Resource Consent Application
to the Kāpiti Coast District Council
on behalf of
New Central Park Limited

77 Kāpiti Road, Paraparaumu

Paraparaumu Town Centre
Stage 1: Subdivision and Earthworks

December 2023

Quality Control

Title	77 Kāpiti Road, Paraparaumu; Paraparaumu Town Centre; Stage 1: Subdivision and Earthworks
Client	New Central Park Limited
Version	V3 Final As Lodged
Date	December 2023
File Reference	pv.0420 77 Kāpiti Road
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Reviewed by	Tom Anderson
	

Limitations:

The report has been prepared for New Central Park Limited, according to their instructions, to form part of a resource consent application. This report has been prepared based on information provided by consultants appointed by New Central Park Limited. Incite has not independently verified the provided information and has relied upon it being accurate and sufficient for use by Incite in preparing the report. Incite accepts no responsibility for errors or omissions in the provided information.

Contents

1 Introduction

This assessment is provided in accordance with the requirements of section 88 of the Resource Management Act 1991 (the RMA or the Act) and the Fourth Schedule to the Act. It forms the resource consent application made to Kāpiti Coast District Council (KCDC) on behalf of New Central Park Limited (NCP) for Stage 1 of the Paraparaumu Town Centre development across seven lots, as shown on **Figure 1**, referred to as 77 Kāpiti Road.

Figure 1: Extent of the subject site, referred to as 77 Kapiti Road

Stage 1 will result in the creation of 12 superlots for future built development (Lot 1-12), a Local Purpose Reserve (Access) (Lot 40), an area of open space (Lot 50), two Local Purpose Reserves (Drainage) (Lot 200 and Lot 201) and a road to vest (Lot 500). The Wharemaukū Stream will be realigned and naturalised through the site, with a constructed wetland to be formed around the realigned stream. In order to facilitate the works bulk earthworks are required across the site.

The future use of each lot is not being sought under this Stage 1 application, however a mix of possible land uses that align with the site's Metropolitan Centre zoning including residential, mixed-use town centre, commercial and aged-care have been indicated and have informed modelling assumptions.

The proposal also requires resource consents from Greater Wellington Regional Council (GWRC). These are being progressed, but are yet to be lodged.

2 The Site and Surrounding Area

2.1 Legal Description

The seven allotments that form the subject site as detailed in **Figure 1** above are described in **Table 1**, below. Copies of the Records of Title are attached as Appendix A.

Table 1: Allotment details

Address	Title & Legal Description	Area	Relevant Interests	Owner	Proposed Works
Ihakara Street	175335 Lot 7 DP 342714	0.562ha	Subject to the Reserves Act 1977 (Local Purpose Reserve (Water Drainage))	KCDC	Water main install and minor works
Ihakara Street	265124 Lot 13 DP 361734	0.131ha	Subject to the Reserves Act 1977 (Local Purpose Reserve (Drainage))	KCDC	Water main install and minor works
	636808, 675629 (leasehold title) Lot 2 DP 470759	5.1184ha	Easement Instrument 9714653.3 Consent Notice 9714653.4 (relating to floor level of habitable buildings and stormwater disposal). Fencing Covenant in Transfer 9697709.1	Ngahina Developments Limited with 20 year lease to Sheffield Properties Limited	Reshaping and planting as part of wetland/flood storage area
Rimu Road	636810 Lot 4 DP 470759	2.809ha	Subject to the Reserves Act 1977 (Local Purpose Reserve (Drainage)) Easement Instrument 9714653.3 – right of way	KCDC	Reshaping and planting as part of wetland/flood storage area
109 Kāpiti Road	822629 Section 4 SO 501569	10.4344ha		New Central Park Limited	Main body of subdivision
77 Kāpiti Road	822686 Section 3 SO 501569	17.5925ha	Proclamation 10183039.1 - subject to a right (in gross) to drain stormwater over part marked B on SO 501569 in favour of Her Majesty the Queen	New Central Park Limited	Main body of subdivision
	1068482 Section 2 SO 570550	8.0079ha	Easement Instrument 9714653.3 – right of way	KCDC	Reshaping and planting as part of wetland/flood storage area. Earthworks for road to Iver Trask Place

2.2 Description of the Site and Surrounding Area

The site is located to the west of the Paraparaumu town centre and is bounded by the Kāpiti Expressway, Kāpiti Road, Rimu Road and Ihakara Street. It has an area of approximately 37.45ha. While largely undeveloped, the site has been modified for various civil and infrastructure works (including the construction of Kāpiti Expressway, the channelling of Wharemaukū Stream and the creation of drainage channels, and the construction of above ground network utility lines). It has also been used for farmland. There is a shed on the site, with vehicle accessway to the site from Kāpiti Road (being at the Kāpiti Road/Arawhata Road intersection, with the intersection design taking into account future roading access to the subject site).

The site and surrounding area are described in detail by the technical experts, with the key characteristics in relation to each report as follows:

2.2.1 Archaeological Description (Appendix B)

- The site contains a recorded midden (R26/829) and two additional locations that have not been formally recorded, but due to a sparse quantity of shells may be indicative of subsurface archaeological deposits.
- A number of midden/ovens have been recorded in the vicinity of the subject site, particularly clustered adjacent to the Wharemaukū Stream, immediately to the west of the site.
- There are no Kāpiti Coast Operative District Plan scheduled historic places, waahi tapu, or heritage trees on the site.

2.2.2 Cultural Landscape and Features (Appendix Q)

Te Ātiawa ki Whakarongotai, as mana whenua, exercise kaitiakitanga over the site for the purposes of the RMA. A cultural impact assessment has not yet been completed that provides specific commentary on the cultural values that Te Ātiawa ki Whakarongotai associate with the site and the surrounding area. However, the relationship that Te Ātiawa ki Whakarongotai has, and the values that are placed on the Wharemaukū Stream, are recognised and described within Schedule B: Ngā Taonga Nui a Kiwa of the Greater Wellington Natural Resources Plan as follows:

> *Ngā Mahi a ngā Tūpuna*
>
> *The Wharemaukū was significant to our tūpuna as it provided for the settlement of hapū in the area. Its natural character as a settled, slowrising stream made it safe to settle on, and ideal for mahinga kai such as kānga wai, hī tuna, and food storage. In particular, it enabled Ngāti Raukawa to settle at Wharemaukū pā, on the north of its mouth, which then led to Te Ātiawa settling here.*
>
> *Te Mahi Kai*
>
> *Historically the Wharemaukū has had the capacity to be a significant provider of food as part of the network of mahinga kai sites in the rohe of Te Ātiawa. Tuna, whitebait, kokopū, koura*

and piharau have all been fished in this stream. Food was also traditionally preserved and stored in the stream. Some of these species are still fished here today.

Te Mana o te Tangata

The Wharemaukū has provided significantly for communities who currently and have historically lived in the Paraparaumu and Raumati areas. Both as a source of food and a source of freshwater. Its natural character supported the development of the original communities in these areas. The Wharemaukū has a reputation as being a safe and resilient water body that has enabled settlement on its banks.

