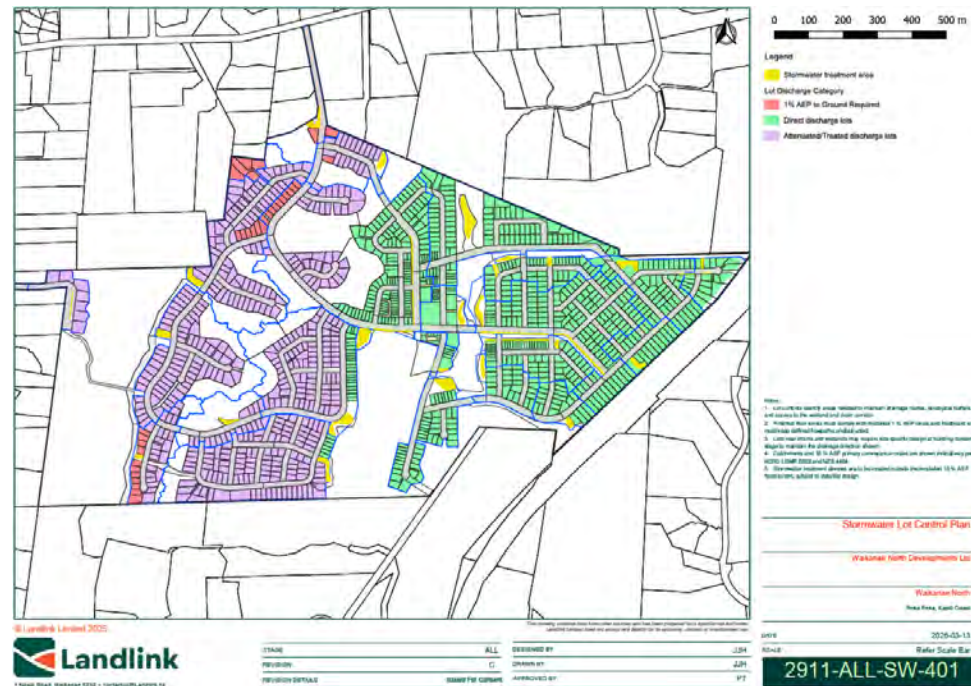


FIGURE 55: Stormwater Lot Control Plan. Source: Landlink.

7.2.8.1.3 Treatment Devices

Three public treatment devices are proposed:

- Bioretention basins;
- Bioretention swales; and
- Bioretention basins with soakage.

In addition to these devices, the proposal incorporates Site-wide flood storage areas that provide for collective detention capacity and contribute to achieving hydraulic neutrality. Private on-lot systems (attenuation tanks and soakage pits) are also proposed.

The SMP notes that seasonal groundwater limits basin depth, proprietary filtration units may be utilised to achieved equivalent performance and that final confirmation will occur as part of detailed design.

The feasibility of these devices has been considered by the SMP, noting that “feasibility has been assessed by confirming that each treatment catchment has a viable concept response within the available spatial and vertical envelope.” And further noting that “this SMP demonstrates that a feasible public treatment response is available for each communal treatment catchment, while recognising that final dimensions, invert levels, proprietary selections, and detailed layouts will be confirmed at detailed design.”

7.2.8.1.4 Stormwater Conclusion

The SMP demonstrates that appropriate stormwater treatment and disposal is achieved for each catchment area, in a manner that supports the broader hydrological and ecological outcomes for the proposal.

Key conclusions from the SMP are that:

- All road runoff and direct-discharge sub-catchments receive water-quality treatment via bioretention basins/swales sized from a representative 1-ha post-development model run.
- Site-wide hydraulic neutrality is achieved overall. Selected catchments intentionally release treated flows from development areas to Te Harakeke Swamp without soakage or attenuation to support restoration, with no adverse offsite effects confirmed by macro-modelling.
- Primary conveyance (10% AEP) sits within road corridors; exceedance (1% AEP) follows mapped overland paths to drain and wetland corridors.

On the basis of the SMP, it is concluded that the proposed stormwater treatment and disposal approach appropriately addresses stormwater effects from the proposal.

7.2.8.2 Wastewater

Section 8 of the Engineering and Infrastructure Report provided at Appendix 14 addresses wastewater servicing. The overall wastewater network is shown in drawing 2911-ALL-WW-500 as shown below. Detailed drawings of the entire network proposed are shown on sheets 2911-ALL-WW501 to 517.

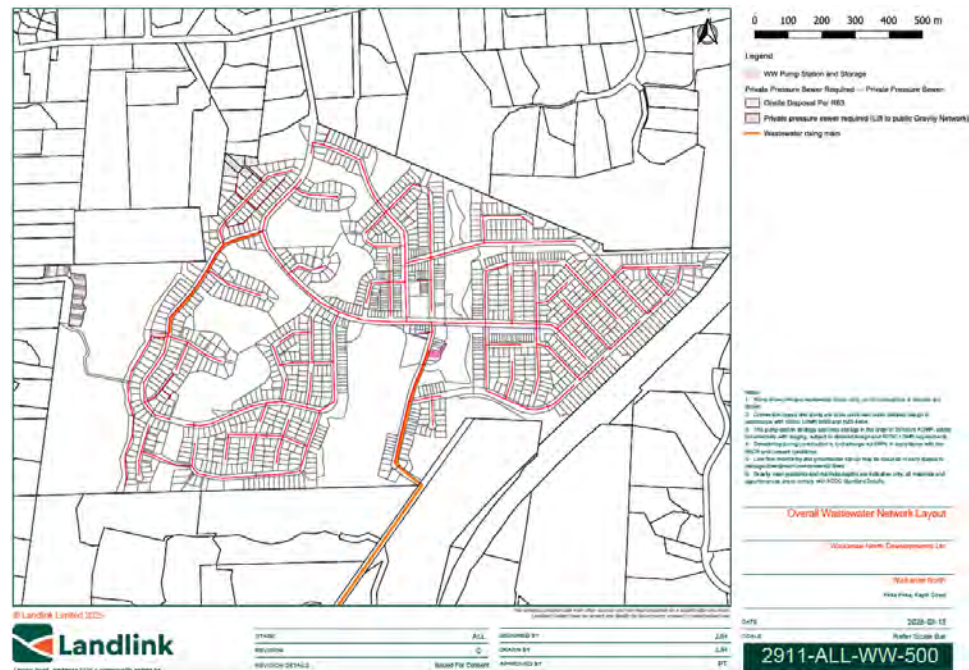


FIGURE 56: Overall wastewater network.

Wastewater servicing will be comprised of a reticulated gravity network that drains to two wastewater pump stations and a rising main connection to the Kāpiti Coast District Council network. The design of the wastewater network will accord with:

- NZS 4404:2010 – Section 5;
- KCDC LDMR22 – Schedule 5; and
- Standard Drawing Package Requirements (SPDR 2012).

For the 7 allotments on the western side of Te Harakeke Swamp, wastewater will be directed to on-site disposal. The design of the allotments has taken account of on-site wastewater disposal requirements such that the permitted activity requirements of Rule R63 of the NRP can be achieved.

Wastewater construction will be staged in line with the overall development staging. Connection to the existing network is proposed to occur through the construction of a rising main to the wastewater pumping station near the proposed local centre to discharge to an existing KCDC wastewater manhole in Ngarara Road, near 298 Ngarara Road.

Because of the staged nature of the proposal, an initial low number of dwellings has the potential to create operational issues given the low level of flow occurring through the system. This is a concern until 200-250 dwellings are connected to the system. The Engineering and Infrastructure Report identifies options to address this issue, noting that a preferred option will be developed as part of detailed design, in consultation with KCDC. This matter is addressed by conditions of consent.

The capacity of the KCDC network, beyond the application Site, is addressed by the Engineering and Infrastructure Report, drawing on an assessment undertaken for KCDC that included the potential development of the application Site. That assessment highlighted that future development in the area would require upgrading of the Council network, including the pumping system at the Waikanae pump station and upgrading of a storage pond facility.

The Engineering and Infrastructure Report notes that KCDC has a planned upgrade programme in place as part of its Long Term Plan and associated Infrastructure Strategy. This ensures integration of the proposal with the Council's upgrade programme and will be further supported by the Development Agreement between the Applicant and KCDC, which is under preparation.

7.2.8.2.1 Off-Site Works

The proposed duplicate rising main alignment to the discharge manhole in Ngarara Road intersects with areas that are identified in the District Plan as flood hazard overlays. Rule INF-PNU-R5 provides for the installation of a new network utility as a permitted activity, provided the network utility is not located within specified areas, including flood hazard areas. Non-compliance triggers a resource consent requirement as a restricted discretionary activity under Rule INF-PNU-R13.

The Engineering and Infrastructure Report notes that the rising mains are anticipated to be installed using horizontal directional drilling within the unformed sections of Ngarara Road. Within the formed sections of the road, installation would occur using traditional trenching methods, with reinstatement occurring following installation. No above ground structures are proposed.

This approach will ensure that there is no impact on flood storage capacity, flow paths or flood levels. Any effects will be negligible.

7.2.8.3 Water Supply

Section 9 of the Engineering and Infrastructure Report outlines the proposed approach to water supply. Water supply for the proposal will be from the KCDC reticulated network.

The Engineering and Infrastructure Report notes that there are two options for connection, with the preferred option being dictated by the speed of other private development and KCDC infrastructure investment. The Engineering and Infrastructure Report notes that KCDC have confirmed that there is sufficient water supply available, with the outstanding variable being which water connection would progress.

Consequently, the proposal has been progressed with two viable options for connection to the reticulated water network. The Engineering and Infrastructure Report confirms that both options involves a pipeline within legal road, such that there are no third party involvement in infrastructure needing to cross private land.

Option 1 provides for a connection along Ngarara Road, as shown in drawing 2911-W2C-001. Option 2, as shown on 2911-W1C-001, involves an extension of existing water reticulation along the former state highway (Main Road), to enter the application Site at its northeastern corner.

Both of these options provide a Stage 1 connection and would provide for an initial 200-250 allotments. Thereafter, a second supply point is required. The second supply point will be opposite of the supply point chosen for the first connection. The Engineering and Infrastructure Report notes that the second connection will “likely also include a cross-connection from Manu Park to the Ngarara Road water main for additional supply and resilience.” This is shown in drawing 2911-W2C-001.

KCDC planning provides for a new water reservoir on the eastern side of the Kāpiti Expressway. This is currently planned to be commissioned by 2033, timed to provide for planned development activity.

The Engineering and Infrastructure Report observes that KCDC operate a water network model and that KCDC commissioned an assessment of the network requirements for this proposal. That assessment sought to identify upgrade requirements to provide for this proposal, as well as upgrades to improve supply in the wider area. Further to that report, discussions between the Applicant and KCDC have agreed that further detailed work will occur as part of detailed design to confirm final pipe sizing and routes, with reference to other upgrade works that are either in the planning or construction stage.

Preliminary work, and KCDC discussions, have confirmed that suitable pressure and flow can be achieved to meet KCDC standards and to meet fire-fighting requirements. These discussions are confirmed in the letter of support provided by KCDC.

Notwithstanding that further detailed work is proposed to occur, as addressed by proposed conditions of consent, the application outlines a proposed water reticulation layout as contained in drawing 2911-ALL-WS-600 and further detailed in drawings 2911-ALL-WS-601 to 632.

The Engineering and Infrastructure Report notes that final sizing of water infrastructure will be undertaken at detailed design stage, to KCDC design requirements, and will require KCDC approval prior to construction. Proposed conditions of consent confirm this requirement.

7.2.8.3.1 Off-Site Works

The proposed routes of the bulk watermain intersect with areas mapped as flood hazard areas in the District Plan. Resultingly, they cannot be considered as a permitted activity under Rule INF-PNU-R5 and require resource consent as a restricted discretionary activity under Rule INF-PNU-R13.

The pipeline will be installed utilising conventional trenching methods, with ground reinstatement following installation. In constrained, trenchless methods may be utilised. No above ground structures are proposed or necessary (excepting minor appurtenances such as valves). This approach ensures that the installation does not alter flood storage, flow oaths or flood levels.

Any disturbance effects will be temporary and will be reinstated. The installation of the bulk water connections, where intersecting with mapped flood hazard areas, will result in negligible adverse effects.

7.2.8.4 Stream and Drain Works

The supporting ESCP, included in Appendix 18, details stream and drain works in section 6.9 of that assessment. Proposed stream works relate to the partial realignment of Ngarara Stream, as well as works on artificial drains on the Site.

7.2.8.4.1 Phase 1B Earthworks

Initial bulk earthworks include the establishment of a temporary haul road that necessitates stream crossings for construction access. This stage does not involve any permanent in-stream works. Rather, existing culverts and farm crossings will be utilised. No new culverts are required.

7.2.8.4.2 Stream Realignment

Realignment of the Ngarara Stream is expected to commence as part of Phase 2 of the bulk earthworks, as detailed in the Engineering and Infrastructure Report. Detailed design of these works is proposed to occur for certification, secured by a consent condition. Section 8 of the ESCP details a monitoring and response framework that is secured by conditions of consent.

7.2.8.4.3 Culverts and Bridges

The supporting earthworks plans identify all proposed temporary and permanent crossing structures, culverts and short drain diversions.

The culverts required to do not comply with the NRP requirements of Rule R126 in respect of dimensional thresholds nor of the NES-F. The ESCP notes that the detailed design of the proposed culverts will have regard to the New Zealand Fish Passage Guidelines and Clause 70 of the NES-F.

Drawing EW205 details the culvert requirements of the proposal, along with bridge and slab crossing structures. Table 6-1 details which culverts meet the requirements of Rule R126 and which exceed size requirements, length requirements, or both. 20 culverts are identified, with 12 not complying with size or length requirements.

Drawing EW205 also details the location of all bridge structures. All structures are anticipated to comply with the requirements of Rule R125 of the NRP. In respect of the temporary haul road bridge, section 7 of the Construction and Environmental Management Plan details that it will be built without piling, abutments that are clear of the stream banks and without alteration to the stream channel. It is therefore concluded that it will comply with the requirements of Rule R125.

7.2.8.5 Construction and Environmental Management Plan

Appendix 19 provides a draft Construction and Environmental Management Plan (CEMP) for the proposal. The CEMP sets out the practical measures that will be implemented to manage the environmental effects of constructing the proposed development, including bulk earthworks, roading and services installation, Ngarara Stream realignment, and all associated infrastructure works.

Each construction phase is proposed to implement its own stage-specific CEMP, ESCP and Flocculation Management Plan (FMP) with the supplied draft CEMP demonstrating the global approach to construction and environmental management.

Construction methodology will be influenced by the following key Site characteristics:

- A large volume of peat soil — approximately 475,000m³ — across the low-lying eastern portions of the site, which must be excavated, dried, and replaced with compacted structural fill to provide suitable building foundations;
- A high groundwater table throughout the eastern and central areas, requiring dewatering management during peat excavation, deep trenching, and wastewater pump station construction;
- Ngarara Stream traversing the site from the north-east to the southern boundary, supporting five native fish species including two At Risk – Declining species (inanga and longfin eel);
- Multiple wetland areas, including two Significant Natural Areas — Te Harakeke Swamp and Peka Peka Road Swamp — which support Threatened and At Risk wetland bird species; and

- High-voltage electricity transmission lines crossing the site from south to north, requiring setback compliance with Transpower's requirements throughout construction.

7.2.8.5.1 CEMP Scope

The CEMP addresses the following principal areas of construction and environmental management:

- Earthworks sequencing and methodology — ten earthworks phases (accounting separately for phases 1A and 1B) are described in detail, covering cut and fill volumes, peat removal and drying, topsoil management, haul road arrangements, and stockpile locations. Total earthworks involve approximately 1,210,000m³ of cut, 670,000m³ of fill, and 475,000m³ of peat removal and replacement;
- Erosion and sediment control — a certified ESCP will be implemented for each earthworks phase in accordance with the GWRC Erosion and Sediment Control Guide (2021) and applicable resource consent conditions. ESC measures include decanting earth bunds, sediment retention ponds, silt fencing, and stabilisation of exposed areas. Flocculation management will be employed where required. Daily walkovers and weekly audits will be undertaken throughout the earthworks period;
- Ngarara Stream works — the realignment of approximately 979m of Ngarara Stream, the installation of a downstream twin box culvert and overflow weir for flood management, the construction of a temporary haul road bridge, and the remediation of stream reaches downstream of the realignment. All in-stream works will be carried out 'in the dry' using staged flow diversions, with fish salvage completed before any in-stream work commences;
- Groundwater management — dewatering will be required during peat excavation, deep trench construction, and wastewater pump station wet well excavation. Dewatering discharge will not be directed to watercourses and will be managed to soak into the ground in accordance with the relevant certified ESCP;
- Ecological management — the CEMP establishes the framework for integrating the Ecological Restoration Management Plan (ERMP), Lizard Management Plan (LMP), and Native Freshwater Fauna Salvage and Relocation Plan (NFFSRP) into day-to-day construction management. Lizard salvage hold points, fish salvage hold points, and bird breeding season earthworks buffers (100 m default; 200 m where Threatened or At Risk birds are detected) are embedded in the certified stage CEMPs. Wetland buffers and no-go zones are established before earthworks commence in proximity to wetland features;
- Dust management — dust suppression by water truck or equivalent will be applied to exposed surfaces, haul roads, and stockpiles. If dust cannot be controlled during high winds, works will cease until conditions improve;
- Noise management — construction noise will be managed in accordance with NZS 6803:1999 and specific noise conditions. All construction equipment will be fitted with standard noise mufflers and operated within the permitted construction hours;
- Traffic management — a Construction Traffic Management Plan (CTMP) will be certified in accordance with resource consent conditions. All construction traffic will use designated access points on Peka Peka Road (primary) and Paetawa Road (Stage 1A only);
- Waste and fuel management — procedures will be in place to ensure that waste is not discharged on site and that fuel storage and refuelling is managed to avoid contamination of soil and water; and
- Monitoring and reporting — water quality monitoring (turbidity) will be undertaken at upstream and downstream locations on Ngarara Stream throughout the earthworks period. ESC device inspections and audits, groundwater monitoring, and ecological hold point verification will be coordinated and reported to GWRC and KCDC in accordance with resource consent conditions.