Te Mana o te Wai

The relationship with the Wharemaukū as a site of fishing and access to freshwater informs the identity of the people of Te Ātiawa and its hapū. Te Manawaroa o te Wai The Wharemaukū has high potential for restoration. It has been significantly impacted by development in the surrounding area. Management of the Wharemaukū in recent years has compromised its natural character, particularly of its bed. Increased sedimentation and reduction in the diversity of habitat types in the Wharemaukū have impacted fish communities. However some species of significance, such as the piharau (lamprey) are still found in the Wharemaukū, making it a priority for restoration.

A historical background of the Kāpiti area, with specific focus on Ngārara West B (Paraparaumu), has been provided through a Cultural Impact Assessment prepared by George Jenkins (**Appendix Q**). This CIA sets out that of the various hapū of Te Atiawa ki Whakarongotai, there are three that are the most visible in terms of presence and representation, being Otaraua, Kaitangata and Puketapu. This CIA identifies the Puketapu hapu as the mana whenua of that area now known as Paraparaumu (formerly the area historically known as Ngārara West B), and in particular the whanau grouping known as Te Whanau a Te Ngārara as previous landowners with mana whenua, rangatiratanga and ahi kaa status.

A summary of the historic context of Te Ātiawa with the Kāpiti district is also provided in the archaeological assessment (**Appendix B**).

2.2.3 Landscape Description (Appendix C)

- The site has an undeveloped, urban-fringe character with modified topography, open fields, limited vegetation of note and remnant dune forms.
- The majority of the site is flat at an elevation of 5masl. The main western dune adjacent to the Kāpiti Expressway rises up to a maximum height of approximately 19-20masl with a smaller eastern dune to the west of the Aquatic Centre being approximately 15masl. The scale of the dunes is relatively small in a wider landscape context, only having an influence on the immediate surrounding area.
- The site is not identified as being within or subject to Outstanding Natural Landscape or Feature (ONLF) overlays, however the site has elements which contribute to the natural character of the coastal environment.

2.2.4 Ecological Description (Appendix D)

- The Wharemaukū Stream, which was straightened and realigned at some point prior to 1951 to its present-day channel, follows the site's south-eastern and southern boundaries. The watercourse is identified as having poor-quality instream habitat and having moderate ecological value.
- A central watercourse – Watercourse 1 - flows in a south-western direction through the site. As Watercourse 1 bisects the sand dunes with a large, man-made cut it appears the watercourse is likely artificial. Multiple drains feed into Watercourse 1. Watercourse 1 and the drains have been identified as having negligible ecological value.
- The site contains the remnants of two large wetland systems which would have most likely originally been separated by the dune system. The wetland system in the northern portion of the site was cleared of vegetation in 2018, and most likely had drains installed at that time. Consequently, its extent is greatly reduced from what was initially present. South of the dune system, wetlands are present on both sides of Watercourse 1.
- In total nine wetlands totalling 5.3ha have been identified on the site. Four of the wetlands have been identified as having low ecological value with the remaining five wetlands having moderate ecological value.
- None of the wetlands have obvious inflows. The primary driver for the formation of the site's wetlands is likely to be the high groundwater table.
- All of the identified wetlands are heavily impacted by historic and ongoing stock access and grazing, which has led to pugging, vegetation modification and reduced water quality. None of the wetlands have an effective riparian buffer, and are primarily surrounded by grassland or exotic scrubland.
- Outside of the wetlands the site is mostly vegetated with weedy pasture, with localised areas of scrubby vegetation, largely comprised of blackberry and/or gorse.
- The site is identified as having moderate ecological values in respect of native fish and avifauna (birds), and high ecological value for herpetofauna (lizards). It is considered to have negligible ecological value in respect of bats.

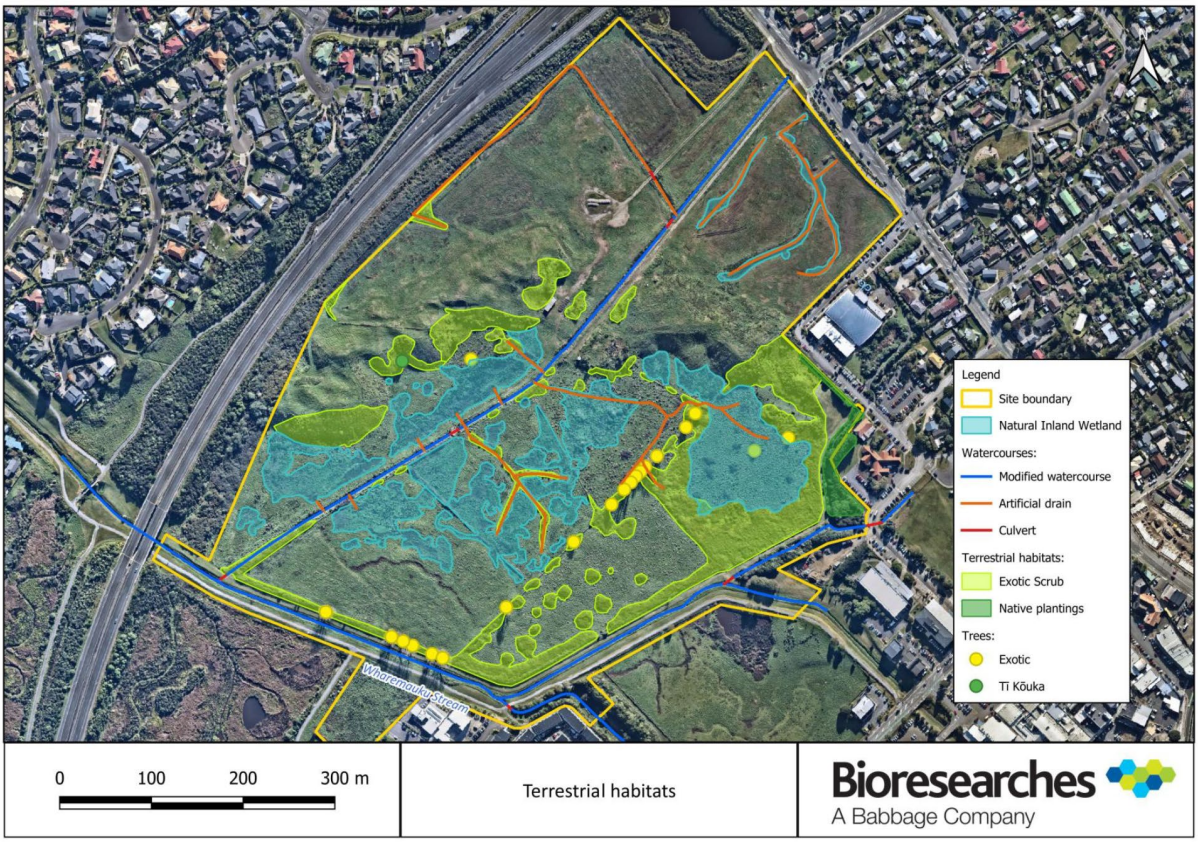

Figure 2: Site plan illustrating terrestrial vegetation types and watercourse within the site (see Appendix D)

2.2.5 Infrastructure Description (Appendix E)

- There is an existing 450mm asbestos cement rising wastewater main which runs through the centre of the site at a shallow depth. The rising main runs from the Rata Road pump station southwest of the site and provides a direct connection to the wastewater treatment plant.
- There are existing water mains at various locations around the site which provide a range of connection points. Modelling results suggest the network can meet the Level of Service for minimum pressure and fire flow.
- There are no specific stormwater management plans for the Wharemaukū Stream. However, as outlined further below there are significant existing flooding problems upstream and downstream of the site.
- Telecommunications, power and gas networks are available adjacent to the site.