7.2.8.5.2 Key Environmental Management Outcomes

The CEMP is designed to ensure that construction activities avoid, remedy, or mitigate adverse environmental effects to the greatest extent practicable. Key intended outcomes include:

- No discharge of sediment-laden runoff to Ngarara Stream or adjacent wetlands above the thresholds specified in the certified ESCP, through a combination of staged earthworks, certified ESC devices, flocculation management, and monitoring;
- No direct discharge from dewatering to watercourses, with all pumped groundwater managed through the certified ESCP discharge system;
- No direct effects on fish during in-stream construction, through mandatory fish salvage before all watercourse works and 'in the dry' construction methodology for the Ngarara Stream realignment;
- No direct effects on lizards in high-quality habitat, through mandatory lizard salvage and translocation hold points before any dune vegetation clearance;
- Minimised disturbance to Threatened and At Risk wetland birds during construction, through the seasonal earthworks buffer regime and pre-clearance bird surveys embedded in the certified stage CEMPs;
- Retention of all SNA wetland features (Te Harakeke Swamp and Peka Peka Road Swamp) within fenced no-go zones throughout the construction period; and
- Progressive revegetation of completed earthworks areas in each phase, linked to the phased planting programme in the ERMP, to minimise erosion risk and support ecological restoration outcomes.

7.2.8.5.3 Implementation

A stage-specific CEMP — alongside a ESCP and FMP — will be submitted for Council certification before earthworks commence for each phase of the development. Stage CEMPs will include full detail on the ecological management requirements, ESC methodology, groundwater management, haul road and traffic arrangements, and monitoring programme applicable to that stage.

Environmental incidents must be reported to the relevant council within 24 hours. Monitoring reports will be submitted at the intervals required by the applicable resource consent conditions. The CEMP framework will be reviewed and updated progressively as construction advances, with adaptive management applied where monitoring identifies a need for improved performance.

The full draft CEMP — prepared by Landlink Limited (Project 2911, March 2026) — is submitted as a supporting document to this application and should be read in conjunction with the Ecological Restoration Management Plan, Lizard Management Plan, Native Freshwater Fauna Salvage and Relocation Plan, Stormwater Management Plan, and Construction Traffic Management Plan.

7.2.8.6 Non-Potable Water Supply

Rule INF-MENU-R28 of the District Plan specifies permitted activity requirements for the installation of 10,000L rainwater storage tanks for non-potable outdoor uses and indoor toilets, or 4,000L rainwater tanks for non-potable outdoor uses alongside a greywater re-use system for outdoor irrigation.

The proposal does not propose to meet this requirement, triggering a resource consent requirement under Rule INF-MENU-R35 as a restricted discretionary activity. Rule INF-MENU-R35 requires an application to demonstrate that the proposal will reduce water demand from residential development by at least 30% from the 2007 household average summer water use.

This requirement is addressed in section 9.4 of and an Appendix to the Engineering and Infrastructure Report. It confirms that the requirement is achieved, principally through universal water metering and the use of modern and efficient water fittings. The report notes that empirical data indicates reductions ranging between 48-53%.

The proposal incorporates rainwater re-use tanks sized proportionally to lot sizes. Such an approach is aligned with Kāpiti Coast District Council's storage guidance and achieves the water saving targets of Rule INF-MENU-R35.

7.2.8.7 High Voltage Transmission Lines

High voltage transmissions lines cross the Site in a generally north-south direction. The design of the proposal has responded to their alignment by including greenspace and stormwater infrastructure within the transmission corridor. Residential development has been positioned to achieve compliance with District Plan rules relating to the grid corridor i.e. accommodating building platforms clear of the national grid yard.

Non-compliance occurs in respect of Rule INF-MENU-R34 with earthworks within 12m of a support structure exceeding 300mm in depth. Resource consent is required as a restricted discretionary activity under Rule INF-MENU-R36.

The proposed earthworks, while not meeting permitted activity standards, will not impact on the support structure integrity nor operational access. The earthworks will not impact on ground to conductor clearance minimums. Earthworks in proximity to support structures do not undermine, load or encroach on foundation structures. Access to each tower is maintained,

The Applicant has been engaging with Transpower as part of the design and development of the proposal as detailed in section 6. Proposed conditions of consent address work in respect of national grid infrastructure.

Any impacts on the grid corridor and assets, including support structures, are assessed as being negligible.

7.2.8.8 Gas Transmission Pipeline

A Gas transmission pipeline crosses the Site along its western edge. Rule SUB-DW-R12 provides for the subdivision of land within 10m of either side of the centre line of a high pressure gas pipeline as a restricted discretionary activity. The rule requires compliance with all other relevant subdivision standards applicable to the zone. Because the proposal does not comply with those standards, resource consent is required as a discretionary activity under Rule SUB-DW-R15.

Potential effects to be managed relate to potential impacts during construction, maintaining access arrangements for maintenance and inspection, and compliance with 'AS 2885 Pipelines – Gas and Liquid Petroleum – Parts 1 to 3'.

The pipelines enter the Site at its northern boundary within the Te Harakeke Swamp area (proposed Lot 5310) then enter into proposed Lot 2 where they are identified through an easement. They then run along the proposed road (Lot 4000) and enter into Lot 5310 again. Access arrangements are therefore unimpeded from the existing situation.

Proposed conditions of consent control the management of physical works in relation to the pipelines. They have been developed in consultation with First Gas. A consent notice, proposed for Lot 2, addresses ongoing compliance with AS 2885 Pipelines 0 Gas and Liquid Petroleum – Parts 1 to 3.

Any impacts on the proposal on the existing gas transmission pipelines will be appropriately managed.

7.2.8.9 Utilities

Section 10 of the Engineering and Infrastructure Report addresses the provision of utilities noting that the installation of utilities will be coordinated with the road corridor design. As noted in the Engineering and Infrastructure Report, services will be installed in accordance with KCDC LDMR trenching standards and utility provider requirements.

Consultation outcomes with utility providers are detailed at section 6.

No reticulated gas supply is proposed – although its future provision is not precluded.

Conditions of consent address requirements for the provision and installation of utilities.

7.2.8.10 Infrastructure Summary

The Engineering and Infrastructure Report confirms that infrastructure and civil design has been informed by supporting technical assessments, coordinated with the development layout and staging strategy, and tested through modelling and consultation.

The proposed design aligns with NZS 4404 and the KCDC LDMR, responds to natural hazards, supports ecological outcomes and is, in principle, supported by KCDC.

The proposed infrastructure can be delivered to ensure each phase of the proposal is appropriately serviced and will not result in any significant adverse impacts. Conditions are proposed to secure this outcome.

7.2.9 Noise Effects

An assessment of the construction and operational noise effects of the proposal is provided in Appendix 31.

7.2.9.1 Operational Noise

The assessment confirms that the proposal would meet the operational noise standards of the District Plan as prescribed by Rule NOISE-R2 applicable to the rural zones.

The proposal seeks to establish a local centre that would, in addition to residential activity, accommodate commercial activities. Those activities are assessed as readily complying with District Plan noise standards when measured at receivers outside of the application Site.

However, the rural zone noise standards are inappropriate in managing the effects of commercial activity within the Site, relative to other receivers within the Site. The assessment therefore recommends adoption of noise standards from the District Plan for the Local Centre Zone, to be secured by conditions of consent. This would address noise effects from future commercial activity on surrounding receivers within the Site.

In addition, the assessment also considers the effects of noise on sensitive receivers that may co-locate within the local centre i.e. apartments that may establish within the centre. To address this potential effect, the assessment recommends conditions that would require acoustic treatment for noise sensitive activities.

The recommended conditions are included in the proposed conditions in Appendix 33.

With the imposition of these conditions, the proposal will appropriately address any potential operational noise effects in a manner that is consistent with the noise provisions of the District Plan.

7.2.9.2 Construction Noise

Construction noise is permitted by the District Plan, subject to compliance with NZS6803:1999 Acoustics – Construction Noise.

The assessment notes that the noisiest activity from the proposal will result from enabling earthworks and civil work.

The assessment considers nearby receivers and notes that, relative to the proposed works, many receivers are significantly separated. This will result in the proposed works achieving compliance with District Plan standards in respect of those receivers.

Relative to receivers that are in closer proximity i.e. closer than 100m, the assessment identifies the location of these properties and focusses on the effects on them. Enabling works near to these properties will comprise of bulk earthworks, recontouring, the construction of roading and the installation of services.

7.2.9.2.1 Peka Peka Road Receivers

The assessment considers the effects of construction activities on the closest receivers and concludes that the noise levels “will comply with the permitted construction noise limit of 70 dB L_{Aeq} without any specific noise mitigation or management.” Given compliance will be achieved in proximity to the closest receivers, it follows and is confirmed by the assessment, that compliance will be achieved elsewhere.

7.2.9.2.2 Paetawa Road Receivers

107 and 109 Paetawa Road are the closest noise receivers, with the construction of the access to the Paetawa Road allotments being the element likely to generate the highest level of noise.

The proposal is to manage the construction works for comply with District Plan standards. The assessment notes that that can be achieved through a combination of measures:

- Managing the type of machinery used;
- Utilising smaller machinery to complete high noise generating work;
- Completing high noise generating work when buildings are unoccupied;
- Utilising temporary acoustic screening ; and
- Undertaking works within specified construction hours.

To secure these requirements, it is proposed that a Construction Noise Management Plan be prepared, for Council certification that compliance will be achieved, prior to construction works commencing for the Paetawa Road access. The Construction Noise Management Plan will, at a minimum, address the following:

- A requirement that the District Plan permitted activity standard be achieved;
- Limitations on working hours for specific activities and work areas;
- Specifications and requirements for acoustically effective barriers that must be installed prior to commencement of specific activities;
- Minimum separation distances for compliance with the noise limits in the consent conditions;
- Details for advising the occupiers of the neighbouring buildings of the works, including when the highest noise levels can be expected;
- Details for ensuring that contractors and operators on site are aware of the requirement to minimise noise effects on the neighbouring sites; and
- Procedures for response to neighbour’s concerns and dealing with any complaints.

Because a principal contractor has not been appointed, and therefore details regarding the type of equipment to be utilised or the construction methodology proposed are absent, a draft Construction Noise Management Plan has not been provided. Rather, this matter is secured by a proposed condition of resource consent.

With the imposition of this consent condition, and associated management measures, the noise assessment confirms that compliance with the District Plan permitted activity standard will be achieved.

7.2.9.2.3 Construction Noise Summary

Notwithstanding the conclusion of the assessment that construction noise requirements will be complied with, the assessment recommends conditions of consent related to construction activity. Those conditions relate to:

1. Maintenance of the access from Peka Peka Road to the Site;
2. Time restrictions for construction work;
3. The preparation of a Construction Noise Management Plan in respect of 107 and 109 Paetawa Road; and
4. The imposition of construction noise limits.

These conditions are reflected in the proposed conditions set out in Appendix 33.

The proposal will resultingly meet the permitted activity standard of Rule NOISE-R14 of the District Plan relating to construction noise, so that construction noise effects will be appropriately managed.

7.2.9.3 Noise Insulation

The Site adjoins the Kāpiti Expressway along its eastern boundary, with the Expressway being a noise source resulting from passing vehicles. The District Plan prescribes an approach to managing noise sensitive activities through Rule NOISE-R14.

Standard (1)(f) applies to a noise sensitive activity that is more than 40m but less than 80m away “from the nearest edge of the carriageway of [a] transportation noise effect route¹⁵” and requires that the noise sensitive activity is protected from noise arising from outside the building by ensuring a specified level of noise insulation.

Standard (2) applies a similar approach to a noise sensitive activity within 40m of the edge of a state highway, or any transport corridor designated for state highway purposes.

Standard (4) prescribes mechanical ventilation requirements for buildings that are subject to either standard (1)(f) or (2).

As noted in the supporting assessment, compliance can be demonstrated by various pathways. The assessment recommends that compliance is confirmed prior to the construction of a dwelling on each affected allotment. Those lots are identified in a proposed condition to be secured against the record of title for each affected lot through a consent notice.

With the imposition of the conditions requiring compliance with Rule NOISE-R14, the proposal will appropriately manage noise effects from the State Highway corridor in accordance the existing permitted activity approach of the District Plan. Consequently, any noise effects from the state highway corridor will be appropriately managed.

7.2.9.4 Existing Consent Notice – Expressway Noise and Vibration

The Site is subject to an existing consent notice¹⁶ that prescribes acoustic treatment requirements for future development on the Site. The assessment notes that the consent notice and the District Plan standards generally deliver the same outcomes, but contain some differences meaning that future owners would find difficulty in demonstrating compliance with the requirements of Rule NOISE-R14 and the consent notice (or vice versa). Consequently, the assessment recommends that only one requirement applies.

¹⁵ Defined as the existing alignment of State Highway 1 through the district, and includes any future route(s) identified within the Plan as an alternative route for this highway.

¹⁶ Detailed as part of the Title Report at Appendix 1.

The differences relate to:

- Distance – Rule NOISE-R14 applies for a distance of 80m from the sealed edge of the Expressway, where the consent notice applies for a distance of 100m;
- Acoustic treatment requirements – the two options specify different outcome measures. The assessment considers that the requirements of Rule NOISE-R14 will deliver a higher level of protection from road traffic noise;
- Mechanical ventilation requirements – no difference between the two options;
- Compliance pathway at building consent – the requirements of Rule NOISE-R14 provide a more straightforward compliance pathway that does not require traffic noise modelling, resulting in a more efficient compliance process.

The supporting assessment considers that the performance standards of Rule NOISE-R14 provide a more robust and workable set of controls to address noise from the Expressway. On that basis, the conditions proposed with this application adopt those controls. The Applicant will seek the cancellation of the existing consent notice outside of this process.

In addition to noise controls, the consent notice also specified vibration controls, requiring any new noise sensitive activity within 100m of the sealed edge of the Expressway to be designed, constructed and maintained to achieve road-traffic vibration levels complying with Class C of NS 8176E: 2005. A pathway to demonstrate compliance is not provided in the consent notice.

The assessment notes that future owners will need to engage a consultant to measure and predict vibration levels on each relevant allotment in order to determine whether treatment is required and what that may be. This will add compliance costs.

The assessment considers that this is not required as a result on the separation distance from the Expressway and the closest building platforms. The assessment notes:

“In our experience, a well-maintained road network should not give rise to a level of vibration likely to cause annoyance or complaints at distances where built development within the Site could reasonably be anticipated.

Land use controls managing vibration effects from operational road networks are very rare throughout New Zealand. It is generally accepted that significant levels of vibration extending beyond the state highway network are unusual; and in the unusual circumstances where effects do arise, the vibration can and should be remedied at source (i.e., by the roading authority).”

The assessment then records the following:

“We have reviewed the vibration evidence that accompanied the Notice of Requirement for the designation and resource consent applications for the Mackays to Peka Peka Expressway proposal. This information confirms that there is no evidence of operational vibration effects extending onto adjacent land where built development would be likely to occur.”

And then offers the following conclusion:

“Based on the above, we have not identified any requirement for any building vibration controls to apply to the Site. We recommend that the consent notice is amended or cancelled so that it does not “flow down” to new lots adjacent to the Expressway.”

As noted above, the Applicant will seek cancellation of the consent notice outside of this process. The Panel can take comfort that, based on the advice of the supporting assessment, any potential vibration effects from the Expressway do not need specific management as part of the proposed consent conditions.

7.2.9.5 Noise Effects Summary

The proposal raises noise considerations relating to operational noise, construction noise, and reverse sensitivity effects from the adjoining state highway corridor.

The supporting noise assessment confirms that operational noise requirements will be met and proposes to manage noise effects from the proposed centre, by way of conditions, with reference to existing District Plan standards. Construction noise standards will be met, and the proposal will adopt existing District Plan standards to the management of noise effects from the state highway.

These matters are secured by proposed conditions of consent.

Consequently, any potential noise effects of the proposal will be appropriately managed, and the proposed conditions will manage the ongoing operational noise requirements of the proposal.

7.2.10 Natural Hazard Effects

The Site is subject to flooding and geotechnical hazards that have been considered in the supporting Flood Hazard Assessment and Geotechnical Assessment.