2.2.6 Flood Hazard (Appendix 4 of the Stormwater Management Plan in Appendix F)

- The site is shown on the Council's flood hazards maps as being subject to stream corridor, ponding, and storage flood hazards.
- The proposed development is located within the mid-point of the Wharemaukū catchment.
- The Wharemaukū Stream flows through the site and conveys runoff from the upstream areas of the catchment, with extensive ponding occurring from spills over the upstream bank. Flow also

enters the site from the northeast via the upstream stormwater network and drains through the site via a stormwater drain to the Wharemaukū Stream. Further areas of localised ponding exist within the site due to localised depressions in the topography which fill via direct rainfall.

- The present floodplain volume is 105,000m³.

2.2.7 Geotechnical Description (Appendix G)

- Investigations indicate that most of the site comprises a peat layer ranging from 0.2m-2m in thickness, with an isolated area up to 2.6m deep. The peat is underlain by medium dense sand. Gravels underlie parts of the site at variable depth.
- The groundwater table lies at a depth of between 0.35m-1.5m depth, with an isolated area up to 2.6m in depth.
- The dune system is elevated approximately 10m above the surrounding area. The northern sides of the dunes are generally more moderately sloping, ranging from 10° to 25°; while the southern sides of the dunes are steeper, averaging 20° to 45°. There are also areas where the dunes have been cut and are currently standing near vertical. A vehicle track extends along the crest of the dunes. No obvious evidence of instability was observed in the slopes of the dunes.
- The site is classified as being site soil classification of 'Class D – Deep or Soft Soil Site' as per NZS 1170.5:2004.
- The site is located approximately 2km from the nearest mapped active fault.
- The GWRC hazard maps indicates a moderate to high combined earthquake hazard at the site, comprised of low slope failure hazard, moderate ground shaking hazard and high liquefaction hazard.

2.2.8 Road Network Description (Appendix H)

- There is currently no road network through the site.
- The surrounding road network consists of Kāpiti Road, which serves as the main spine route between Paraparaumu town centre, the Kāpiti Expressway, and the coast; Rimu Road, which provides access to the various town centre activities on either side of the road; Ihakara Street, which extends approximately 400m west off Rimu Road before terminating adjacent to the site; and Iver Trask Place, which provides access and parking for the civic buildings.
- Demarcated on-street cycle lanes are provided on Rimu Road and Kāpiti Road. Shared paths are also provided within the surrounding area.
- Footpaths are provided on all roads in the vicinity of the site.
- A number of walkways provide access through the site, including the Wharemaukū Stream track, which links the town centre with the residential catchment to the west and provides access to the shared path which runs alongside the Kāpiti Expressway.
- Bus stops are located on Kāpiti Road and Rimu Road in the vicinity of the site, with services operating from these stops providing access to the majority of suburbs in Paraparaumu, and wider to the district, as well as the rail station/bus interchange, located approximately 700m to the east of the site.

2.3 District Plan Zones, Notations and Overlays

The relevant zones, notations and overlays of the Kāpiti Coast Operative District Plan (ODP) are set out in **Table 2**.

Table 2: Kāpiti Coast Operative District Plan Zones, Notations and Overlays

Kāpiti Coast Operative District Plan	
Zones	Metropolitan Centre Zone Natural Open Space (Lot 7 DP 342714 and Lot 13 DP 361734)
Precinct	Metropolitan Zone Precinct C (PREC30) and subject to the Metropolitan Centre Zone Structure Plan (Appendix 19)
Designations	NZTA-005 - State Highway Purposes - MacKays to Peka Peka Expressway KCDC-031 – Plantation Reserves
Overlays	Coastal Environment Airport Plan: Runways Height Surfaces (Grass Runway 12/30 Take-off Approach)
Hazards	Flood Hazard – Ponding Flood Hazard – Storage Flood Hazard – Stream Corridor Flood Hazard – Overflow Path
Road Hierarchy	Kāpiti Road - Major Community Connector Rimu Road - Centres Route Ihakara Street - Major Community Connector Iver Trask Place - Neighbourhood Access Route

2.4 Regional Plan Scheduled Values

Wharemaukū Stream (Te Manga o Wharemaukū) is recognised under the Greater Wellington Operative Natural Resources Plan as having the following scheduled values:

- Schedule B Ngā Taonga Nui a Kiwa
- Schedule C Sites with Significant Mana Whenua Values
  - Te Ātiawa ki Whakarongotai.
- Schedule F Ecosystems and Habitats with Significant Indigenous Biodiversity Values
  - Threatened or at risk fish habitat (Schedule F1)
  - Migratory fish habitat (Schedule F1)

- Category 1 Surface Waterbody
- River Class 6

The site is not listed on the Greater Wellington Selected Land User Register and has no known history of Hazardous or Industrial Activities being undertaken on it.

3 The Proposal

Consent is sought for Stage 1 of the Paraparaumu Town Centre development. Stage 1 will result in the creation of 12 superlots for future built development (Lot 1-12), a Local Purpose Reserve (Access) (Lot 40), an area of open space (Lot 50), two Local Purpose Reserves (Drainage) (Lot 200 and Lot 201) and a road to vest (Lot 500). The Wharemaukū Stream will be realigned and naturalised through the site, with a constructed wetland to be created around the realigned stream. In order to facilitate the works bulk earthworks are required across the site.

The future use of each lot is not being sought under the Stage 1 consent, however a mix of possible land uses applicable to the site's zoning including residential, mixed-use town centre, commercial and aged-care have been indicated via a master plan (**Figure 3** and **Appendix I**) and have informed modelling assumptions.

The proposal is described in the sections below, with additional detail provided in the appended technical reports.

Figure 3: Masterplan for modelling assumptions

3.1 Subdivision

It is proposed to subdivide the site as set out in **Table 3** and shown on the scheme plan in **Appendix J**.

Table 3: Proposed Allotments

Lot	Area	Purpose	Intended Ownership
Lot 1	2,400m²	Superlot for future development	NCP
Lot 2	4,000m²		
Lot 3	3.0054ha		
Lot 4	9,227m²		
Lot 5	5,000m²		
Lot 6	4.1195ha		
Lot 7	3,946m²		
Lot 8	1,844m²		
Lot 9	3,730m²		
Lot 10	2.7854ha		
Lot 11	3.7094ha		
Lot 12	5,572m²		
Lot 40	492m²	Local Purpose Reserve (Access)	To vest with KCDC
Lot 50	2.4152ha	Open space	NCP
Lot 200	2.3265ha	Local Purpose Reserve (Drainage)	To vest with KCDC
Lot 201	3.4065ha	Local Purpose Reserve (Drainage)	To vest with KCDC
Lot 500	3.0327ha	Road	To vest with KCDC

The Wharemaukū Stream and the newly created wetland will be contained in Lot 200 and Lot 201. As these lots are to be vested with Council no esplanade reserves or strips are required.

All allotments will have frontage to the new road (Lot 500). Vehicle access to each lot from the road is not proposed to be formed under this consent in order for future uses and activities to be specifically catered to through the subsequent development of the lots. Instead, the site masterplan included at Appendix A of the Transport Report (**Appendix H**) demonstrates 'no go' zones for vehicle crossings in line with the ODP requirements for access separation from intersections and minimum required sightlines.

The indicative land uses on the masterplan have informed the sizing and demand estimates for the civil infrastructure (**Appendix E**).

The subdivision will be facilitated and supported by the works described within the following sections.

3.2 Earthworks

Bulk earthworks are proposed over a total area of 318,400m² (31.84ha). The earthworks will create flat building platforms clear of flood levels and with suitable ground conditions, form the roads and facilitate flood storage areas. Plans of the earthworks are provided within **Appendix I** with the proposed methodology set out in the Earthworks and Construction Management Plan (**Appendix K**).

The earthworks consist of three main aspects:

- Stripping the topsoil and undercutting of unsuitable material (largely peat) from the site to a maximum depth of 2.5m. The volume of material to be removed is estimated to be 178,000m³. See drawing 220.
- The bulk cut and fill across the site to form building platforms clear of flood levels, the roads, the wetland and flood mitigation area, the realignment of the Wharemaukū Stream and the removal of the eastern sand dune. Where possible fill will be sourced from other parts of the site, including the existing dunes, however imported fill will also be required. Disposal of peat is planned to take place on site, away from building areas. As shown on drawing 223, these works include:
  - The bulk earthworks will involve cuts of up to 10m, with a cut volume of 522,000m³.
  - The maximum fill depth will be 3m, with those areas of the site intended for future built development to generally be built up by approximately 1m. In total there will be a fill volume of 415,500m³.
- The reconstruction of the western sand dune using peat excavated from other areas of the site. The reconstruction will occur over an area of 23,700m² (2.37ha) and will involve 127,000m³ of fill. A maximum cut height of 13.6m is proposed, with a maximum fill depth of 12.5m reforming the dune to a similar elevation, but slightly west of the existing location.

As a part of future works, site-specific testing and design will be required to be undertaken to determine the optimal building foundations based on the finished ground conditions.

3.3 Dune Reconstruction and Landscaping

The reconstruction of the western dune, as set out above, will include shaping the dune form in an irregular manner which allows for plant growth.

The dune is to be planted with species from the 'Dune-Land' category under the Kāpiti District Endemic Flora Species List (2012)[1], with a Planting Plan to be provided to the Council for approval prior to earthworks commencing on site.

[1] Matt Ward (2012), Kāpiti District Endemic Flora Species List - A species guide to use for Restorative Planting Foxton Ecological District Version, Kāpiti Coast District Council

3.4 Stream Realignment and Wetland Creation

The existing wetlands across the site, being an area of approximately 5.34ha, will be reclaimed through the bulk earthworks. It is proposed that the loss of stream and wetland habitat within the site is mitigated and offset with the ecological enhancement, realignment and naturalisation of the Wharemaukū Stream corridor, which would include the creation of up to 5.8ha of wetland habitat and 1,200m of stream length. The proposed stream corridor and wetland are to be located within Lot 200 and Lot 201. In addition, Watercourse 1, to be contained within Lot 500 (the road to vest) will be diverted to run adjacent to the proposed link road and will be vegetated.

The stream realignment and wetland creation is discussed in detail in the Stream and Wetland Loss Offset Report prepared by Bioresearches in **Appendix L** and **Appendix S**.

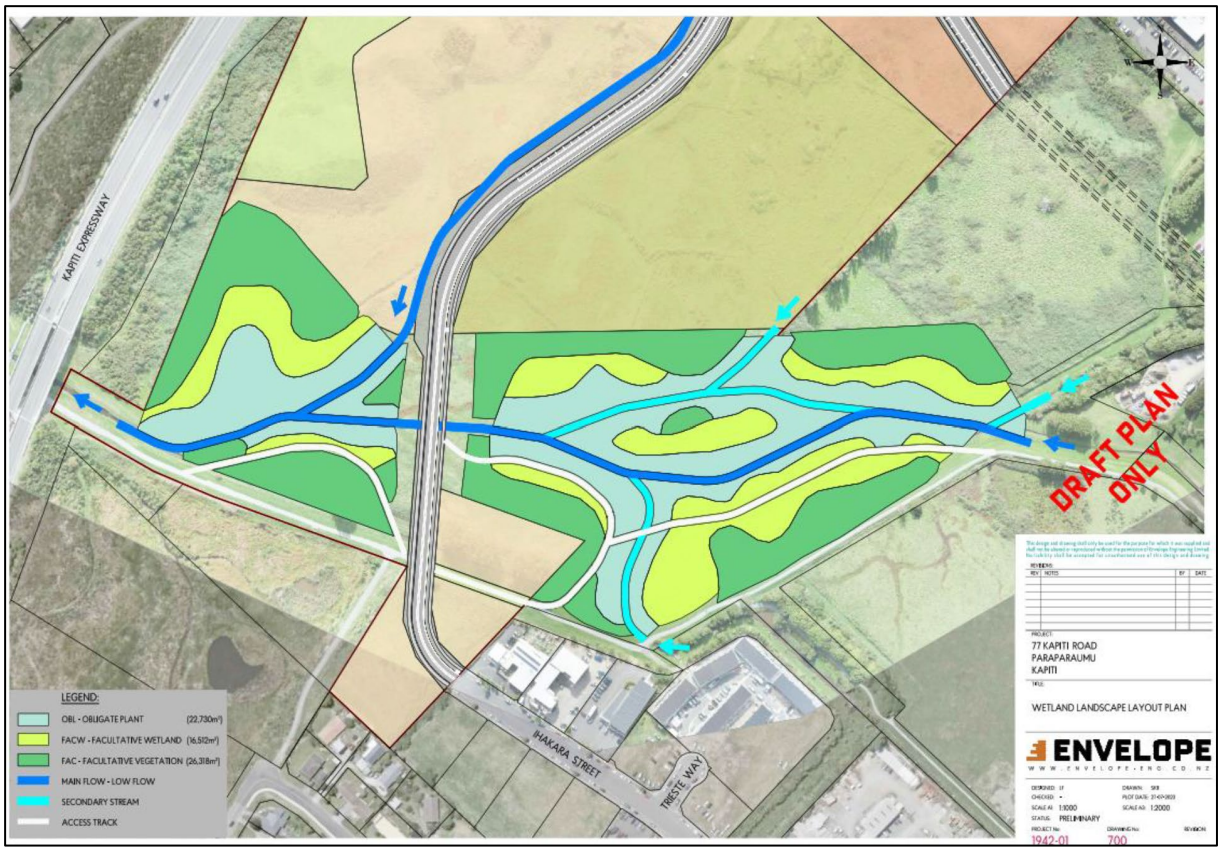

Figure 4: Concept Plan for naturalised Wharemaukū Stream and wetland area (Appendix L)

As can be seen from the figure above, the Wharemaukū Stream is proposed to be realigned through the site, moving from its artificially straightened alignment along the southern boundary of the site to a more naturalised stream channel, with meanders, side channels, changes in depth, variations in substrate and hydrology and the provision of fish habitat.