In respect of flooding, the Flood Hazard Assessment confirms that the finished design level will provide for suitable and hazard free Site for built development. The proposal will also have the positive effect of reducing flood impacts on the majority of surrounding properties with less than minor increases in flood depth in isolated instances, within areas already subject to a flood hazard.

The supporting Geotechnical Assessment finds that, subject to matters secured by conditions of consent, the Site is suitable for the proposed development and does not give rise to any section 106 matters that would warrant the subdivision consent being declined.

The Site is not known to be, nor is it mapped in the District Plan as being subject to any coastal hazards.

Overall, natural hazard effects are concluded to be appropriately addressed and will not give rise to any significant impacts.

7.2.11 Archaeological Effects

Appendix 27 contains an Archaeological Assessment of Effects (AAoE) in support of the proposal. Appendix 28 contains a draft Archaeological Site Management Plan.

The AAoE notes that there are 21 recorded archaeological sites within the project area and that it is likely that other archaeological sites may be disturbed as part of project earthworks. Such sites would be protected under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTAA). Archaeological sites are defined as historic heritage under the RMA, meaning that their protection from inappropriate subdivision, use and development is a matter of national importance under section 6(f) of the RMA.

The 21 recorded sites are shown in Figure 57 below:

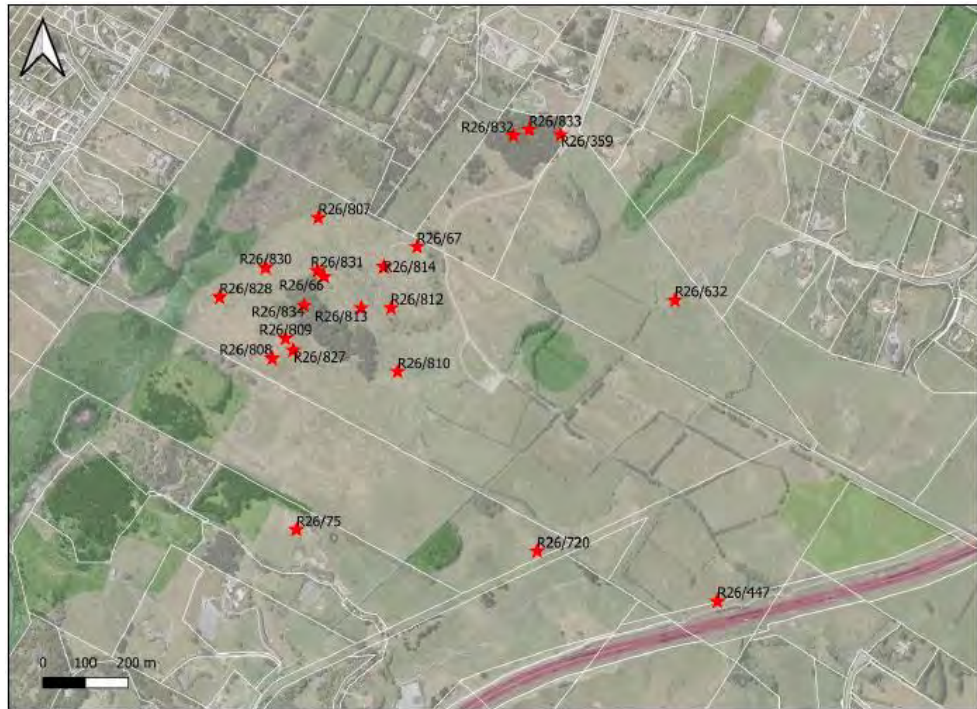


FIGURE 57: Recorded archaeological sites on the project Site.

The sites are predominantly middens, which the AAoE notes is the most common site type that is found on the Kāpiti coast.

The AAoE notes that potential for the discovery of further archaeological sites is highest in the dune landscape on the Site, with the lower-lying areas having a lower probability of discovery. Sites are most likely to be associated with pre-european settlement use of the Site by Māori. Sites are most likely to be middens and/or fire hearths. There is potential for the discovery of kōiwi.

Unrecorded sites are most likely to be located below the surface, but within the upper 1m of soil.

Of the 21 known archaeological sites, the majority are within the area of proposed earthworks. Six sites are located in areas where no or minimal earthworks are proposed, and may therefore be undisturbed by the proposal. Where sites are unable to be avoided, or where new sites are uncovered by earthworks, archaeological monitoring will allow for the capture and recording of archaeological features.

The AAoE makes the following recommendations:

1. An Archaeological Authority should be sought from HNZPT to cover the earthworks for the entirety of the proposed Project Area.
2. An Archaeological Site Instruction needs to be developed to outline the archaeological monitoring strategy.
3. All cut earthworks for the proposed subdivision must be monitored by an archaeologist.
4. All archaeological sites that are uncovered must be recorded by an archaeologist. Samples may need to be taken for analysis and radiocarbon dating.
5. Archaeological sites that are uncovered during the works will hold Māori cultural values, and tangata whenua need to be consulted with regarding the Archaeological Authority application and this assessment report.

An archaeological authority will be sought from HNZPT, separately from this process. This application will be supported by an Archaeological Site Management Plan that has been prepared as a draft and is provided with this application also. This addresses recommendation 2 above.

Recommendation 3 is secured by a condition of consent, provided in Appendix 33.

Recommendations 4 and 5 will be addressed through the archaeological authority process. An accidental discovery protocol, proposed by a condition of consent, also addresses matters relating to accidental discovery.

The AAoE notes that these recommendations, tied to the required archaeological authority, will appropriately manage effects on historic heritage (i.e. archaeological sites). The effects of the proposal on archaeological considerations will therefore be appropriately addressed and will not give rise to any significant effects.

7.2.12 Effects on Productive Land Capacity

7.2.12.1 National Policy Statement for Highly Productive Land

Recent amendments to the NPS-HPL have had the effect of generally excluding Land Use Capability (LUC) 3 land. Specifically, Clause 3.5(7) of the NPS-HPL states:

Until a regional policy statement containing maps of highly productive land in the region is operative, each relevant territorial authority and consent authority must apply this National Policy Statement as if references to highly productive land were references to land that, at the commencement date:

- (a) is
 - i. zoned general rural or rural production at the commencement date; and
 - ii. LUC 1, 2, or 3 land; but
- (b) is not:
 - i. identified for future urban development at the commencement date; or
 - ii. subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle; or
 - iii. subject to a resource consent application for subdivision, use or development on LUC3 land for any activity other than rural lifestyle, where that consent has been lodged at or after the commencement date.

With reference to Clause 3.5(7)(b)(iii), the proposal is not for rural lifestyle development and therefore the restrictions of the NPS-HPL on LUC 3 land do not apply, where prior to amendment a restriction did exist.

Prior to that change, the Applicant commissioned an assessment of the effects of loss of the areas of the Site that are LUC 3. Notwithstanding the change that has occurred, and for completeness, a summary of that assessment is provided below, with the full report provided as Appendix 32.

7.2.12.2 Soil and Land Use Assessment

Appendix 32 contains a Soil and Land Use Assessment in support of this application, prepared by AgFirst. That report also contains, as an appendix, a detailed land use capability assessment for the Site prepared by LandVision. This assessment provides detailed site-specific mapping of LUC across the application Site.

Based on the New Zealand Land Resource Inventory, approximately 67 hectares of the Site is classified as LUC3. The balance of the Site is classified as LUC 6. The more detailed LUC mapping specific to the Site has identified that an area of 42.5 hectares is LUC 3 and that the LUC 3 areas are not large and cohesive, but rather interspersed with wetland areas and areas of LUC 4 and 6 land. There is also a significant overlap between the mapped LUC 3 areas and flood hazards on the Site.

The assessment provides a detailed breakdown of the soil types as well as the land use classifications applicable to the Site. It then considers the productive potential of the Site, the applicable regulatory environment, a comparative assessment with other growth areas in the Kāpiti district, and impacts on the productive potential of the district. These aspects are summarised in the following sections.

7.2.12.3 Productive Potential

The extent of LUC3 land at a farm scale is 42.5 hectares but, not all of this land is accessible for primary production. That effects areas is 26 hectares which itself is subject to a range of significant constraints that the assessment considers limits its versatility for primary production.

The assessment records that, since 2023, significant investment has been made by the current lessee of the land in pasture renewal, fencing, drain clearance and pest control. Nevertheless, in addition to the inherent soil limitations, there are further limitations in fencing, stock water infrastructure, a wool shed and yards, and the need for ongoing pest and weed control.

The LUC 3 land consists of poorly to very poorly drained peaty depressions and swamp margins intertwined with Class 6s5 sand dunes. These soils have a high water table, making them prone to pugging and difficult for machinery to access, especially during wet periods. Drainage of these peat soils is problematic due to water table fluctuations, the risk of peat shrinkage, and the reliance on an extensive drain network subject to the wider catchment's drainage capacity, which is beyond the farmer's control.

The assessment considers a range of potential productive land use options for the Site but notes that these options are limited, and that their productive capacity is significantly constrained by physical, economic and regulatory factors.

The options considered include sheep and beef, dairy support, cropping (particularly maize) and forestry.

Sheep and beef is considered the most suitable use, however would require additional drainage investment. The principal limitation to this use is poor drainage impacting on stocking rates and limiting stock access during wet periods.

Dairy support is not considered to be viable during the winter period due to wetness in the LUC3 areas. The assessment considers the risk of pugging and soil damage to be high and therefore making the use impractical.

Cropping is impacted by the available area and restrictions from the soil type, drainage restrictions and high water table. Maize cropping on this soil is unsuitable due to management of cultivation, sowing and harvesting dates and fertiliser application, due to the wet soil type and the risk of soil damage from machinery. Further, the assessment considers the risk of crop failure or low yields to be high due to the risk of delayed planting or harvest resulting from wet soils. The fragmented nature of the croppable areas further limits viability.

Lastly, forestry is impacted by peat soils having a high water content and nutrient composition that can be deficient in nutrients, hindering the establishment and growth of trees in these soils. Pine growth benefits from well drained and dry soils with readily available nutrients. The peat soils on the site do not provide for these requirements making this land use option unsuitable.

The assessment then considers the economic viability of the LUC 3 soils, noting that further investment is required for any of the options that have not been accounted for in the gross margin calculations provided. The assessment does not consider any of the options to be economically viable. Also considered is the economic viability of whole of farm productive potential, based on the same land use options. The assessment considers sheep and beef, or dairy support to be the most suitable, but due to low stocking rates, the profitability of these options is unable to be maximised. The assessment considers the land uses to be economically unviable.

Overall, the specific limitations of the Class 3 soils, including poor drainage and fragmentation, make many potential agricultural uses unsuitable or impractical. For instance, dairy support is not viable over winter due to pugging risk, cropping (like maize) faces high risks of failure or low yields due to wet soils and machinery access issues, and forestry is unsuitable due to high water content and nutrient deficiencies. Even the most suitable option, sheep and beef farming, is considered unlikely to be economically viable after accounting for significant capital expenditure, interest, rent, and tax.

7.2.12.4 Fragmentation

The NPS-HPL, in directing regional council to map highly productive land, notes that where possible, the boundaries of large and geographically cohesive areas must be identified by reference to natural boundaries or legal or non-natural boundaries and that small and discrete areas of LUC 1, 2 or 3 land need not be included if they are separated from any large and geographically cohesive area.

The assessment identifies that the majority of highly productive land in the area is fragmented within the Site boundary and is otherwise fragmented by the motorway. There is no large and geographically cohesive area of LUC land that the LUC land would be severed from.

7.2.12.5 Regulatory Environment

There is a significant degree of change occurring to the regulatory environment applicable to the freshwater and farming environment. The assessment provides a summary of the regulatory environment, highlighting the specific requirements and restrictions that further impact on the viability of farming operations on the Site, such as through cost imposition or restrictions on stock access for example.

The regulatory environment, when considered in the context of the significant soil limitations of the Site, further compounds the economic unviability of achieving a productive land use of the Site.

7.2.12.6 Comparative Assessment of Other Growth Areas

A comparative assessment is provided of the productive potential of the Site when compared to other growth areas in the Kāpiti district, with reference to 'Te Tupu Pai', KCDC's growth strategy. That assessment indicates that the Site is the lowest priority for protection for land-based primary production.

Other areas that were considered by the assessment and earmarked for growth have better soils such as LUC 1 land near Elizabeth Street on the periphery of Waikanae and the Hautere area located entirely within LUC 2 and LUC 3 soils. The assessment considers that the removal of the Hautere area would have a far more significant impact on the productive capacity of the district than the area of highly productive soils on the application Site.

These other land parcels have better soils that are better drained and provide for larger cohesive parcels and a greater extent of potential land use options.

7.2.12.7 Productive Land Summary

12.9% of the Kāpiti district (9,431 hectares) is classified as being highly productive land. Of that, 10% or 7,299 hectares is LUC 3 (LUC 1 is 885 hectares and LUC 2 is 1,247 hectares). The assessment considers that the removal of the LUC 3 land on the application Site is unlikely impact on the productive capacity of the district, particularly given the range of constraints that negatively impact the productive capacity of the Site.

In summary, the supporting Soils and Land Use Assessment concludes that, given the inherent physical limitations, economic unviability of primary production, existing fragmentation, and regulatory barriers, the urban subdivision of the Site will result in a less than material loss of the productive capacity of the Kāpiti district.

On that basis, the effects of the loss of the LUC3 from any potential productive use, are not a barrier to consent being granted to the proposal.

7.2.13 Economic Effects

Appendix 29 contains an Economic Assessment prepared in support of this application, along with a supplementary addendum responding to a peer-review of the primary assessment commissioned by KCDC.

Appendix 30 contains an assessment of Local Centre potential and school age demand.

7.2.13.1 Kāpiti Coast District Population and Employment Growth

Population growth in the Kāpiti District is detailed at section 8 of the Economic Assessment. The assessment notes that the population has grown from 42,700 to 57,700 over the period of 2000 to 2024, or a 35% increase. Comparatively, the Wellington region grew by 26%, highlighting the stronger growth experienced in Kāpiti as a result of its attractiveness as a place to live, and an ongoing demand for housing in the area.

Relatedly, employment in the area has increased by 25% over the period 2015 – 2024. This growth in employment outstripped population growth over the same period. The assessment considers this to highlight “an increase in the self-sufficiency of the area, which currently has approximately 0.3 jobs per capita”, slightly below the regional average of 0.5 which is reflective of peripheral location of the district and a higher proportion of retirees living in the area.

The Site is located centrally within the district and is proximate (within a 20 minute drive-time) of more than 11,000 jobs in the district.

7.2.13.2 Greenfield Residential Capacity

The assessment considers both the existing and planned availability of greenfield development on the Kāpiti coast. This is based on the medium term (i.e. 10 year) ‘reasonably expected to be realised’ greenfield capacity in the study area. The assessment considers this timeframe “to be the most relevant period, when determining whether the housing market will function efficiently, and meet demand in terms of dwelling, price and location.”

The key aspects identified by the assessment are that:

- There are currently three greenfield developments supplying dwellings/lots within the study area.
- In total, these three developments will supply approximately 314 dwellings/lots, of which, 133 remain to be developed/sold.
- There are six pipeline greenfield developments in the study area. These are expected to provide approximately 1,272 dwellings.
- Combined, the current and pipeline greenfield developments are expected to provide approximately 1,586 dwellings.
- All current and pipeline greenfield developments are small to moderate in scale (between 100 to 500 dwellings), and as a result, do not deliver broader amenities due to limited economies of scale.
- The proposal, by comparison, is significant due to it being one of the largest greenfield developments in the Kāpiti district in recent decades.

From this picture of greenfield supply, the assessment considers demand in the Kāpiti district. The assessment records that standalone dwellings accounted for the majority of sales in the district (87%) during the period of January 2023 to December 2024. Of those, the majority (64%) sold within a price range of \$600,000 to \$1,000,000. 24% sold above \$1,000,000.

A total of 2,360 dwellings were sold over the sample period, or 1,180 annually. Of the total sales, 360 dwellings, or 15% were new dwellings.

Dwelling demand in the Kāpiti district, based on the Council's 2023 Housing and Business Capacity Assessment¹⁷ (HBA), totals 13,888 dwellings over the 30 year period considered in the HBA. Over the short term, this reflects an annualised rate of 516 dwellings, and an annualised rate of 655 for the medium term period. Over the combined short and medium term period, this reflects an annualised rate of 548 dwellings.

As noted in the assessment, the HBA identifies¹⁸ that the Kāpiti district has “some of the worst levels of affordable housing and rent regionally and nationally” and that “95% of renters are unable to afford to buy a house within the Kāpiti district.

The HBA identifies that approximately 85% of future housing capacity is expected to come from infill and redevelopment. The assessment notes that infill housing is typically more expensive to deliver than greenfield development and may not effectively address the housing affordability challenges that the district faces. It also notes that the HBA does not consider or provide price points in its analysis of housing sufficiency.

Considering historical development patterns, the assessment notes that over the 2022 to 2024 period, some 49% of new dwellings were consented within existing urban areas, 43% were in greenfield locations and 8% were in rural locations.