The new wetland area will be located in the generally flat, low-lying land adjacent to the restored Wharemaukū Stream and will form part of the river floodplain. It will contain a mosaic of stream habitat, shallow water, frequently wetted areas, infrequently wetted areas, and areas that only receive

water in heavy rain events. The wetlands will merge into a riparian buffer, all of which would be planted with native, ecologically appropriate species which will in time grow to recreate naturally occurring habitats.

As set out through the Stream and Wetland Loss Offset Report (**Appendix L**) a multistage approach is required to create, restore and enhance the vegetation within the proposed wetland and the riparian areas.

The works will be carried out in accordance with a number of plans to be created, including a Weed Management Plan, an Animal Pest Management Plan and a Wetland and Riparian Planting Plan. It is anticipated that Offset, Enhancement and Monitoring Plans will also be prepared for the stream and wetland.

3.5 Road and Pedestrian Network

A new link road between Kāpiti Road and Ihakara Street is proposed, with a secondary connection from the link road to Iver Trask Place. These roads are to be contained within Lot 500 and have been designed to align with the ODP and NZS4404. The link road and secondary connection are both indicated on the Metropolitan Centre Zone Structure Plan.

The application does not propose to extend Ihakara Street northwards under the Kāpiti Expressway, however a possible indicative alignment is shown on the Scheme Plan (**Appendix J**).

The Transport Report prepared by Stantec (**Appendix H**) provides detail on the classification and suitability of the road alignments and intersection design as informed by traffic modelling. In summary, the proposed network will include:

- The link road will provide two traffic lanes each with a width of 3.0m-4.2m and with additional width for kerbside parallel parking. Footpaths are proposed on both sides of the road, with a dedicated off-road cycle path provided on the southern side of the carriageway.
- A culvert has been proposed for the crossing of the link road over the realigned Wharemaukū Stream.
- The Iver Trask Place extension will provide two traffic lanes, to be shared with cyclists, each with a minimum width of 3.3m and a design speed of 30kph. Parallel parking spaces will be provided on the northern/southern side of the carriageway. 2.5m wide footpaths will be provided on each side of the road carriageway.
- Signalised intersections will be provided at the intersections of the link road with Kāpiti Road and with the Iver Trask Place extension.
- Two mid-block crossings for pedestrians and cyclists will be located where the existing Wharemaukū Stream shared path crosses the carriageway (just north of the current Ihakara Street termination) and approximately mid-way between this and the Iver Trask Place intersection. The form of these mid-block crossings will be determined in collaboration with Council.
- Raingardens are proposed to be sited within the road corridor and are indicated on the engineering plans (Appendix 1 of the Civil Infrastructure Report in **Appendix E**).

- The masterplan includes provision for two new indented bus stops on the link road (one in each direction), just south of the proposed new signalised intersection with the Iver Trask Place extension. The position of these bus stops aligns with the direction set out in the recent Waka Kotahi 'Bus Stop Public Transport Design Guidance', which indicates a spacing of around 400m for bus stops in urban areas is appropriate, noting the proposed bus stops positioned approximately 400m from the existing stops on Kāpiti Road.
- Streetlighting details will be addressed at detailed design stage.

3.6 Stormwater

The Stormwater Management Plan (SMP) provided in **Appendix F** details the stormwater management at the site. Stormwater management on the site has been designed in an integrated manner with flood storage requirements and ecological offsetting areas.

3.6.1 Hydraulic Neutrality

To achieve hydraulic neutrality, roadside attenuation devices (e.g., enlarged pipes, with sizing to be confirmed at detailed design stage) and an attenuation pond are proposed.

The attenuation pond will be located within Lot 201, the western drainage reserve. It will have a base area of 500m² and an area of 1,500m² at 1.5m above the base. The design of the attenuation pond has been undertaken in accordance with KCDC's Land Development Minimum Requirements using HEC-HMS software.

The modelling to date demonstrates that these measures are sufficient to attenuate peak flow for the range of 2 to 100-year events for the fully developed site (up to the assumptions for impervious areas as set out through the SMP).

Gravity connections will be provided for each lot and for the road which will convey stormwater to the proposed channels across the site. Stormwater pipe sizes will need confirmation at the detailed design stage based on final impervious areas.

3.6.2 Stormwater Treatment

It is proposed that the treatment of each individual superlot will be the responsibility of the future developer of each parcel, allowing detailed consideration of the use, design and layout within each superlot to be incorporated into the design of stormwater treatment devices.

In respect of Stage 1, Water Sensitive Urban Design (WSUD) measures have been employed, including the following:

- Within the road corridor, rain gardens sized based on a minimum of 2% of the contributing catchment area (road pavements) are proposed.

- Impervious area will be limited, with approximately 8ha of the site has been set aside specifically for stormwater management and ecological enhancement.

3.6.3 Stormwater Conveyance

The SMP identifies that there are significant existing flooding problems upstream and downstream of the site and any development of the site needs to include suitable mitigation measures to ensure that flooding is not worsened.

The proposal will create an increase of approximately 40,000m³ of flood storage volume (being an increase from 105,000m² to 145,000m³), with the following aspects of the proposal contributing to managing flood flows:

- The re-aligned Wharemaukū Stream will convey all flows from the upper catchment through the site, with the re-aligned stormwater drain to replicate the function of the existing stormwater drain.
- Lowered ground levels adjacent to the Wharemaukū Stream will increase ponding depths, thereby providing additional flood storage capacity.

In addition, fill will be required in some areas of the site to raise the ground level above peak flood levels.

3.7 Civil Infrastructure

The Civil Infrastructure Report provided in **Appendix E** describes the servicing of the site, which is summarised as follows.

3.7.1 Wastewater

The wastewater infrastructure for the development consists of the following aspects:

- A gravity network, falling to a centralised vested pump station in the centre of the site.
- The pump station will pipe wastewater using a rising main to the Rata Road pump station, subject to KCDC progressing the larger rising main renewal. If this is not progressed the secondary option is to connect into Ihakara Street.
- Lots on the southeast of the link road and on Ihakara Street will connect directly into the gravity network while lots on the northwest side of the link road will require pump stations.

3.7.2 Potable Water

The following connections are proposed to the existing water network:

- 300mm ID water main connecting to the existing 350mm ID water mains on Kāpiti Road and Rimu Road.