The assessment notes that the HBA does not consider dwelling demand by seeking to distinguish demand by infill/redevelopment and greenfield. The assessment applies the recent consenting data (i.e. 43% of new dwellings in a greenfield location) to the medium term dwelling demand. This results in an annual greenfield demand of 236 dwellings over the short and medium term. The assessment considers that the adopted 43% figure is conservative, based on constrained land availability, with other urban areas across New Zealand typically showing 60-70% of demand in greenfield areas.

7.2.13.3 Greenfield Sufficiency

Considering the availability of greenfield capacity against the assessed greenfield demand, the assessment estimates that the Kāpiti district has 6 years of greenfield capacity remaining. This is not sufficient to meet medium term requirements under the NPS-UD. Including the proposal would increase this provision to 11.1 years, thereby meeting the short to medium term demand. This confirms the significance of the proposal in achieving the purpose of the FTAA.

7.2.13.4 Housing Affordability

The provision of greenfield housing can typically be bought to market at lower prices than new infill or redeveloped housing. This is due to greater economies of scale in greenfield development and as a result of lower land prices.

The assessment concludes that greenfield dwellings in the study area are brought to market for 92% of the price of infill dwellings on a per square metre basis. This trend is also seen in other urban areas. The assessment notes that this position is supported by a range of studies, including a 2011 study that considered major Australian cities.

¹⁷ https://wrlc.org.nz/assets/Documents/Documents/2025/09/HBA3-CHAPTER-5-Kapiti_16.02.24.pdf

¹⁸ Kāpiti Coast District Council – Housing and Business Capacity Assessment 2023, page 199.

7.2.13.5 Infrastructure Provision

The assessment records that the Kāpiti Coast District Council has planned a number of infrastructure investments in the Waikanae area to support future growth. The projects are identified in the Councils Infrastructure Strategy¹⁹.

The assessment notes that the private infrastructure investment required by the proposal will add to “critical mass that supports the timing of planned Council upgrades” such as the upgrading of the Waikanae reservoir. The delivery of a significant amount of new housing will support the cost recovery of Council upgrades through increased development contributions and rateable units, improve the financial efficiency of the planned upgrades and reduce the risk of delayed uptake.

7.2.13.6 FTAA Economic Considerations

The assessment considers that the proposal will “deliver significant economic benefits” for the region, and is consistent with the economic requirements of the FTAA. The assessment quantifies the economic impacts of the proposal and concludes that those impacts result in significant economic benefits.

As noted elsewhere, the purpose of the FTAA is to “facilitate the delivery of infrastructure and development projects with significant regional or national benefits.” Section 22(2) of the FTAA, with reference to the assessment of referral applications, specifies a range of criteria by which to assess whether a project would have significant regional or national benefits. Those of economic relevance to this proposal are:

- Section 22(2) For the purposes of section (1)(a), the Minister may consider –
- (a) Whether the project –
- ...
- (iii) will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020);
- (iv) will deliver significant economic benefits; and
- (v) will support primary industries, including aquaculture.

The assessment considers that the proposal would make a substantial contribution to the operation of a greenfield residential land and development market. This is particularly important given the significant shortage of greenfield housing supply in the Kāpiti district, assessed as being limited to 6 years. The effect of this proposal would be to double that capacity, to 11.1 years. That capacity increase supports the Council in achieving greenfield housing capacity to meet the medium-term capacity requirement of the NPS-UD.

The proposal is assessed as contributing an estimated \$261M to construction sector GDP and to support 1,600 FTE jobs. The assessment considers this to be a significant economic benefit. In addition, the supply of a significant number of dwellings into a supply constrained market, has the effect of providing a sufficient level of housing to meet demand, and increasing the affordability of housing overall through an increase in supply.

¹⁹ Kapiti Coast District Council - Infrastructure Strategy 2024-2054.
<https://www.kapiticoast.govt.nz/media/2frdvmbu/infrastructure-strategy-2024-54.pdf>

The proposal will support primary industries through an estimated contribution to primary sector GDP of \$58M, supporting an estimated 355 FTE jobs. The assessment considers this to be a significant economic benefit.

7.2.13.7 KCDC Peer-Review and Response

The Applicant supplied a draft of the Economic Assessment to KCDC who commissioned a peer-review of the assessment by Derek Foy and Michael Gordon of Formative Limited. The peer-review is supplied in Appendix 29.

The peer-review commented on the following matters:

- The reporting of residential capacity;
- Assumptions made in assessing demand and sufficiency;
- The sufficiency of the infrastructure analysis;
- The affordability analysis being partial, excluding consideration of household income and total living costs, and uncertainty of the affordability benefits;
- The presentation of economic benefits; and
- The sizing of the proposed local centre.

Appendix 29 also provides a response to the KCDC peer-review. The response references legal advice obtained by the Applicant that is provided as Appendix 39.

In respect of the reporting on residential capacity, the response notes that the primary economic assessment approached capacity based on an infill-greenfield split and that smaller greenfield development was accounted for as part of infill development.

The split based on infill or greenfield capacity was undertaken to understand the demand and supply of each time, rather than collective capacity. The assessment notes that the KCDC Housing and Business Capacity Assessment (HBA) does not make this distinction, rather reporting solely on stand-alone or joined housing. The peer-review response does not agree that infill capacity is available to make up for a shortfall in greenfield capacity, particularly when infill development rates are already relatively high.

The peer-review response does not agree with the peer-review conclusions regarding housing sufficiency, noting that the peer-review authors appear to prefer the conclusions of the HBA and dismiss the benefits of the proposal on the basis of already enabled housing capacity. The peer-review response notes that greenfield development is 'additive' to overall development, rather than redistributive. In the Wellington Region, the response notes that it is additive to a factor of 1.76, meaning that every 100 new greenfield dwellings are associated with a net additional 176 dwellings. This results in a net increase in growth, rather than redistributing existing growth more thinly.

For infrastructure, the peer-review response notes that the Site is located within an infrastructure funding service area in the KCDC Development Contributions Policy, suggesting that the area is anticipated to accommodate growth within the Waikanae catchment, and that growth related costs are reflected in the Council's Development Contributions policy. The response also notes that, more generally, the proposal would contribute to more efficient cost recovery on account of the rate of growth that will occur.

In respect of housing affordability, the peer-review response considers that the proposal would make a significant contribution to increasing competition and promoting competitive pricing. This approach supports the competitive operation of land and development markets. The peer-review response notes that new greenfield dwellings typically sell for 92% of the square metre price of new infill dwellings.

And finally in respect of economic impact, and drawing on the legal advice provided in Appendix 39, the peer-review response notes that the position taken by the peer-review is flawed. The purpose is to assess the benefits to be derived from this project. To adopt the approach of the peer-reviewers

would be to conclude that no project could demonstrate benefits because there would always be another project with which it can be contrasted.

The peer-review response concludes that the proposal will result in benefits that will significantly exceed costs. These benefits include:

- New greenfield development are estimated as being 176% additive. Therefore, the proposal would not simply provide for the capacity indicated, but would act as a catalyst for an additional ~910 dwellings;
- Due to the increase in housing stock, all GDP and employment benefits are a net addition. This means real world results are larger than presented, as the proposal would catalyse additional development;
- The proposal would result in additional funding to support the efficient cost recovery of infrastructure;
- The proposal would support a competitive land and development market, placing downward pressure on housing prices.

The peer reviewer's approach is considered to reflect a business-as-usual approach under the Resource Management Act, rather than reflecting the approach to economic benefits expected in the Fast-track Approvals Act context.

A legal opinion was also obtained from senior counsel which outlines the correct approach to an assessment of benefits under the Fast-track Approvals Act and confirms the approach taken by the applicant's economic advisor. A copy of this opinion is attached in Appendix 39.

The applicant has also discussed the KCDC's peer reviewers' approach with KCDC and sought confirmation that it supports the project, notwithstanding that it provides additional supply beyond areas already enabled for growth and increased intensification. Council's letter confirming this support is attached in Appendix 40.

The approach to the economic benefits of a proposal has been recently considered in a fast-track approval decision on the CDL 'Arataki' proposal for 171 houses. The Panel for that application noted that the Minister had already determined the project met the criteria for significant regional or national benefits when including it in Schedule 2 of the FTAA, but that the Panel was separately required under section 81(4) to consider the extent of those benefits.

The Panel in that case relied on the Applicant's Economic Impact Assessment, which identified benefits including 171 new housing units boosting regional supply, consistency with the NPS on Urban Development, and an estimated \$78 million in local GDP contribution over five years with significant employment generation. While HDC queried whether actual housing demand warranted the development given existing supply in the pipeline, no party formally challenged the economic assessment. The Panel ultimately concluded that, given its findings that adverse impacts were not significant (particularly after conditions were imposed), there was no need to inquire more deeply into the significance of the regional benefits, and it accepted the project had sufficient regional benefits to meet the purpose of the FTAA.

7.2.13.8 Local Centre

Appendix 30 provides an economic analysis in support of the proposed local centre, analysing the catchment and retail spend. It confirms that an estimated commercial floorspace of 3000m² (+/-) is appropriate to service the Site and surrounding catchment. Such a centre would be anchored by a supermarket of some 1000m² and a range of other commercial tenancies.

The KCDC peer-review notes that a local centre is supportable but that the appropriate size is overstated. No change is proposed as a result of the peer-review. The assessment confirms that a centre is appropriate, and indeed desirable, with an estimated size provided based on a catchment analysis. Further urban design considerations have proposed a design through a Precinct Plan, resulting in a size of 3500m² GFA.

Ultimately, the appropriateness of the centre size will be determined by the market response to the proposal. Provision of more commercial space to the market and community, not less, results in numerous social, economic and environmental benefits and supports a well-functioning urban environment.

The report also estimates the amount of school age children likely to reside within the developed proposed. Consultation with the Ministry of Education is detailed in section 6.

7.2.13.9 Economic Effects Summary

Based on the supporting economic assessments, the following conclusions can be drawn:

- The proposal will result in significant positive effects that are regional in scale. In addition to the dwellings enabled by this the proposal, the economic assessment concludes that greenfield development is additive, to a factor of 1.76, and will catalyse additional growth;
- The additional housing capacity will place downward pressure on land and housing prices, supporting the competitive operation of land and development markets in a manner that is consistent with the NPS-UD. The assessment notes that the proposal will supply dwellings to market at an average price of \$935,000, between \$280,000 to \$370,000 (20-30%) less expensive than the average sales prices of key developments in the study area;
- The proposal makes a significant contribution to greenfield land capacity in the Kāpiti district for which there is a medium-long term shortage. The proposal will increase greenfield development capacity by 85%, increasing available capacity to 11.1 years from the currently available 6 years of capacity;
- The proposal will result in significant economic benefits to the Kāpiti Coast District and Wellington region through its contribution to construction sector GDP and employment (\$261M and 1,600 FTE jobs), and general GDP and employment growth (\$35.9M and 326 FTE jobs) through population increase;
- The proposal provides for a local centre that supports local convenience retail and commercial services, supporting a well-functioning urban environment.

The proposal supports the purpose of the FTAA.

7.2.14 Subdivision Effects

A fee simple subdivision is proposed. Any future unit-title subdivision of multi-unit development would be undertaken separately, to reflect the construction undertaken. The proposed subdivision will accommodate built development in accordance with the bulk and location standards that are proposed. Testing of this approach, provided in Appendix 13, confirms the suitability of the proposed allotments for this purpose.

Legal and physical access is available to the Site, and will be provided to each allotment. Roads will be vested as shown in Appendix 4, rights of way are proposed in isolated instances to serve rear lots, and four JOALs are proposed in the proposed local centre. Section 106(c) of the RMA is accordingly satisfied.

Servicing of the proposal can be appropriately achieved, as detailed in the supporting Engineering and Infrastructure Report. Servicing requirements are secured by consent conditions.

The proposal provides for and supports a well-functioning urban environment. Areas of increased density are provided in the area surrounding the proposed local centre, supporting density benefits and walkability, as discussed in the supporting Masterplan Design Report and Urban Design Assessment.

As detailed in the supporting Flood Hazard Assessment and Engineering and Infrastructure Report, extensive Site earthworks will ensure that the proposal is not affected by a flood hazard. All allotments have been designed to be free from inundation from a 1% AEP flood event. The Site is suitable for

built development, as confirmed in the supporting Geotechnical Assessment. Conditions of consent implement recommendations from the Geotechnical Assessment to ensure any land instability effects are appropriately managed. Section 106(a) of the RMA matters are accordingly satisfied.

The NPS-HPL is not applicable to the proposal and does not present a restriction to the granting of a subdivision consent.

Subdivision effects are accordingly considered to be less than minor.

7.2.14.1 Jointly Owned Access Lots

A feature of medium density housing and good urban design is that vehicle access to dwellings is often provided from the rear of lots rather than directly from the street. This reduces the number of vehicle crossings along the road frontage and allows buildings to present a more active and pedestrian-friendly interface to the street.

In addition to traditional rights of way are utilised to provide access to some residential rear lots, rear vehicle access to several lots within the subdivision is provided via Jointly Owned Access Lots. JOALs are a recognised subdivision mechanism that function in a similar way to traditional shared rights of way but with clearer ownership arrangements, as the accessway is created as a separate lot jointly owned by the benefiting properties. JOALs are commonly used in medium density developments to enable rear access while maintaining active street frontages and reducing vehicle crossings.

A JOAL is created as a separate lot through subdivision and is jointly owned by the properties that benefit from its use. Each benefiting lot holds an undivided share in the access lot. This structure provides a clearly defined legal parcel for the accessway and ensures that all benefiting properties share responsibility for its use and maintenance. From a functional and infrastructure perspective, JOALs operate in a similar way to traditional shared rights of way. However, they provide clearer ownership arrangements, which can simplify long-term management and maintenance responsibilities.

The use of JOALs does not create any unusual servicing requirements. Public utilities such as wastewater laterals, water supply connections, telecommunications, and power can be located within JOALs in the same way that they are commonly installed within shared rights of way. Where required, easements can be created over the JOAL to protect public infrastructure and enable access for maintenance. This is standard subdivision practice and is consistent with how infrastructure located within private rights of way is managed.

Three JOAL typologies are proposed within the subdivision:

- Type 1 – Minor Rear Access
 - 5 m legal width
 - 3 m vehicle formation
 - serving two rear lots
- Type 2 – Shared Rear Lane
 - 7 m legal width
 - 5.5 m vehicle formation
 - no footpath
 - serving rear vehicle access to superlots that also have pedestrian frontage to the road reserve
- Type 3 – Shared Rear Lane with Pedestrian Path
 - 7 m legal width
 - 5.5 m vehicle formation
 - 1.5 m footpath
 - serving rear vehicle access to superlots without direct road frontage.

Full design details will be confirmed at the Engineering Plan Approval stage.

7.2.15 Mitigation and Monitoring

Clause 6(1)(d) of Schedule 5 requires:

A description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity.

In addition, Clause 6(1)(g) of Schedule 5 requires:

If the scale and significant of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved.

Mitigation and monitoring measures are described in the respective supporting technical assessments and are detailed and secured through proposed consent conditions. Monitoring is required for general construction works, including cultural outcomes, and with a particular focus on ecological outcomes. Conditions of consent address these requirements.

7.2.16 Effects Assessment Summary

Overall, significant positive effects will result from the proposal. Significant economic benefits will result as detailed in this assessment and supporting economic assessments. This master planned development is highly responsive to its setting and will result in a high quality living environment for residents. The proposal will also result in positive ecological effects overall. Development feasibility and servicing is achieved as outlined in this application and the supporting material.

As demonstrated in this assessment and supporting technical assessments, all adverse effects can be appropriately managed, including by way of consent conditions, such that the proposal will not result in adverse effects that can credibly be claimed to be out of proportion to the project's benefits.

8 Other Statutory Considerations

Clause 5(1)(h) of Schedule 5 of the Act requires an assessment of the proposal against any relevant provisions of documents listed in Clause 5(2). Those documents are:

- a national environmental standard;
- other regulations made under the Resource Management Act 1991;
- a national policy statement;
- a New Zealand coastal policy statement;
- a regional policy statement or proposed regional policy statement;
- a plan or proposed plan; and
- a planning document recognised by a relevant iwi authority and lodged with a local authority.

An assessment of those documents, as relevant to this application, is undertaken below.

Part 2 of the Resource Management Act is also considered, for completeness.

8.1 Approach to Assessment

Appendix 36 contains a detailed assessment of the proposal against the provisions of the District Plan, Natural Resources Plan and National Policy instruments.

A summary of the relevance of each NPS, and the consistency of the project with it, is provided below.

8.2 National Policy

8.2.1 National Policy Statement on Urban Development

The proposal is considered to achieve consistency with the NPS-UD for the reasons set out below.

Based on the supporting urban design and economic assessments, and with reference to Policy 1 of the NPS-UD, the proposal is considered to contribute to a well-functioning urban environment. Specifically:

- The proposal will enable a range of housing types that will in turn meet a range of housing needs;
- The proposal has been designed following consultation with iwi and incorporating key feedback. Consequently, consistency with Objective 5 is also achieved;
- The Site is well located to the existing Waikanae urban area and along the strategic State Highway corridor. It has access to active mode infrastructure and to existing public transport;
- The proposal would support the competitive operation of land and development markets, in turn also achieving consistency with Objective 2;
- Reductions in greenhouse gas emissions will be supported through the provision of local commercial offerings and multi-modal transport connections; and
- The proposal provides for resilient development that has accounted for climate change impacts in its design.

The proposal is consistent with Policy 2 of the NPS-UD by making a substantial contribution to housing capacity in the district. This is particularly important as the Kāpiti district has a shortage of greenfield capacity beyond the short-term, as identified in the supporting economic assessment.

Policy 6 requires decision-makers to have particular regard to a number of specified matters. Of relevance to this substantive application are the matters in Policy 6(c), (d) and (e):

- 6(c) The benefits of urban development that are consistent with well-functioning urban environments;
- 6(d) Any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity; and
- 6(e) The likely current and future effects of climate change.

As noted above, and in the relevant supporting assessments, the proposal will achieve and contribute to a well-functioning urban environment, will make a substantial contribution to greenfield development capacity in the Kāpiti district and has been designed to account for climate change impacts and to provide for a development that is resilient to such effects. Consequently, consistency with the relevant aspects of Policy 6 is achieved and particular regard must be given to those benefits.

Policy 8 requires local authority decisions affecting urban environments to be responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments. While this proposal is not a plan change, and therefore is not directly within the ambit of Policy 8, the proposal will add significantly to development capacity, and will contribute to a well-functioning urban environment. The proposal is therefore consistent with the direction of Policy 8.

8.2.2 National Policy Statement for Freshwater Management

Overall consistency is achieved with the objectives and policies of the NPS-FM.

The NPS-FM contains a single objective, being:

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 effects of the proposal on natural inland wetlands and on the extent and values of rivers are assessed above at section 7.2.5.

8.2.2.1 Natural Inland Wetlands

Subpart 3 of the NPS-FM sets out specific requirements in relation to wetlands and rivers, as detailed above.

While the urban development pathway provided for by Clause 3.22(1)(c) does not directly apply to the proposal (because the application Site is not zoned for urban development and is zoned for rural purposes), this application has adopted the exception approach set out for urban development in the NPS-FM to assess the effects of the proposal as the proposal is for an urban development outcome, which is the outcome to be considered under the FTAA.

That assessment has concluded that the proposal has appropriately addressed wetland effects, resulting in no net loss of natural wetland extent. Further, as discussed above the proposal will result in substantial positive effects from the wetland enhancement proposed.

8.2.2.2 Rivers

The proposal will realign and re-naturalise an extent of the highly modified Ngārara Stream that runs through the Site. The proposal will not result in a loss of river extent. Recontouring and planting of the stream margins will further result in positive effects.

As discussed in the supporting EEA, the loss of artificial drains within the Site will not result in less than minor effects and these drains are not considered to fall within the definition of rivers.

8.2.2.3 Stormwater and In-Stream Structures

The supporting Stormwater Management Plan demonstrates that the proposal adopts a comprehensive and appropriate approach to stormwater management that has been designed to support ecological outcomes.

In-stream structures are necessary to facilitate the proposal and will be designed to achieve fish passage outcomes. A considered construction methodology, secured through conditions of consent, will ensure any temporary effects are appropriately managed.

8.2.3 National Policy Statement for Electricity Networks

The NPS-EN is relevant given the presence of electricity transmission infrastructure on the Site. The NPS-EN seeks to recognise, protect and provide for the national significance of the electricity network.

The primary relevance of the NPS-EN is to the Kāpiti Coast District Plan which has given effect to the previous NPS-ET. This observation is particularly relevant to policies 11 and 12 of the NPS-EN.

The proposal has been designed to avoid direct effects on the electricity network, to ensure reverse sensitivity effects are avoided and to ensure its maintenance, operation and upgrading is not compromised.

Consequently, the proposal is consistent with the outcomes sought by the NPS-EN.

8.2.4 National Policy Statement for Highly Productive Land

As detailed in section 7.2.12 the NPS-HPL is no longer relevant to the proposal.

Nevertheless, and based on a comprehensive assessment of the opportunities and constraints affecting the Site, the supporting assessment has concluded that the productive potential of the Site for farming is significantly constrained. The assessment concludes that an economically viable land-based productive use of the Site is unlikely given these constraints.

Moreover, and notwithstanding the recent amendments regarding LUC 3 land in the NPS-HPL, the Site does not contain a large and geographically cohesive area of highly productive land and the LUC 3 land is highly fragmented.

8.2.5 National Policy Statement for Indigenous Biodiversity

The NPS-IB contains a sole objective of maintain indigenous biodiversity so that there is at least no net loss in indigenous biodiversity and to achieve this:

- through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and

- by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and
- by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and
- while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.

Drawing on the EEA prepared in support of this application, it is clear that the proposal achieves consistency with the outcomes anticipated by the NPS-IB.

8.2.6 National Policy Statement for Infrastructure

The NPS-I came into effect on 15 January 2026 and applies to all infrastructure activities and infrastructure supporting activities, excepting renewable electricity generation activities and assets, and the electricity transmission and distribution network.

The objective of the NPS-I is to:

- ensure the national, regional and local benefits of infrastructure are provided for;
- enable infrastructure to support the social, economic and cultural wellbeing of people and communities and their health and safety;
- enable infrastructure to support the development and change of urban and rural environments to meet the diverse and changing needs of present and future generations;
- ensure infrastructure is well-functioning, resilient and compatible, as far as practicable, with other activities; and
- ensure infrastructure is delivered in a timely and efficient manner while managing adverse effects from or on infrastructure.

NPS-I policies relate to:

- providing for the benefits of infrastructure;
- the operational need or functional need of infrastructure to be in particular locations and environments;
- implications for spatial planning;
- enabling the efficient and timely operation and delivery of infrastructure activities;
- recognising and providing for infrastructure supporting activities;
- recognising and providing for Māori interests;
- assessing and managing the effects of proposed infrastructure activities;
- the operation, maintenance and minor upgrade of existing infrastructure;
- managing the effects of new infrastructure and major upgrades;
- planning for an managing the interface and compatibility of infrastructure with other activities; and
- assessing and managing the interface between infrastructure and other activities.

The proposal does not give rise to conflicts with the NPS-I. The proposal will be appropriately serviced by infrastructure in accordance with the supporting plans and technical assessments. Servicing is confirmed as feasible and secured by conditions of consent. The necessary infrastructure will not give rise to reverse sensitivity effects and is of a nature and type that is typical of an urban environment. The infrastructure strategy and design has been developed in close collaboration with KCDC.

Consistency with the NPS-I will be achieved.

8.2.7 National Policy Statement for Natural Hazards

Along with the NPS-I, the NPS-NH came into effect on 15 January 2026.

The NPS-NH has a sole objective of managing natural hazard risk to people and property associated with subdivision, use and development using a risk-based proportionate approach.

Natural hazard risk must be assessed using a risk matrix in accordance with Policy 1. Based on the supporting Flooding Effects Assessment and Geotechnical Assessment, it is considered that the risk associated with the proposal, subject to implementation of the details of the proposal, will be low.

Flood risk is avoided through the raising of the developed portions Site above the 1% AEP and geotechnical risks are managed through conditions of consent. This management approach is consistent with Policy 2.

Subdivision, use and development must be avoided, in accordance with Policy 3, where it is assessed as having a very high natural hazard risk. Policy 3 is not relevant here. Similarly, the proposal will not give rise to any natural hazard risk on other sites.

The assessment of flooding and geotechnical risks has been undertaken by suitably qualified experts based on the best available information, ensuring consistency with Policy 5. Climate change impacts have been considered in accordance with Policy 6, using climate change data to 2130.

Consistency with the NPS-NH is achieved.

8.2.8 New Zealand Coastal Policy Statement

The NZCPS is a relevant consideration given the location of the Site within the coastal environment. Relevant objectives and policies have been set out and assessed in Appendix 36 as well as in section 7.2.2 of the preceding assessment.

Of particular relevance are those objectives and policies relating to the preservation of natural character, the preservation of natural features and values, and the protection of indigenous biodiversity. Public open space and access is also a relevant consideration, along with coastal hazards.

The Site does not contain any areas of outstanding or high natural character. Nor does the Site contain any identified natural features. A Special Amenity Landscape seeks to maintain the values of the dune formation extending into the Site.

For the reasons outlined in the supporting LVEA, the effects of the proposal on natural character values are appropriate, and the proposal will assist in the restoration of natural character through the ecological restoration proposed. The LVEA further considers that the values of the special amenity landscape will not be significantly impacted by the proposal.

Walking access and access to public open space, both within and through the Site will be enhanced by the proposal.

Objective 6 of the NZCPS enables people to provide for people to provide for their social, economic and cultural wellbeing through subdivision and development, while recognising that such development, among other matters, must protect coastal environmental values. Development of the Site as proposed is considered to align with this objective.

Overall, consistency with the NZCPS is achieved.

8.2.9 Other National Policy Statements

Two other National Policy Statements are in effect:

- National Policy Statement for Renewable Electricity Generation; and
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat.

Neither NPS is relevant to the proposal.

8.3 Regional Policy

8.3.1 Regional Policy Statement

By virtue of the proposal proceeding on a rural zoned Site and the assessment approach to, for example, wetlands areas adopted within the FTAA context, consistency is achieved with majority, but not all, themes of the RPS and Change 1 to the RPS.

Appendix 36 provides an assessment against the relevant objectives and policies of the RPS and Change 1 to the RPS.

8.3.2 Natural Resources Plan

With reference to the detailed assessment undertaken, consistency is achieved with the majority of outcomes sought by the NRP in respect of natural environment values. Greater levels of inconsistency arise in respect of the proposed wetland works which are concluded to be appropriate in the context of the FTAA framework.

Appendix 36 provides an assessment against the relevant objectives and policies of the NRP.

8.3.3 Future Development Strategy

8.3.3.1 Future Development Strategy Overview

The Wairarapa-Wellington-Horowhenua Future Development Strategy 2024-2054 (FDS) is a recently adopted FDS in response to requirements of the NPS-UD. It seeks to describe how the region will provide sufficient development capacity to accommodate growth over time timeframe of the FDS and will achieve a well-functioning urban environment. It outlines the “broad locations” for residential and business development and associated infrastructure and seeks to identify areas where development should not occur. The FDS also seeks to recognise iwi aspirations for urban development.

The FDS seeks to provide an indication of where development is prioritised while acknowledging that individual Councils will provide for development outside of these areas.

At a regional level, the FDS seeks to plan for population growth of 200,000 additional people, a resulting additional 99,000 homes, additional supply of business and industrial land, new and upgraded infrastructure and increasing resilience to climate and natural hazard risks.

The FDS sets out a strategic direction comprised of the following:

- ensuring urban development and infrastructure planning is integrated to create thriving communities
- providing for affordable housing that meets our needs, and for compact well-designed towns and cities
- realising iwi and hapū values and aspirations
- plan development for a low-emissions future
- prioritising nature, climate and culture through protection and restoration
- providing opportunity for productive and sustainable local employment.

The Strategic Direction is further elaborated on in the following diagram from the FDS:



FIGURE 58: Future Development Strategy strategic direction.

The FDS seeks to prioritise “well designed, well-functioning urban environments” by prioritising the following (in order):

1. Areas of importance to iwi for development;
2. Areas along strategic public transport network corridors with good access to employment, education and ‘active mode connections’ such as walking, cycling, scootering and skateboarding.
3. Priority Development Areas.
4. Within existing rural towns around current and proposed public transport nodes and strategic active mode connections.
5. Greenfield developments that are well connected to existing urban areas in our towns and cities and can be easily serviced by existing and currently planned infrastructure, including by public and active transport modes, and where the location and design would maximise climate and natural hazard resilience supporting low-carbon lifestyles.

Outside of these priorities, the FDS recognises that other developments may still be appropriate according to local needs and constraints, but are not prioritised at regional level.

8.3.3.2 Distribution of housing growth

The FDS approach to prioritising growth signals a significant shift to intensification in existing urban areas. It anticipates that over the 30 year span of the FDS, only 18% of new housing development to occur in greenfield land.

The FDS maps this anticipated growth pattern as shown in Figure 59:

Diagram 1: Distribution of development over 30 years of the Future Development Strategy

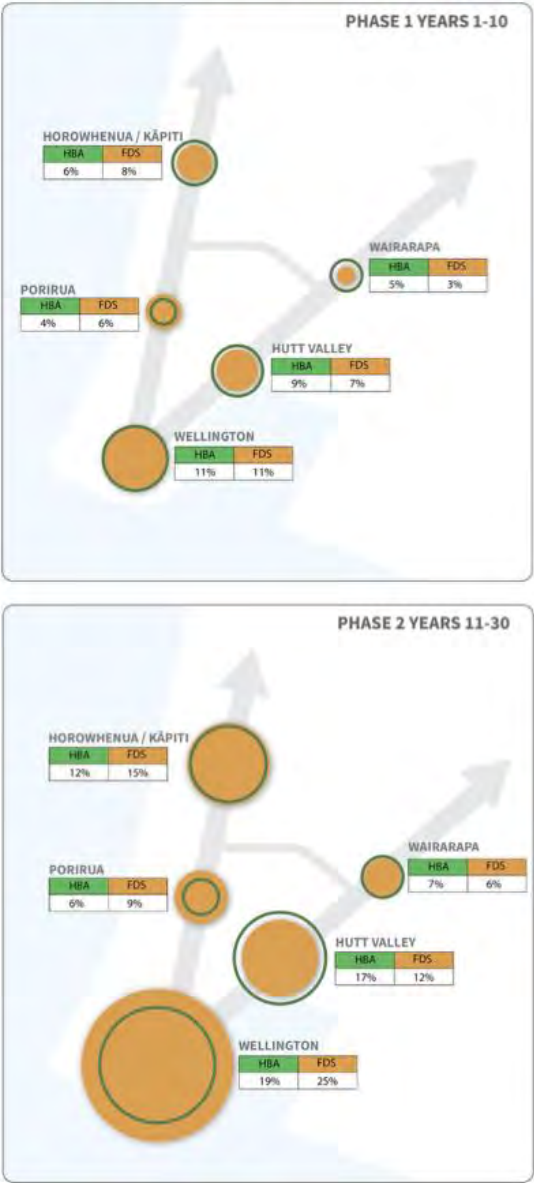


FIGURE 59: Anticipated housing growth distribution. Source: Future Development Strategy 2024-2054.



FIGURE 60: FDS growth priorities. Source: Future Development Strategy 2024-2054.

8.3.3.3 Iwi aspirations

The FDS identifies iwi aspirations, as relevant to it, within Te Tirohanga Whakamua. This is captured in Figure 61 below.

Te Tirohanga Whakamua

Statement of iwi and hapū values and aspirations for urban development for the Wairarapa-Wellington-Horowhenua region

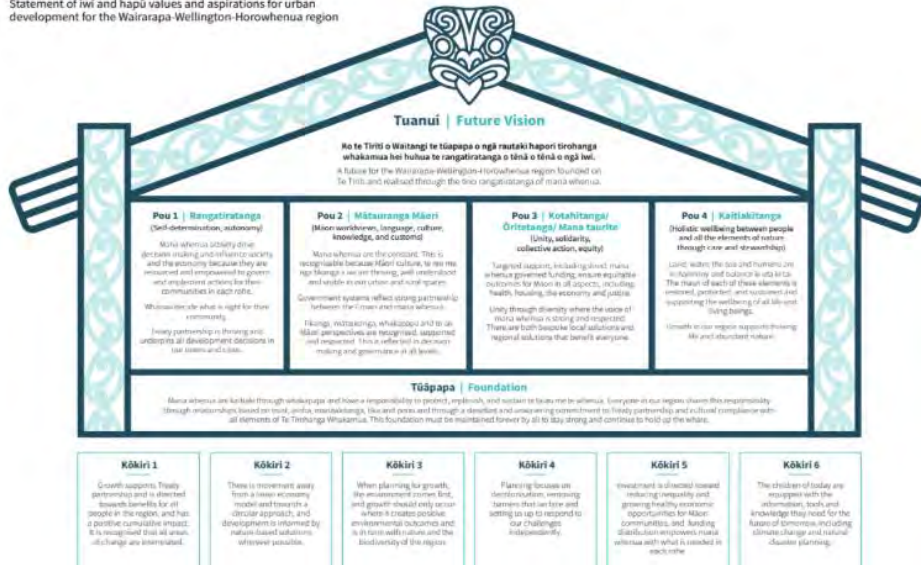


FIGURE 61: Te Tirohanga Whakamua. Source: Future Development Strategy 2024-2054.

8.3.3.4 Constraints

The FDS identifies two levels of constraints, described as Wāhi Toitū and Wāhi Toiora.

Wāhi Toitū are described as areas that need to be protected from new housing and development. The FDS lists the following:

- Sites with significant mana whenua values if protection reflects the aspirations of mana whenua;
- Ngā Whenua Rāhui – covenanted areas on Māori-owned land to protect indigenous biodiversity;
- Existing environmental protections – areas protected by National Policy Statements and Environmental Standards, the Natural Resources Plan and Regional Policy Statement;
- Recreation land;
- Known and well-defined earthquake fault rupture and deformation zones identified in District Plans;
- Areas subject to significant hazards associated with sea-level rise and moderate to high flood hazards;
- Drinking water protection areas;
- Highly productive land;
- Significant infrastructure.