- 150mm ID water main connections from the proposed 300mm ID water main to existing water mains on Ihakara Road and Iver Trask Place.
- 100mm ID water main connection from the existing 350mm ID water main on Kāpiti Road, if this is required by future modelling.
- Dual water mains of varying sizes (typically 100 – 150mm) will be run on opposite sides of the roads to the main reticulation network to provide water supply on both sides of the proposed roads.

The detailed design stage will confirm the required sizing and locations for the pipes.

3.8 Utilities

Indicative utilities servicing locations are shown on the plans provided within Appendix 1 of the Civil Infrastructure Report (**Appendix E**). The location of each will be finalised during the detailed design phase.

3.8.1 Telecommunications

Chorus have confirmed the network adjacent to the site can be extended to serve the proposed development.

3.8.2 Power

Scanpower, on behalf of Electra, have confirmed they have network adjacent to the site that can be extended to serve the proposed development, with the current network able to support 1.0 MVA from the network adjacent to Kāpiti Road and an additional 2.0 MVA from the network adjacent to Ihakara Road.

Upgrades to the network will be required to support the completed development, which will have an estimated demand of 7.2 MVA. The detailed design phase of the project will take into account the required future network upgrades.

3.8.3 Gas

Firstgas have confirmed they have network adjacent to the site that can be extended to serve the development without significant upgrades being required.

4 Planning Framework

There are a number of statutory planning documents relevant to the proposal. Where relevant to the Kāpiti Coast District Council administered resource consents, these documents have been assessed in detail in the attached Appendices, with the findings summarised in Section 5 Resource Consent Activity Status and Section 7 Section 104 Assessment.

- National Policy Statement on Urban Development 2020 (NPSUD);
- National Policy Statement for Indigenous Biodiversity 2023 (NPSIB);
- National Policy Statement for Freshwater Management 2020 (as amended in February 2023) (NPSFM);
- Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (as amended in January 2023) (NESF);
- Operative Regional Policy Statement for the Wellington Region 2013 (GW RPS);
- Proposed Change 1 to the Regional Policy Statement for the Wellington Region, notified August 2022;
- Natural Resources Plan for the Wellington Region 2023 (NRP);
- Proposed Plan Change 1 to the Natural Resources Plan for the Wellington Region, notified 30 October 2023; and
- Kāpiti Coast Operative District Plan.

The following documents were considered but do not apply to the site for the following reasons:

- The National Policy Statement on Highly Productive Land (NPSHPL) does not apply as the site is not zoned General Rural or Rural Production.
- The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS) does not apply as the site is not listed on the Greater Wellington Selected Land User Register and has no known history of Hazardous or Industrial Activities being undertaken on it.

5 Resource Consent Activity Status

This application seeks the resource consents required from KCDC for the Stage 1 works. Resource consent is also required from GWRC. The regional application is currently being progressed but is yet to be lodged.

5.1 Kāpiti Coast Operative District Plan

The proposal requires consideration under the rules for the following zones:

- Metropolitan Centre Zone; and
- Natural Open Space Zone.

In addition, the proposal requires assessment against the District Wide provisions in the following Part 2 chapters:

- Energy, Infrastructure and Transport – Infrastructure;
- Energy, Infrastructure and Transport – Transport;
- Hazards and Risks – Natural Hazards;
- Subdivision – District Wide Subdivision Matters;
- Subdivision – Subdivision in Working Zones; and
- General District Wide Matters – Earthworks.

A full assessment against the standards and provisions is provided in **Appendix M**, with the land use and subdivision rule breaches listed below.

5.1.1 Metropolitan Centre Zone

Consent is required under the following rules:

- **Rule MCZ-R15** *Earthworks, new buildings and structures and additions and alterations to existing buildings and structure in the Dune Protection Area identified in the Structure Plan in Appendix 19* as earthworks are proposed to be carried out in the Dune Protection Area. The activity status is Restricted Discretionary.
- **Rule MCZ-R16** *Buildings and structures or earthworks in the indicative Stormwater Management Area on the Metropolitan Centre Structure Plan* as earthworks are being proposed within the Stormwater Management Area. The activity status is Restricted Discretionary.

5.1.2 Natural Open Space Zone

Lot 7 DP 342714 and Lot 13 DP 361734 are zoned Natural Open Space. The works occurring on these parcels is confined to the installation of the watermain. The proposed works comply with the relevant

permitted standards within the Natural Open Space Chapter and as such no resource consents are required for work in this zone.

5.1.3 Energy, Infrastructure and Transport – Infrastructure

Consent is required under the following rules:

- **Rule INF-PNU-R18** *New aboveground network utilities within any ponding area, shallow surface flow area, overflow path or residual overflow path, which are above ground, other than telecommunications and radiocommunications* for above ground network utilities in the Ponding Area. The activity status is Restricted Discretionary.
- **Rule INF-PNU-R19** *New underground network utilities, other than telecommunication and radiocommunication, located within the Natural Open Space Zone* for the installation of the watermain within Lot 7 DP 342714 and Lot 13 DP 361734. The activity status is Restricted Discretionary.
- **Rule INF-PNU-R22** *Any new above ground network utility not provided for under other specifically listed rules* for above ground network utilities in the Stream Corridor. The activity status is Discretionary.
- Underground network utilities in the Stream Corridor and Ponding Area do not appear to be identified under a specific rule, as such they are considered to require consent as a Discretionary Activity.

5.1.4 Energy, Infrastructure and Transport – Transport

Consent is required under the following rules:

- **Rule TR-R11** *Any activity which is not a permitted, controlled, restricted discretionary or non-complying activity* as access will not be formed to each lot and compliance is not demonstrated with the manoeuvring and loading standards. The activity status is Discretionary.
- **Rule TR-R15** *New roads including where they are to serve a subdivision (including boundary adjustments) that do not meet any one of the controlled activity standards under TR-R9* as a dedicated cycle lane will not be provided along the Iver Trask Place extension. The activity status is Discretionary.

5.1.5 Hazards and Risks – Natural Hazards

Consent is required under the following rules:

- **Rule NH-FLOOD-R8** *Development and earthworks within any flood storage or fill control area* for earthworks in the Flood Storage Area. The activity status is Controlled.
- **Rule NH-FLOOD-R11** *In a ponding or shallow surface flow area, earthworks which do not comply with one or more of the permitted activity standards under NH-FLOOD-R4* as the earthworks in the Ponding Area exceed the permitted volume of the 20m^3. The activity status is Restricted Discretionary.

- **Rule NH-FLOOD-R15** *In any a stream corridor, or river corridor, fill earthworks, or earthworks that do not comply with one or more of the permitted activity standards in NH-FLOOD-R4* as the earthworks in the Stream Corridor exceed the permitted volume of the 10m³. The activity status is Discretionary.