Wāhi Toiora are described as areas where potential development should be carefully managed to ensure values are protected and risks are appropriately manage. The FDS lists the following:

- Statutory acknowledgement areas;
- Historic and cultural heritage areas;
- Areas with water quality limits and stream health issues;
- Ecological sites;
- Special amenity landscapes;
- Environmental buffer areas;
- Coastal marine areas and riparian margins;

- Natural hazards;
- Climate change risks;
- Potable groundwater supply protection areas;
- Contaminated land;
- Erosion prone land;
- Electricity transmission buffer corridors;
- Renewable energy generation.

The constraints are mapped at a very coarse scale, as shown in Figure 63 and 64 below. The substantive application addresses these constraints to the extent they are relevant to the application Site.

8.3.3.5 Distribution and Prioritisation of Development

The FDS seeks to prioritise development with reference to the seven criteria set out above at section 8.3.3.1.

Based on that prioritisation, the FDS expects 82% of new housing development to occur in existing urban areas, and the balance in new greenfield areas. The distribution of that growth is shown in Figures 59 and 60 above, and Figure 62 below.

The FDS notes that approximately 56% of the total development is expected to result in the uplift in density resulting from the introduction of the Medium Density Residential Standards.

The FDS provides a breakdown by 'phases' with Phase 1 representing years 1-10 of the FDS. Over that time, 21% of growth is expected in greenfield areas and 79% in brownfield development. Diagram 12 of the FDS provides a breakdown of prioritised developments over that time, accounting for some 14,350 dwellings. In Kāpiti, the FDS identifies the Otaki priority development area (1,000 dwellings) and Raumati South (100 dwellings).

Phase 2 refers to years 11-30 of the FDS. 16% of future growth over this time is expected from greenfield sources, with 84% from brownfield. For Kāpiti, the FDS identifies a further 1,110 dwellings in the Otaki priority development area, and a further 220 dwellings at Raumati South. The FDS acknowledges a greater level of uncertainty over phase 2 and notes that it expects that greenfield development will become more difficult owing to policy positions relating to highly productive land, contaminants, and environmental protections.



FIGURE 62: Prioritised development in urban areas. Source: Future Development Strategy 2024-2054.



FIGURE 63: Wāhi Toitu.

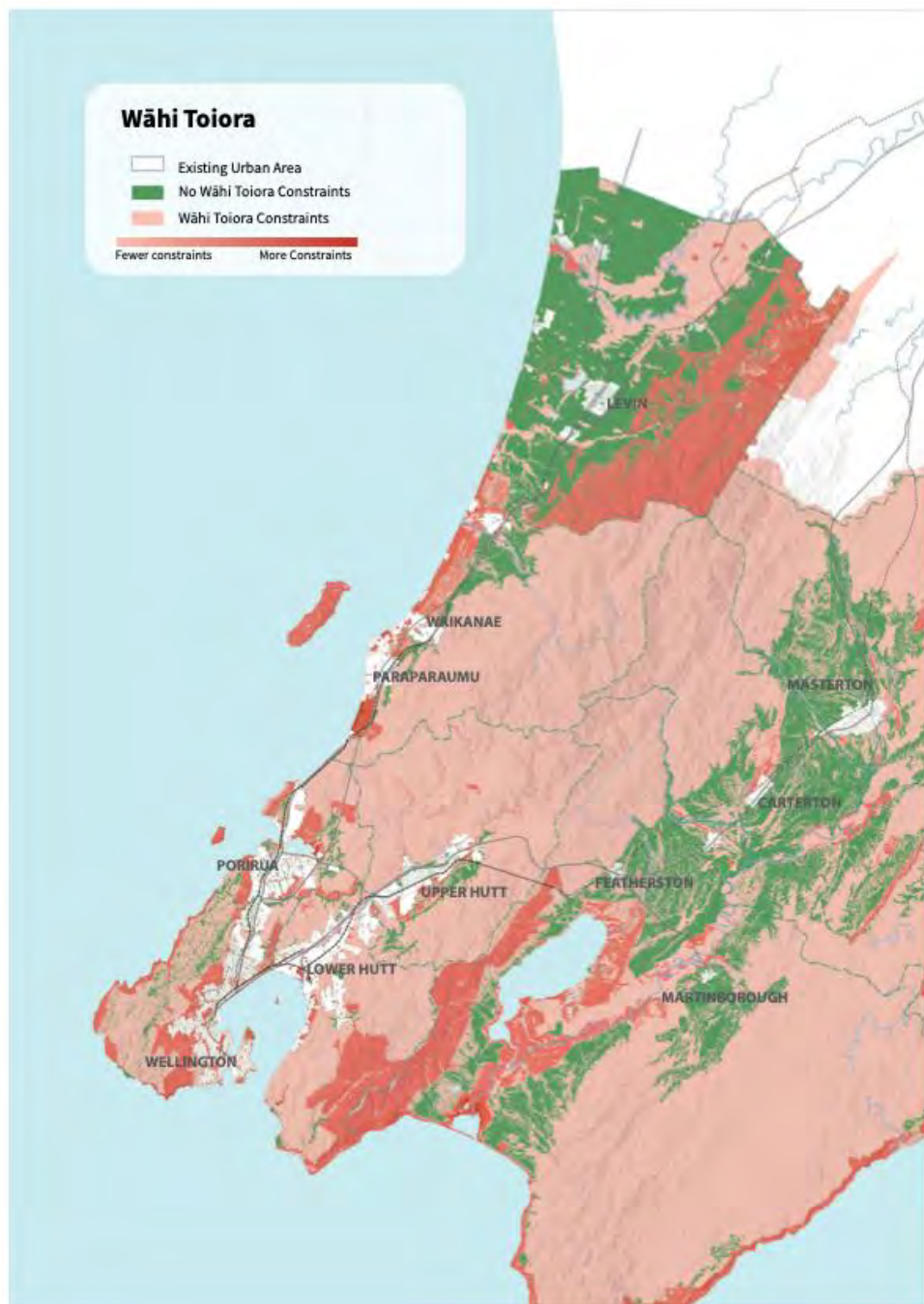


FIGURE 64: Wāhi Toiora.

8.3.3.6 Assessment

With reference to the FDS criteria for the prioritisation of development²⁰ in order to achieve “well designed, well-functioning urban environments”, the proposal achieves a strong-alignment with the criteria overall:

1. Areas of importance to iwi for development.

²⁰ Appendix 1 of the FDS provides further description of these criteria.

While not Māori owned land, the proposal seeks to achieve specific cultural benefits and respect cultural features that have been identified in the interim CIA prepared by Te Ātiawa. Cultural benefits relate to the ecological benefits of the proposal, re-naturalising waterways within the Site and creating areas of the Site that would facilitate iwi customary use – for example through facilitating the harvesting of harakeke.

2. Areas along strategic public transport network corridors with good access to employment, education and ‘active mode connections’ such as walking, cycling, scootering and skateboarding.

The proposal is located adjacent to the State Highway 1 corridor, and the CWB that runs alongside. Adjacent to the State Highway in this area is the railway corridor. While there is no railway station in the immediate proximity of the Site, the Waikanae railway station is located in close proximity to the south.

It is noted that Kāpiti Coast District Council’s growth strategy, discussed below at section 8.4.2 identifies a local for a future railway station at Peka Peka. However, this identification of a potential future station location does not flow through into the FDS, nor any other documents such as the Regional Land Transport Plan. It nevertheless signals a future focus by KCDC and relates to an area of potential future urban zoning identified in the KCDC growth strategy on the eastern side of State Highway 1. Consultation feedback from Metlink further highlights future rail transport investment in this corridor.

The CWB is an excellent multi-modal transport asset that runs the length of the Expressway, providing safe and dedicated multi-modal transport options. The proposal intends to provide direct connections to the CWB, as well as a connection through the application Site to the wider Peka Peka urban area. This will provide greater integration with existing pedestrian and cycling infrastructure, as well as for other active modes.

Lastly in respect of public transport, bus services are currently available in close proximity to the Site, linking the Site with both Otaki and the Waikanae Railway Station. Services are available throughout the day. The proposal has sought to future proof the Site for future bus services by ensuring that the design can accommodate bus traffic as well as considering the needs of future bus stop infrastructure.

Railway infrastructure is available a short distance from the application Site at Waikanae. The Waikanae Railway Station is a public transport hub, providing cycling and park-and-ride facilities, and providing frequent services along the Kāpiti line to Wellington.

As noted in the FDS, there are plans underway to expand carriages and service frequency to Levin. The FDS notes that it expects “the strategic public transport corridor to expand over the 30 years of the Future Development Strategy, with potentially more funding for rail infrastructure (e.g. double tracking). This would then prioritise housing development in these expanded areas.

The proposal, as a greenfield development, is well located to leverage this existing infrastructure, potential future infrastructure, as well as act as a catalyst for the expansion of services such as buses into the existing Peka Peka urban area which is currently unserved by public transport. This will provide for greater sustainable transport choices for existing residents, as well as future residents of the proposal. The opportunity for public transport provision is also enhanced by the range of densities provided for in the proposal.

3. Priority Development Areas.

The Site is not a Priority Development Area.

4. Within existing rural towns, around current and proposed public transport nodes and strategic active mode connections.

While not directly applicable (the FDS lists rural towns as Ōtaki, Levin, Masterton, Carterton, Featherston, Greytown and Martinborough), this principle can be applied to the proposal. For the reasons specified in respect of (2) above, the proposal is consistent with this principle due to its location along a key transport spine, alongside active mode infrastructure, and with the availability of public transport in close proximity. Further, the proposal contributes to a range of housing choices and therefore lifestyle preferences for future residents.

5. Greenfield developments that are well connected to existing urban areas in our towns and cities and can be easily serviced by existing and currently planned infrastructure, including by public and active transport modes, and where the location and design would maximise climate and natural hazard resilience supporting low-carbon lifestyles.

The FDS states²¹ that greenfield developments “should be in areas with easy access to, or the ability to be easily serviced by, more frequent public transport, walking and cycling infrastructure that connects people to employment, services, amenities and education.”

The proposal is consistent with this direction for the reasons outlined in (2) and (4) above. The provision of a commercial centre within the proposal further enhances the benefits of the proposal in providing for residents to meet their daily needs within the proposed subdivision.

The FDS also seeks to locate greenfield developments outside of areas that are subject to significant natural hazard risks, including those exacerbated by climate change. The proposal achieves consistency with this direction as detailed earlier.

While the FDS may give greenfield development the lowest priority for future development, deprioritising greenfield significantly ignores the important role of greenfield development in meeting housing supply requirements and providing for choice and affordability. The effect of the NPS-UD and Medium Density Residential Standards has been to improve the availability of intensified development but the direction of the NPS-UD is not to do so at the expense of other development types. To do so would be contrary to the NPS-UD directive of supporting the competitive operation of land and development markets.

Outside of these priorities, the FDS recognises that other developments may still be appropriate according to local needs and constraints, but these are not prioritised at regional level. This proposal, advanced under the FTAA, aligns with this direction.

Finally, Appendix 3 of the FDS lists a range of ‘placemaking principles’ as follows:

1. Supporting denser, more compact and mixed use development styles.

The proposal seeks to provide for a range of densities through both the ‘traditional’ stand-alone development and through the proposed multi-unit proposals. In addition, the proposal provides for the option of low-rise apartment development. Mixed use development is also proposed through the inclusion of a commercial centre and the option of specific mixed-use buildings.

Consistency with this design principle is therefore achieved.

2. Designed in a way to improve connections, reduce emissions from transport and create low-emissions lifestyles.

The proposal achieves consistency with this principle by:

- Creating a walkable development that includes a commercial centre;

²¹ Future Development Strategy 2024-2054, p. 61.

- Incorporating parks and open spaces to provide for recreational requirements;
- Connecting directly to the adjoining CWB and providing for active mode connection through the Site to the existing Peka Peka urban area and wider Council movement network;
- Facilitate connections to existing nearby bus stops and designing the proposal to provide for future public transport services within the Site; and
- Being located in close proximity to Waikanae, enabling ready access to railway infrastructure and the commercial centre.

3. Providing for quality, well-connected community and green public space.

The proposal provides for a range of high quality open space areas, achieving consistency with this principle.

4. Including nature-based solutions to climate change to be part of development and infrastructure planning and design.

The proposed stormwater design, as detailed in section 7.2.8 is integral to the development, both in terms of appropriately managing stormwater, but also in supporting the ecological enhancement proposed, including through the construction of new wetlands and the enhancement of existing ones. The stormwater design for the proposal therefore has a primary function of appropriately managing and treating stormwater, but does so with a secondary function of providing for ecological benefits. This use of nature-based solutions is consistent with this design principle.

In addition, and consistent with KCDC requirements, future dwellings will address water demand management.

5. Alignment with the values and aspirations of mana whenua.

The proposal aligns with mana whenua values articulated in the draft cultural impact assessment and feedback from consultation, as described earlier.

6. Fit with local landforms, landscapes and natural and historic heritage.

The supporting Landscape and Visual Effects Assessment concludes that the proposal's impacts on landscape values, and in particular on the values of the Special Amenity Landscape that traverses part of the Site, are appropriate. Specific controls on certain allotments, proposed as part of conditions of consent, further seek to integrate the proposal into the landscape where considered necessary.

The supporting Urban Design Assessment and Masterplan Design Report discuss how the proposal will create a well-functioning urban environment through the creation of a distinct local character and sense of place. The enhancement of existing waterbodies on the Site, the creation of new wetland areas, and the provision of open spaces and associated planting will further align the proposal with this design principle.

7. Utilise inclusive and accessible design principles to be usable and safe for people of all ages and stages.

The proposal will enhance accessibility, as relevant to this proposal, by providing for active mode connections to the existing CWB and through the Site, by creating an appropriate network within the Site, and by designing infrastructure to relevant standards.

8. Becoming more climate and natural hazards resilient.

The proposal comprehensively addresses flood hazards on the Site and the stormwater design has accounted for climate change impacts. The setback of the Site from the coast avoids effects from sea level rise and coastal hazards.

Based on the preceding assessment, it is concluded that the proposal achieves a strong alignment with the FDS criteria relating to growth prioritisation and with the place-making criteria of the FDS, reflecting the robust master-planning of this project that is underpinned by thorough technical analysis.

8.3.4 Regional Land Transport Plan

The Wellington Regional Land Transport Plan 2021 (RLTP) and its 2024 Mid-Term Review set the strategic direction for transport investment across the Wellington Region over a 10- to 30-year horizon. The RLTP's overarching 30-year vision is for the region to be connected, with safe, accessible and liveable places where people can easily, safely and sustainably access the things that matter to them and where goods are moved efficiently, sustainably and reliably. To give effect to this vision, the RLTP identifies five strategic objectives: that people in the Wellington Region have access to good, affordable travel choices; that transport and land use are integrated to support compact urban form, liveable places and a strong regional economy; that the impact of transport and travel on the environment is minimised; that people can move around the Wellington Region safely; and that journeys to, from and within the Wellington Region are connected, resilient and reliable.

Three headline targets support these objectives: a 40% reduction in deaths and serious injuries on regional roads by 2030; a 35% reduction in transport-generated carbon emissions by 2030; and a 40% increase in active travel and public transport mode share by 2030. The RLTP's 10-year investment priorities focus on building public transport capacity, expanding travel choice, improving strategic access, enhancing safety, and strengthening network resilience. The 2024 Mid-Term Review affirms these strategic priorities while highlighting the growing importance of integrating land use and transport planning, including through the Wellington Region's Future Development Strategy, and the need to accommodate population growth through investment in active modes and public transport.

The proposal is consistent with the relevant objectives and policies of the RLTP. The proposal is consistent with the RLTP's Objective 2 and its associated policies, which seek to ensure that transport and land use are integrated to support compact urban form and a strong regional economy, and that new development is designed to enable safe, connected and attractive walking, cycling and public transport infrastructure. The proposal includes two connections to the existing CWB running alongside the Kāpiti Expressway corridor, active mode connections to Paetawa Road, and an internal trail network. The roading network has been designed to future-proof the site for public transport services, consistent with Policy 2.6, and Metlink has confirmed that the subdivision's layout and connectivity are consistent with enabling future public transport services. The proposal also supports Objective 1 by providing new residents with access to the existing CWB and the bus services at Peka Peka Link Road, and with rail connections from Waikanae Station, which is conveniently accessible via the CWB and the local road network. The proposal's significant contribution to housing supply, delivering between 1,181 and 1,201 dwellings in an area identified by the Future Development Strategy as a future study area, is consistent with the RLTP's recognition of the need to accommodate regional population growth through well-planned urban development. With conditions securing active mode connectivity, future public transport provision, and safe internal roading design, the proposal is consistent with the RLTP and will contribute positively to achieving the region's transport objectives over time.

8.4 Local Policy

8.4.1 District Plan

By virtue of the District Plan zoning, the proposal cannot achieve consistency with the zone based objectives and policies, nor, for example, objectives and policies relating to subdivision for the zone.

The assessment approach has also been to consider the proposal against the residential and local centre provisions of the District Plan where strong alignment is achieved.

Notwithstanding the conflict with rural zone provisions, the proposal also responds appropriately to the policy provisions that underpin applicable overlays and notations, such as the Special Amenity Landscape that is applicable and to the flooding constraints that apply to the Site.

An assessment of the proposal against the relevant objectives and policies of the Kāpiti Coast District Plan is provided in Appendix 36.

8.4.2 Te tupu pai – Growing Well

8.4.2.1 Overview

Te tupu pai – Growing Well (2022) is the Growth Strategy prepared by Kāpiti Coast District Council. The Growth Strategy outlines how the Council will accommodate the anticipated growth of some 32,000 people in the district between 2021 and 2051.

The Growth Strategy is based on six identified growth principles:

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

Building on those principles, the Growth Strategy identified a further six priorities and aspirations:

- Keep, protect and enhance;
- Improve walkability, neighbourhoods and wellbeing;
- Achieve climate neutral living;
- Enable affordable and efficient urban form;
- Be prosperous and productive; and
- Be respectful, inclusive and diverse.

The Growth Strategy also seeks to reflect Mana Whenua aspirations. In addition to the identified growth principles, the Growth Strategy identifies the following:

- A wider range of housing – including papakāinga – enabling more people to live and work closer to their ancestral whenua;
- Care to avoid growth displacing whānau and putting too much pressure on the environment;
- Growth focused away from natural hazards and areas at particular risk from climate change impacts;
- Using development to:
- Enhance the natural and built environment through improving riparian margins, revitalising lost wetlands and enabling better access to waterways; and
- Encourage quality urban design and more rigorous building standards.

A summary of ‘main elements’ of the strategy is set out at page 8 of the document:

1. Growing both up and out – emphasising intensification and an ongoing release of greenfield capacity over time;
2. Protecting, enhancing and living sensitively with the natural environment;
3. Offering a range of housing types – including improved affordability, apartments, semi-detached, terrace homes and papakāinga;

4. Revitalising centres – encouraging more mixed use to support people’s everyday needs;
5. Improved transport options – improving access, public transport and active mode options; and
6. Integrating spaces for business and industry and protecting highly productive land.

The Growth Strategy then sets out its approach to growth across a range of topic areas:

- Central Paraparaumu
- Areas around railway stations
- Town centres
- Ōtaki
- Local centres
- Suburban centres
- New greenfield areas
- Business and commercial
- Rural

Of primary relevance to this application are the ‘new greenfield areas’ and ‘rural’ topic areas. The ‘local centres’ topic area is also considered.

8.4.2.2 Local Centres

The Growth Strategy seeks to emphasise walkable neighbourhoods and access to local services, recognising that local shops and services make for more liveable neighbourhoods. The Growth Strategy seeks to enable up to four storey development in a local centre and surrounding walkable catchment.

8.4.2.3 Rural

In respect of rural areas, the Growth Strategy seeks to retain highly productive land and to minimise its further fragmentation, and to provide for lifestyle choice in appropriate areas.

8.4.2.4 New Greenfield Areas

The Growth Strategy seeks to balance an ongoing greenfield supply with ‘growing up’. Greenfield areas are to be denser than previously, and to support local shops, services and business activity. The need to ensure development is appropriately sequenced with infrastructure provision and providing for multi-modal transport connections is also recognised.

The Growth Strategy identifies future greenfield areas across high, medium and low priority areas. The selection and prioritisation of greenfield areas considered the availability of infrastructure as well as the presence of natural hazards. The Growth Strategy notes that investment in infrastructure and more detailed planning assessments may result in a change in the priorities reflected by the Growth Strategy.

In respect of Peka Peka, the Growth Strategy identifies an area on the eastern side of State Highway 2 as a longer term growth area.

Informing the Growth Strategy is a 2022 study prepared by Boffa Miskell²² that sought to provide an assessment of a range of potential greenfield areas, to enable their prioritisation. The application site was classified, as part of a wider extent²³, as a low priority area. With the prioritisation being based on “an overall judgement based on the nature and degree of constraints and opportunities associated with each individual area”. The assessment was essentially a qualitative one, with the assessment

²² Kāpiti Coast Urban Development Greenfield Assessment

²³ Area ‘PE-02’

noting that “the purpose of the qualitative assessment is to provide an indication of the relative complexity of urban development in each of the study areas.”

The assessment was also primarily a desktop one, with opportunities and constraints assessed without site specific investigations.

Figure 65 below demonstrates the outcomes of the study.

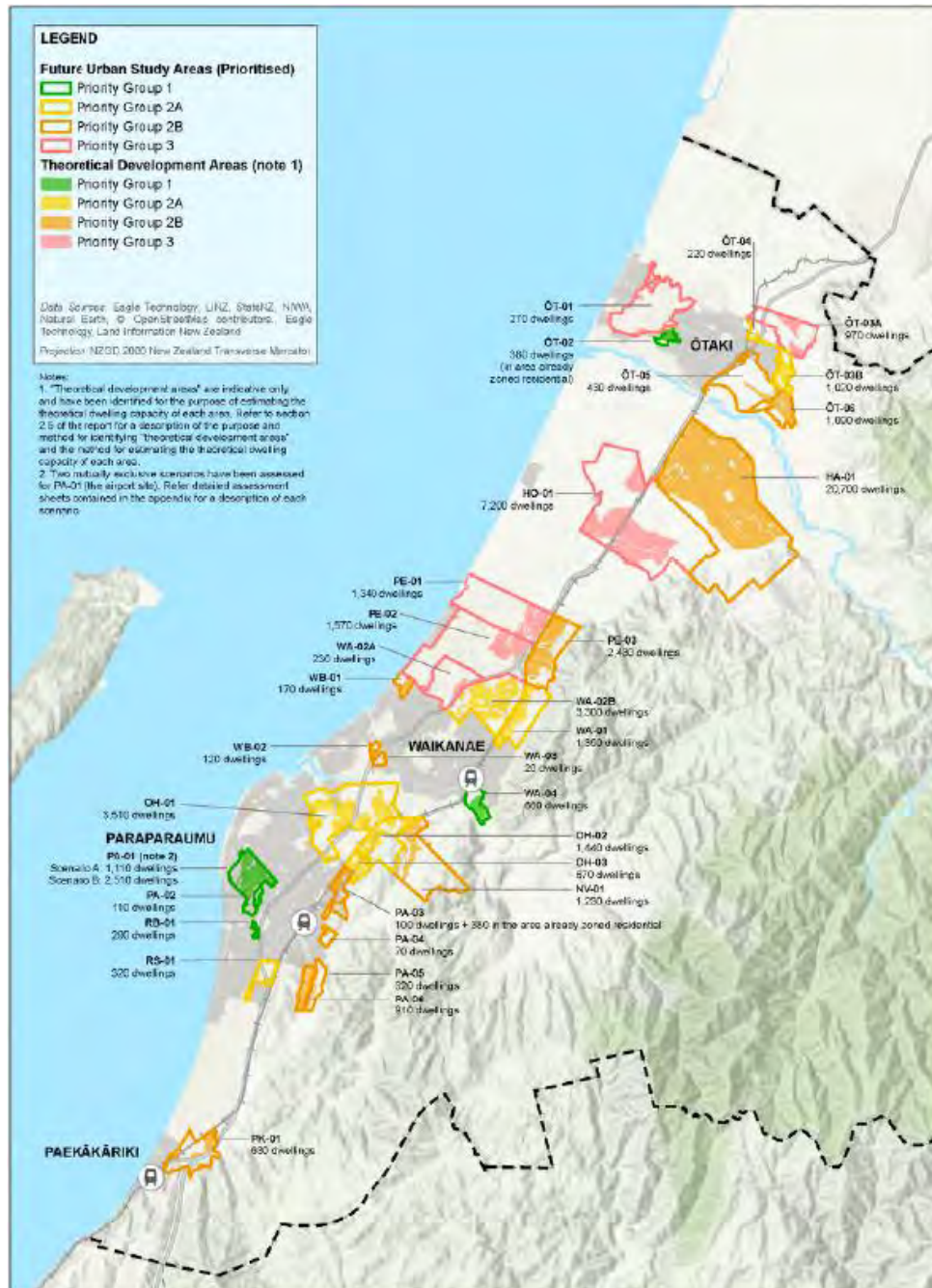


FIGURE 65. Future Urban Study Areas Summary Prioritised. Source: Boffa Miskell - Kāpiti Coast Urban Development Greenfield Assessment.

8.4.2.5 Assessment

The proposal achieves a general consistency with Te tupu pai. Considering the ‘main elements’ of the strategy, the Council has implemented the requirements of the NPS-UD to achieve a substantial increase in infill and redevelopment capacity within its existing urban area. However, an identified shortfall of greenfield capacity beyond the short-term remains a live issue. The proposal responds to this identified shortage and significantly contributes to meeting the identified need.

In doing so, the proposal seeks to provide a range of lot sizes, including providing for medium density residential development and the potential for low-rise apartment development. This diversity of housing types contributes to housing affordability and to the creation of a well-functioning urban environment.

The proposal also provides an important opportunity - being a single large landholding to market under the control of a single party, enabling a comprehensive and timely development approach. The Applicant has comprehensively addressed three water infrastructure servicing requirements as detailed in section 7.2.8, ensuring that appropriate sequencing with infrastructure provision can be achieved.

Supporting the achievement of a well-functioning urban environment, the proposal seeks to provide for an area of commercial development in the form of a local centre. This will serve to meet everyday needs and bring activity and vibrancy to the area.

Except where functional design requirements have necessitated otherwise, the proposal has been designed to avoid impacts on aspects of the natural environment such as wetlands. The proposal will deliver a range of positive environmental outcomes through wetland creation and restoration, stream re-naturalisation and dune enhancement planting. Parks and open spaces are provided for as part of the subdivision design.

The proposal has sought to achieve positive transport outcomes, leveraging from its strategic position alongside State Highway 1 and the adjoining CWB. Direct connections to the CWB open up a range of commuter and recreational travel opportunities both to the north and south. The proposal also enhances active mode connections by providing an access through the Site to the existing Peka Peka urban area and vice-versa. And the proposal draws on existing public transport availability at the nearby Peka Peka Link Road and future-proofs the proposal by considering future bus servicing in the design.

8.4.3 Housing and Business Capacity Assessment

A Housing and Business Capacity Assessment (HBA) for must be prepared as a requirement of the NPS-UD. The most recent HBA for Kāpiti²⁴ was prepared in 2023 and has been considered in the development of the Economic Assessment prepared in support of this application.

As summarised in the Economic Assessment, the HBA identifies that housing affordability is a significant issue in the Kāpiti district. While this is a nationwide trend, the HBA notes that this is a particular challenge for Kāpiti “due to drivers of underlying growth and its location in the region” that means that people moving into the district are creating affordability pressures and impacts on residents and are working and living locally. The HBA further notes that the district has “some of the worst levels of affordable housing and rent regionally and nationally.”

The affordability challenges being experienced in Kāpiti affect first-home buyers in particular. The HBA notes²⁵ Kāpiti as having the lowest percentage of first home buyers to total sales in the region, and that 95% of renters were unable to afford to buy a house within the district.

²⁴ https://wrlc.org.nz/assets/Documents/Documents/2025/09/HBA3-CHAPTER-5-Kapiti_16.02.24.pdf

²⁵ Section 5.1.1.6 at page 206.

The HBA predicts dwelling demand over 13,888 dwellings over the long term, comprised of²⁶:

- 2021-2024 (Short Term) – 1,549 dwellings;
- 2024-2031 (Medium Term) – 3,928 dwellings;
- 2031-2051 (Long Term) – 8,411 dwellings.

This is an annual demand of 516 dwellings in the short term and 655 dwellings in the medium term. Averaging the two, gives an annual demand of 548 dwellings.

The subsequent analysis of that demand is broken down by area and by whether the housing is stand-alone or 'joined' housing. This is a limitation of the HBA as identified in the Economic Assessment and discussed further below.

A further analysis of the identified demand is then provided at section 5.2.3 of the HBA, with the following observations of most relevance:

- The strongest demand remains in Waikanae and Paraparaumu;
- Stand-alone housing is forecast to make up 61% of future demand (a reduction from 84% in the 2019 HBA);
- Demand for terrace housing, town houses and low rise apartments has increased.

Turning to supply, the HBA identifies development capacity across theoretical, feasible and realisable capacity. The capacity numbers reported reflect the capacity increases resulting from the incorporation of NPS-UD related 'up-zoning' that occurred as part of Plan Change 2 to the District Plan.

Theoretical capacity is reported as 300,996 dwellings, including 40,947 dwellings from greenfield supply²⁷.

From the overall theoretical number, a feasibility assessment reduces the capacity to 55,383 of which 6,453 are from greenfield capacity. The greenfield number is comprised of a modelled 3,008 stand-alone houses, 2,866 terraced houses and 579 apartments. For Waikanae specifically, greenfield capacity is assessed as 2,513 (1,894 stand-alone and 619 terrace houses).

Lastly, realisable capacity (i.e. development capacity that is likely to be realised) is reported as 32,673 dwellings. Of that total, 4,738 dwellings are from greenfield supply (4,074 stand-alone and 664 terraced dwellings). Waikanae accounts for 2,379 of those modelled dwellings (2,003 stand-alone and 376 terraced).

It is noted that the reported numbers are all over the 30-year period of the HBA.

The HBA then provides a sufficiency assessment concluding that the modelled demand of 13,888 dwellings is exceed by the modelled realisable capacity of 32,673. Importantly, the sufficiency assessment is based solely on two housing typologies of stand-alone and joined housing. There is no assessment of sufficiency split across greenfield and infill/redevelopment. This omission is a point of criticism identified in the Economic Assessment prepared in support of this application.

Related to the sufficiency assessment, the HBA compares demand across the short, medium and long term for stand-alone and joined housing (again omitting any consideration of demand for greenfield vs. intensification and redevelopment) against historical build rates. That assessment, at Table 5.8, finds that there is a shortfall in meeting demand based on the modelled build rates.

²⁶ Including the NPD-UD competitiveness margin.

²⁷ Greenfield, for the purposes of the HBA, includes all sites over five hectares in size or zoned for future urban development.

The overall conclusion of the HBA is that there is sufficient development capacity (from all sources of supply) to meet expected demand.

By comparison, the Economic Assessment has sought to provide a finer grain of assessment, particularly in respect of greenfield supply. It has done so with a focus on the medium term with the assessment noting that “[t]he medium-term capacity is considered to be the most relevant period, when determining whether the housing market will function efficiently, and meet demand in terms of dwelling type, price and location.”

Importantly, the assessment has specifically considered the available greenfield supply in the district both in terms of existing and pipeline developments. Existing and pipeline developments will provide for 1,405 dwellings from greenfield supply in total, with all of those areas considered to be small to moderate in scale.

The Economic Assessment notes that the HBA expects 85% of future housing to come from infill and redevelopment. It notes that “infill housing is typically more expensive to deliver than greenfield development and may not effectively address the district’s housing affordability challenges into the future. It should be noted that the HBA does not consider/provide price points in its housing sufficiency analysis.”

The Economic Assessment considers the location of new dwelling consents in Kāpiti over the period 2015-2024. Over that period, 41.5% of dwellings came from greenfield sources and 48.3% came from infill development, with the balance being rural. Over the more recent three year period of 2022-2024, 49% of new dwellings came from infill and 43% occurred in greenfield areas.

With the HBA expecting that approximately 85% of future growth to occur from infill and redevelopment, this represents a significant departure from historical development trends.

Taking the historic trend of greenfield supply and applying it to medium term demand, the Economic Assessment considers that there is an estimated annual demand for greenfield development of 236 dwellings over the short to medium term. This can be compared to the overall supply of 1,405 greenfield dwellings.

It is this level of assessment that is absent from the HBA where consideration is not given to the split between greenfield demand and available greenfield capacity. The HBA assessment of sufficiency is limited to typological considerations of stand-alone and joined housing, it does not consider sufficiency in terms of locational distribution between intensification and redevelopment within an existing urban area and development in new greenfield areas.

This limitation has been addressed in an Environment Court decision²⁸ with reference to an HBA prepared by Auckland Council, as referenced in the Economic Assessment. The Economic Assessment quotes the decision as follows:

“The Court would question the relevance of such data sets [household and population growth data], if they do not identify and distinguish between greenfield-based trends and patterns over time from infill-based trends and patterns over time. In this regard, the practice of averaging household growth data over periods of time can mask relevant detail.”

The Economic Assessment highlights the direct relevance of this passage to the Kāpiti HBA that does not consider demand trends between infill/redevelopment and greenfield development.

Consideration of the distinction is important as the availability of both capacity sources provides for housing choice and supports the competitive operation of land and development markets. The Economic Assessment highlights that in other urban centres “greenfield development typically accounts for 60-70% of demand, reflecting the ability of greenfield developments to provide dwellings

²⁸ Gardon Trust v Auckland Council [2023] NZEnvC 058.

at more affordable price points.” It notes that the lower greenfield rates in Kāpiti are reflective of constrained land availability rather than “underlying demand preferences” and accordingly the 43% of greenfield demand that the Economic Assessment adopts is a conservative position.

Applying that rate of greenfield demand to the greenfield areas identified in the Economic Assessment, it concludes that there are some 6 years of greenfield supply remaining to address the medium term period. That is insufficient to meet the medium term requirements. Including the proposal would result in a capacity that would increase to meet 11.1 years of demand and would therefore address the medium term requirement.