5.1.6 District Wide Subdivision Matters

Consent is required under the following rules:

- **Rule SUB-DW-R9** *Subdivision (excluding boundary adjustments or subdivision of land where no additional allotments are created) of land with peat or sand soils* as the site has both peat and sand soil. The activity status is Controlled.
- **Rule SUB-DW-R15** *Any activity listed as a controlled or restricted discretionary activity in this section which does not comply with one or more of the associated standards, unless otherwise specified* as the land to be subdivided contains flood storage and ponding, areas and compliance with all other relevant subdivision rules and standards in other chapters is not possible. The activity status is Discretionary.
- **Rule SUB-DW-R17** *Subdivision of land located partly within the river corridor or stream corridor where each allotment has building areas which are located outside any river or stream corridor, overflow path or residual overflow path; and located above the estimated 1% AEP flood event level; and formed vehicle access which does not adversely affect the flood hazard risk on other properties in the same flood catchment* as land partly within the Stream Corridor will be subdivided. The activity status is Discretionary.

5.1.7 Subdivision in Working Zones

Consent is required under the following rules:

- **Rule SUB-WORK-R48** *Any activity which is listed as a restricted discretionary activity and does not comply with one or more of the associated standards, unless otherwise specifically stated* as an indicative development plan has not been provided and the block length standard is not met. The activity status is Discretionary.

5.1.8 Earthworks

Consent is required under the following rules:

- **Rule EW-R5** *Earthworks not complying with one or more of the permitted activity standards in EW-R2 or EW-R3* as the earthworks will occur on slopes greater than 28°, within 20m of waterbodies, will exceed the permitted volumes and will alter the ground level by greater than 1m. The activity status is Restricted Discretionary.

5.1.9 Financial Contributions

Financial contributions are anticipated to be payable on each new Record of Title as required by Rule FC-R4. The activity status is Permitted.

5.2 Overall Activity Status

Both the subdivision and the land use consents are a **Discretionary Activity**.

All of the relevant rules and the associated activity status for each is provided below.

Table 4: Summary of Kāpiti Coast Operative District Plan rules under which consent is sought

Rule	Topic	Activity Status
MCZ-R15	Earthworks in the Dune Protection Area identified in the Structure Plan in Appendix 19.	Restricted Discretionary
MCZ-R16	Earthworks in the indicative Stormwater Management Area on the Metropolitan Centre Structure Plan.	Restricted Discretionary
INF-PNU-R18	New aboveground network utilities within any ponding area which are above ground, other than telecommunications and radiocommunications	Restricted Discretionary
INF-PNU-R19	New underground network utilities, other than telecommunication and radiocommunication, located within the Natural Open Space Zone	Restricted Discretionary
INF-PNU-R22	Any new above ground network utility not provided for under other specifically listed rules	Discretionary
TR-R11	Any activity which is not a permitted, controlled, restricted discretionary or non-complying activity	Discretionary
TR-R15	New roads including where they are to serve a subdivision (including boundary adjustments) that do not meet any one of the controlled activity standards under TR-R9	Discretionary
NH-FLOOD-R8	Subdivision (excluding boundary adjustments or subdivision of land where no additional allotments are created) of land with peat or sand soils	Controlled
NH-FLOOD-R11	Any activity listed as a controlled or restricted discretionary activity in this section which does not comply with one or more of the associated standards, unless otherwise specified	Restricted Discretionary
NH-FLOOD-R15	Subdivision of land located partly within the river corridor or stream corridor	Discretionary
SUB-DW-R9	Subdivision (excluding boundary adjustments or subdivision of land where no additional allotments are created) of land with peat or sand soils	Controlled
SUB-DW-R15	Subdivision where any part of the land contains flood storage, ponding, residual ponding or shallow surface flow areas	Discretionary

SUB-DW-R17	Subdivision of land located partly within the river corridor or stream corridor	Discretionary
SUB-WORK-R48	Any activity which is listed as a restricted discretionary activity and does not comply with one or more of the associated standards, unless otherwise specifically stated	Discretionary
EW-R5	Earthworks not complying with one or more of the permitted activity standards in EW-R2 or EW-R3	Restricted Discretionary

6 Assessment of Environmental Effects

The following provides an assessment of the actual and potential effects of the proposal, in accordance with section 88 and the Fourth Schedule to the Act.

The effects of the proposed activity are considered to be:

- Archaeological effects;
- Effects on cultural values;
- Landscape and visual amenity effects;
- Ecological effects;
- Functioning of the Metropolitan Centre;
- Traffic effects;
- Earthworks and construction effects;
- Natural hazard effects;
- Subdivision effects; and
- Positive effects.

6.1 Archaeological Effects

An Archaeological Assessment prepared for Sections 3 and 4 SO 501569 and Section 10 SO 505430 is attached as **Appendix B**.

The area subject to the archaeological report differs from the area of the subject site. Those allotments that form the site that are not included in the archaeological assessment are Section 2 SO 570550, Lot 7 DP 342714, Lot 13 DP 361734, Lot 2 DP 470759 and Lot 4 DP 470759. Section 10 SO 505430, which is included in the archaeological assessment, does not form part of the subject site and contains the Waka Kotahi stormwater treatment ponds bounded by Kāpiti Road and the Kāpiti Expressway.

Andy Dodd, who has prepared the archaeological assessment on behalf of Subsurface Ltd, has advised "*the additional area does not significantly affect the outcome of my archaeological assessment for KCDC*" and has advised that his recommendations remain valid for the area of land relevant to this proposal (**Appendix B**).

The report provides a description of Sections 3 and 4 SO 501569 and Section 10 SO 505430 as relevant to archaeology and a historic background to the wider area, including history of Māori occupation and Native Land Court proceedings. It then sets out a range of archaeological work already undertaken in the area, notably for the construction of the neighbouring Expressway which truncated the dune system that runs across the site, where a number of small shell middens were exposed.

The report highlights that there are no ODP scheduled historic places, waahi tapu, or heritage trees on the site, and the closest place recorded on the New Zealand Heritage List/Rārangi Kōrero is the Paraparaumu airport control tower (former) on Kāpiti Road.

A number of midden/ovens have been recorded in the vicinity of the subject site, particularly clustered adjacent to the Wharemaukū Stream, immediately to the west of the site. Further, an inspection of the subject site carried out on 24 August 2022 highlighted one previously unrecorded midden and two additional locations that have not been formally recorded, but due to a sparse quantity of shells may be indicative of subsurface archaeological deposits.

The report concludes that:

> *The subject property is made up of remnant Foxton dune and low-lying drained swampland. There is reasonable potential for encountering archaeological midden/oven features on the elevated dune ridge as evidenced by previous archaeological monitoring for subdivision, development and road construction nearby. One archaeological shell midden site (R26/829) was recorded as a result of the field inspection on 24 August 2022.*
>
> *Archaeological deposits are protected under the Heritage New Zealand Pouhere Taonga Act 2013 and earthworks for road construction and development should be undertaken in accordance with an archaeological authority that includes specific protocols for the discovery of kōiwi tangata.*

The report then makes a number of recommendations:

- *That this assessment be shared with mana whenua and Heritage New Zealand.*
- *Earthworks for road construction through the subject property has a reasonable likelihood of encountering archaeological midden deposits, especially in the areas of intact dune.*
- *An archaeological authority should be sought from Heritage New Zealand prior to commencing road construction works on the subject property.*
- *Reducing the amount of earthworks affecting the remnant dune ridge will reduce the potential for encountering unrecorded archaeological sites.*

Based on the archaeological assessment, a condition requiring that an archaeological authority should be sought from Heritage New Zealand Pouhere Taonga prior to earthworks commencing on the site is proffered. With the archaeological authority in place archaeological the potential archaeological effects resulting from the site works can be managed appropriately.