8.5 Statutory Requirements Relating to Iwi Authorities

There are four relevant iwi authorities:

- Ātiawa ki Whakarongotai Charitable Trust;
- Te Rūnanga o Toa Rangatira;
- Ngati Ruakawa ki te Tonga; and
- Muāupoko Tribal Authority.

8.5.1 Treaty Settlements

Section 11(l) of the FTAA requires this application to provide a list of any Treaty settlements that apply to the project area, along with a summary of the relevant principles and provisions in those settlements.

Neither the Muāupoko Tribal Authority nor Ātiawa ki Whakarongotai Charitable Trust have settled Treaty of Waitangi claims. The Raukawa Claims Settlement Act 2014 applies to the Waikato area and specifically excludes Ngati Raukawa ki te Tonga²⁹.

Ngati Toa Rangatira have settled a treaty claim through the Ngati Toa Rangatira Claims Settlement Act 2014.

8.5.1.1 Ngati Toa Rangatira Claims Settlement Act 2014

The Settlement Act provides a historical account along with the Crown’s acknowledgement and apology.

Part 2 of the Act details cultural redress, with subpart 1 relating to statutory acknowledgement and deeds of recognition. Of the statutory areas identified in Schedule 1 of the Settlement Act, none are relevant to this substantive application.

Subpart 2 of Part 2 relates to Nga paihau sites as identified in Schedule 2 of the Settlement Act. There are no sites in Schedule 2 of relevance to this application.

Subpart 3 of Part 2 relates to cultural redress properties. There are no properties listed that are of relevance to this application.

Of most direct proximity to the application site is cultural redress in respect of Kāpiti Island. Given the separation from the island, the proposal will not impact on any relevant considerations for this site.

In summary, the review of the Settlement Act has not identified any provisions relevant to this substantive application.

²⁹ Section 13(1)(d) Raukawa Claims Settlement Act 2014.

8.5.2 Iwi Management Plans

Clause 5(1)(h) of Schedule 5 requires an assessment of the activity against the provisions of any of the documents listed in Clause 5(2). This includes a planning document recognised by a relevant iwi authority and lodged with a local authority.

The Applicant has confirmed with Kāpiti Coast District Council that neither Te Rūnanga o Toa Rangatira, Ātiawa ki Whakarongotai Charitable Trust (for the Kāpiti area), Ngāti Raukawa ki te Tonga nor Muaūpoko Tribal Authority have an Iwi Management Plan in place and lodged with the Council.

Ātiawa ki Whakarongotai Charitable Trust do maintain an Iwi Management Plan 'Whakarongotai o te moana, Whakarongotai o te wa, Kaitiakitanga Plan for Te Ātiawa ki Whakarongotai' which provides the underpinning for the Cultural Impact Assessment prepared for this application.

8.5.3 Cultural Impact Assessment

8.5.3.1 Ātiawa ki Whakarongotai Charitable Trust

Appendix 38 contains an Interim Cultural Impact Assessment prepared by Ātiawa ki Whakarongotai Charitable Trust. The interim nature of the assessment recognises that it was prepared without reference to the final consent application, nor proposed consent conditions. The assessment notes:

“Therefore, this is an interim CIA, which sets out our position in broad terms, noting that resolution of our concerns is not yet secured and further discussions are required following the lodging of this CIA.”

The summary to the assessment notes that Ātiawa have residual concerns as to the effects of the development on:

- Waterways and wetlands, particularly in relation to the management of stormwater and wastewater;
- The continued severing of connections between our people and our cultural landscape; and
- Our ability to exercise our kaitiaki obligations and potential to bring about abundance outcomes for tāngata, taiao, and wai.

Ātiawa associations with the Site relate to key locations such as Ngāpara/Ngārara Swamp, Omatuku, the Kūkūtauaki Block and the Ngāwhakangutu Block.

Key concerns raised in the CIA related to:

- Waterways and water treatment

The CIA notes concerns about the appropriate treatment and disposal of stormwater and wastewater and potential impacts on waterbodies. The CIA supports the proposed use of wetlands for the management of stormwater from the proposal.

- Relationship of tāngata and whenua

This aspect of the CIA raises concerns with landscape change and resultant impacts on cultural markers. The CIA seeks opportunities to mitigate the potential severing of connections to the Site and raises the provision for papakāinga as an example of how that might be achieved.

The CIA seeks provision for unfettered access to mahinga kai, rongoā and other taonga species.

- Cultural landscape and identity

This area relates to potential adverse effects on the relationship of Te Ātiawa ki Whakarongotai with their rohe given the meaning of the landscape to historical events and natural resources. Development risks impacting on the cultural landscape. The CIA notes that care should be taken to preserve cultural memory.

The CIA recommends the incorporation of cultural narratives into the Site design such as through interpretation panels, pou or tohu and street naming as methods to achieve these outcomes.

- Kaitiakitanga of te taiao

The CIA notes the potential for impact on the values of natural systems but also records its support for the restoration opportunities presented by the proposal.

- Wāhi taonga and wairua

The proposal has the potential to impact on the spiritual and historic values of the Site. The CIA raises concerns around the importation of fill material from outside of the rohe, and for the disturbance of taonga or tupuna during earthworks. In respect of the latter, the CIA notes the importance of following proper tikanga in such an event.

The CIA seeks the use of iwi monitors during earthworks, appropriate briefing of contractors and for approval of fill material brought to the Site.

Since the preparation of the Interim CIA, the Applicant has provided Te Ātiawa with additional draft reporting during the preparation of this application. The Applicant has since also provided Te Ātiawa with draft conditions that were still in development. These conditions were fundamentally similar to those lodged with this application. These address:

- A timitanga ceremony at the commencement of the project;
- The development and implementation of a Kaitiaki Monitoring Strategy that provides for iwi monitoring of site works;
- Iwi input into specific construction works such as stream works;
- Protocols for the discovery of artefacts and the implementation of an accidental discovery protocol;
- Iwi input into the development of final wetland and stream restoration planting, and monitoring of restoration planting;
- Iwi input into road naming;
- Iwi input into final streetscape planting design;

These matters address the majority of the matters raised by Te Ātiawa. Matters that are not specifically addressed by conditions of consent relate to access to mahinga kai and rongoā species, the provision for papakainga and the incorporation of cultural narratives into the design of the proposal.

The proposal does not preclude the future development of papakainga and this matter can be further explored between the Applicant and Te Ātiawa. The Applicant maintains an open dialogue with Te Ātiawa in this regard.

Access to the Site for access to mahinga kai and rongoā species is not specifically provided for by conditions, but nor is it excluded. Unimpeded public access to the Site is anticipated. The Applicant is open to further exploring specific requirements with Te Ātiawa.

The incorporation of cultural narratives into the design of the proposal can be further progressed between Te Ātiawa and the Applicant as part of detailed design. The applicant is open to a condition

of consent along these lines, and it is a matter that can be discussed as part of ongoing consultation with Te Ātiawa and other iwi.

8.6 Part 2 of the Resource Management Act 1991

Clause 5(1)(g) of the FTAA requires an assessment of the proposal against sections 5, 6 and 7 of the Resource Management Act. Sections 5, 6 and 7 (along with Section 8) comprise Part 2 of the Resource Management Act and set out its purpose and principles.

8.6.1 Section 5 - Purpose

Section 5 sets out the Act's purpose as follows:

- (1) *The overall purpose of the Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while -*
 - (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

In turn, sections 6 and 7 set out 'principles' relating to:

- Matters of National Importance (s6)
- Other Matters (s7)

8.6.2 Section 6 – Matters of National Importance

In respect of section 6 matters, the following are relevant:

- 6(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;
- 6(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;
- 6(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers;
- 6(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
- 6(f) the protection of historic heritage from inappropriate subdivision, use, and development; and
- 6(h) the management of significant risks from natural hazards.

While the proposal will result in the loss of some wetlands areas, proposed new wetlands results in an overall increase in wetland extent. The proposal further enhances existing wetlands and stream environments and proposes significant buffer planting and restoration to enhance these areas. The areas are protected from inappropriate use and development and based on the supporting LVEA and ecological assessment the natural character of the coastal environment will be preserved and in some respects enhanced.

Loss of indigenous vegetation is mitigated through generous proposed planting and restoration of fauna habitat as detailed in the supporting EEA. Consistency with section 6(c) is achieved.

While not directly adjacent to the coastal marine area, the proposal will enhance public access to the coastal marine area through the Site, providing an important connection in the wider Kāpiti recreational network. Access to the Site itself will also become public.

In respect of section 6(e) and as detailed in the assessment of cultural values, the proposal addressed matters of cultural relevance, with conditions of consent confirming ongoing management measures.

Section 6(f) is relevant to archaeological sites on the application Site. The assessment of archaeological effects addresses the management of effects on these sites in a manner that is consistent with section 6(f).

As designed the proposed development is not subject to significant risks from natural hazards.

8.6.3 Section 7 – Other Matters

And in respect of section 7 matters, the following are relevant:

- 7(a) kaitiakitanga;
- 7(aa) the ethic of stewardship;
- 7(b) the efficient use and development of natural and physical resources;
- 7(c) the maintenance and enhancement of amenity values;
- 7(d) intrinsic value of ecosystems;
- 7(f) maintenance and enhancement of the quality of the environment;
- 7(g) any finite characteristics of natural and physical resources; and
- 7(i) the effects of climate change.

For the reasons detailed in the preceding effects assessment, it is concluded that the proposal aligns with the relevant section 7 matters.

8.6.4 Part 2 Summary

The proposal will result in the sustainable management of the Site and its natural and physical resources through significant ecological restoration and enhancement. It will allow future residents, and the wider community, to provide for their social, economic and cultural well-being, in accordance with section 5. Matters of national importance in section 6 are appropriately addressed, as are relevant section 7 ‘other matters’.

The recent Court of Appeal decision in *R J Davidson Family Trust v Marlborough District Council*³⁰ confirms that decision-makers considering an application under s104(1) can have recourse to Part 2, although the extent to which Part 2 has a bearing on the outcome of a resource consent application will depend on the applicable planning instruments.

The operative District Plan, RPS and NPS-UD have been prepared in accordance with Part 2. The Fast-track Approvals Act 2024 takes a different approach to RMA instruments. As a result of both of these factors, no further consideration of Part 2 of the Act is considered necessary.

9 Conditions

Appendix 33 provides draft conditions of consent. These comprehensively address the matters that have been raised in technical reporting and in consultation. They are drafted in accordance with good planning practice. No doubt they will be further improved as the application progresses through the fast track process.

³⁰ *RJ Davidson Family Trust v Marlborough District Council* [2018] NZCA 316.

With robust conditions in place, the panel can be satisfied that the proposal will not give rise to significant adverse effects and will deliver the positive outcomes that are presented by the Applicant and its advisors for your consideration.

10 Conclusion

Waikanae North Developments Limited seeks all necessary resource consents and a wildlife approval under the Fast-track Approvals Act 2024 to develop and subdivide 169–171 Peka Peka Road, Waikanae. A masterplanned proposal is presented, comprising residential dwellings, a local commercial centre, parks, walkways, substantial ecological restoration and enhancement and a comprehensive effects mitigation package.

The proposal is a listed project under Schedule 2 of the FTAA, reflecting its regional significance. It enjoys the support of Kāpiti Coast District Council.

The proposal directly addresses one of the Kāpiti Coast's pressing challenges. The district's greenfield land supply is currently constrained to approximately 6 years. The Waikanae North development would extend that supply to approximately 11.1 years, materially improving the district's capacity to accommodate greenfield growth in accordance with the National Policy Statement on Urban Development. The associated economic benefits are substantial: approximately \$259 million in GDP and 1,600 FTE jobs during construction, and a further \$57.5 million contribution to primary sector GDP.

The site is well-suited to the development. Its location at the northern extent of Waikanae, adjacent to the Kāpiti Expressway and Cycleway, Walkway and Bridleway, provides direct active mode connectivity, ready access to bus services, and proximity to Waikanae Railway Station. The proposal has been designed to accommodate future bus services and public transport infrastructure, reinforcing sustainable travel choices for future residents and the broader Peka Peka community.

The effects assessment and supporting technical detail demonstrates that the proposal's environmental effects are both well understood and appropriately managed. Adverse effects on wetlands, indigenous vegetation, and stream environments are avoided, remedied, or mitigated through a robust suite of conditions and extensive ecological restoration. The proposal will achieve a net gain in wetland extent and quality, deliver significant riparian and habitat planting, and restore the Ngārara Stream environment. These outcomes represent a material ecological benefit over the current state of the Site and are consistent with the objectives of the National Policy Statements for Urban Development and Freshwater Management.

The proposal is assessed as being consistent, in large part, with the relevant provisions of the Kāpiti Coast District Plan, the Greater Wellington Natural Resources Plan and the Regional Policy Statement. Consistency is achieved with outcomes sought by National Policy direction. The proposal aligns with the Wellington Regional Growth Framework and the Kāpiti Coast Future Development Strategy 2024–2054, which collectively support greenfield development of this nature where it is well-connected to existing urban areas and is serviceable by existing and planned infrastructure.

The proposal satisfies the purposes and principles of Part 2 of the Resource Management Act 1991, enabling the sustainable management of the Site's natural and physical resources while providing for the social, economic, and cultural wellbeing of future residents and the wider community.

Consultation with tangata whenua — in particular Ātiawa ki Whakarongotai — has been meaningful and is ongoing. Proposed conditions of consent reflect the cultural values and monitoring expectations identified in the interim Cultural Impact Assessment. The Applicant remains committed to continuing that engagement through the application process, as well as the detailed design and construction phases.

In summary, the Waikanae North development is a regionally significant project that responds directly to the purpose of the Fast-track Approvals Act. It will deliver substantial housing capacity at a time of documented supply constraint, generate significant economic activity, provide a high-quality urban environment integrated with active and public transport networks, and achieve meaningful ecological restoration and enhancement. The adverse effects of the proposal are appropriately managed in all respects.

Accordingly, it is assessed that the resource consents and wildlife approval that are sought can and should be granted.



Mitch Lewandowski
Resource Management Consultant
Director
Building Block Planning Ltd

30 March 2026

Appendices

- **Appendix 1** - Title Report
- **Appendix 2** - Index for the Scheme and Engineering Plans
- **Appendix 3** - Context and Overlay Plans
- **Appendix 4** - Scheme Plans for the proposed subdivision:
 - Appendix 4A – Scheme Plan Overview
 - Appendix 4B – Scheme Plan (Stage 1 Superlot)
 - Appendix 4C – Scheme Plans Medium Density Allotments
 - Appendix 4D – Scheme Plans
- **Appendix 5** - Tabulated lot description
- **Appendix 6** - Earthworks Plans:
 - Appendix 6A – Earthworks ESCP Phase 1B
 - Appendix 6B – Earthworks Overview and Crossing Structures
 - Appendix 6C – Earthworks Phasing Plans;
- **Appendix 7** - Stormwater Plans:
 - Appendix 7A – Stormwater Concept Details;
 - Appendix 7B – Stormwater Stream and Drain Plans;
 - Appendix 7C – Stormwater Management Plans;
- **Appendix 8** Wastewater Plans
- **Appendix 9** Water Supply Plans
- **Appendix 10** Urban Design Plans
- **Appendix 11** Landscape Plans.
- **Appendix 12** – Masterplan Design Report
- **Appendix 13** – Urban Design Assessment
- **Appendix 14** – Engineering and Infrastructure Report
- **Appendix 15** – Integrated Transport Assessment
- **Appendix 16** – Stormwater Management Plan
- **Appendix 17** – Hydrological Report
- **Appendix 18** – Erosion and Sediment Control Plan
- **Appendix 19** – Construction and Environmental Management Plan
- **Appendix 20** – Flood Hazard Assessment of Effects
- **Appendix 21** – Geotechnical Assessment
- **Appendix 22** - Landscape and Visual Effects Assessment
- **Appendix 23** – Assessment of Ecological Effects
- **Appendix 24** – Native Freshwater Fauna Salvage and Relocation Plan
- **Appendix 25** – Lizard Management Plan
- **Appendix 26** – Ecological Restoration Management Plan
- **Appendix 27** – Archaeological Effects Assessment
- **Appendix 28** – Archaeological Management Plan
- **Appendix 29** – Economic Assessment
- **Appendix 30** – Local Centre Review
- **Appendix 31** – Acoustic Assessment
- **Appendix 32** – Soils and Land Use Assessment
- **Appendix 33** – Proposed Conditions of Resource Consent
- **Appendix 34** – Wildlife Approval Memo
- **Appendix 35** - Resource consent requirements
- **Appendix 36** – Objectives and policies assessment
- **Appendix 37** – Consultation Summary Report
- **Appendix 38** – Ātiawa ki Whakarongotai – (Interim) Cultural Impact Assessment
- **Appendix 39** – Legal Advice to the Applicant

- **Appendix 40** – Kāpiti Coast District Council letter of support
- **Appendix 41** – Kāpiti Coast District Council letter regarding road stopping
- **Appendix 42** – Stormwater Easement Agreement
- **Appendix 43** – Section 30 Notices
- **Appendix 44** – Land Ownership and Occupation Plan.