6.2 Effects on Cultural Values

Wharemaukū Stream and the surrounding area is recognised as holding a number of important values for Te Ātiawa ki Whakarongotai as iwi, Puketapu Hapū ki Paraparaumu and Te Whanau a Te Ngārara. The applicant has engaged with each of these groups with the two-fold intentions of NCP gaining a better understanding of the relationship of iwi, hapu and whanau with the site and wider environs, and of Te Ātiawa ki Whakarongotai, Puketapu Hapū ki Paraparaumu and Te Whanau a Te Ngārara gaining an understanding of, and contributing to the outcomes of the development.

At the time of lodgement correspondence has been provided from Te Ātiawa ki Whakarongotai and Puketapu Hapū ki Paraparaumu confirming they are willing to engage further with the applicant on the proposal (**Appendix R**).

A Cultural Impact Assessment has been prepared by George Jenkins, with comment on the development of the site being provided through interviews with members of Te Whanau A Te Ngarara and Puketapu ki Paraparaumu. Mr Jenkins concludes the CIA as follows:

> *In summary, it is my general recommendation that raising the profile of Tangata Whenua, from the foundation of sharing and understanding culture, will lead to a very positive effect on the strength of this important development, the Town Centre of Paraparaumu. There is great potential to provide significant positive cultural impacts within the proposed development. This will raise the profile of Tangata Whenua and enable closer relationship building within the community. There are very limited current cultural practices able to be performed on this land because it is private land. I think it is hard to dismiss the importance of enabling the development of cultural practices on land you have been denied access to. Through conversation the appropriate respect can be obtained and the relationship is then much more than aesthetic.*

As with the feedback provided from Te Ātiawa ki Whakarongotai and Puketapu Hapū ki Paraparaumu, the closing comments by Mr Jenkins place importance on continuing to work alongside the applicant.

As such engagement with all three groups remains on-going, and is anticipated to continue to occur through the consenting process, as well as via the Council's formal circulation of the application to Te Ātiawa ki Whakarongotai for comment. Given this on-going process, it is not yet appropriate to draw conclusions as to the potential effects of the proposal on those values of importance to Te Ātiawa ki Whakarongotai, Puketapu Hapū ki Paraparaumu and Te Whanau a Te Ngārara.

Notwithstanding the above, it is the applicant's intention to carry out cultural health monitoring of the Wharemaukū Stream, employ an accidental discovery protocol and put in place appropriate procedures for the discovery of taonga or sites of significance.

The applicant will continue to engage with Te Ātiawa ki Whakarongotai, Puketapu Hapū ki Paraparaumu and Te Whanau a Te Ngārara on the proposal.

6.3 Landscape and Visual Amenity Effects

A Landscape and Visual Impact Assessment (LVIA) has been prepared in support of the proposal and is attached as **Appendix C**.

Neither the Wharemaukū Stream nor the wetlands are highlighted within the LVIA as contributing to the landscape values of the site. Further, the report does not identify any notable vegetation with the majority of the site being largely devoid of trees. Rather the report describes the site as exhibiting many rural characteristics such paddocks and fencing. However given the small scale of the site and its

position surrounded by urban development, the LVIA describes the character of the site as 'undeveloped' as opposed to being rural.

The report acknowledges the topography of the site has been modified from its original form with signs of disturbance and earthworks, however two dunes remain. The LVIA describes the scale of the dunes as being relatively small in a wider landscape context, with views of the dunes possible from the surrounding road network and urban areas. The dunes are not identified as Outstanding Natural Landscapes or Feature (ONLF), however they do contribute to the character of the site and are reflective of the coastal environment that the site sits within.

Following an assessment of the site and surrounding environment, the proposal and the guidance within the ODP, the LVIA draws the following conclusions:

> *In terms of landscape character and natural character of the area, subject to the mitigation measures proposed, the proposal will result in an acceptable magnitude of change. The existing open character will be retained during Stage 1, acknowledging this may change as the site is developed as contemplated by the Plan. The site will no longer have an undeveloped coastal character although aspects of natural character are to be retained and, in some locations, effects offset positively (wetlands and waterways). The largest change will be to the eastern dune form which will be removed. The western dune is also affected with proposed earthworks, but adverse effects can be lessened with considered shaping and planting. It is important that this dune retains an elevation higher than the adjacent expressway. The existing wider character of the receiving environment is already modified with a mix of open fields, dune forms, Wharemaukū Stream and a mix of residential, commercial and light-industrial urban development.*
>
> *In terms of visual amenity, the adjacent residential, commercial and light industrial properties will experience a change in the existing views, but these are not necessary considered adverse. Nearby residential properties, current and future including the medium density development under construction are Florian Kapiti, with views of the proposal will have a mix of open, partial, and screened views of future development. The magnitude of change for these residents is considered Low (Less than Minor- Effects) given the character of existing views, distances to the proposal and existing boundary treatments.*
>
> *In terms of Landscape Values and the objectives and policies of the Operative District Plan, the proposal recognises the landscape elements of value while establishing a base for future development. It is acknowledged that the character of the Site will change from undeveloped to Urban (anticipated in the District Plan) but that aspects that contribute to natural character will be retained, albeit modified and enhanced in some cases (wetland and waterways).*
>
> *Overall, adverse residual effects from the proposal on the landscape and visual amenity values of the site are considered to be Less than Minor with a Low-Moderate magnitude of change.*

On the advice provided through the LVIA, it is considered that the landscape and visual effects of the proposal will be less than minor.

6.4 Ecological Effects

An Assessment of Ecological Effects has been prepared by Bioresearches and is provided as **Appendix D**. This is supported by the Stream and Wetland Loss Offset Report provided as **Appendix L** and the Wetland Hydrology Memorandum provided as **Appendix S**.

The proposed works will involve bulk earthworks across the entirety of the site, resulting in the loss of existing wetlands, and will include the realignment and naturalisation of the Wharemaukū Stream.

Bioresearches has evaluated the existing on-site freshwater habitats, specifically the Wharemaukū Stream, 'Watercourse 1' (being the main drain that runs across the site parallel with the Expressway), and the wetland habitats as currently having negligible, low or moderate ecological values. This is in large part due to the highly modified nature of the watercourses and the historical use of the site for pasture and grazing.

While the proposal will see the loss of existing stream and wetland habitat, this will be offset through ecological enhancement via the realignment and naturalisation of the Wharemaukū Stream corridor, including the creation of up to 5.8ha of contiguous wetland habitat and areas of open water provided by the stream channel. The provision of varied wetland habitats, with multiple structural tiers, different hydrological units and a complex mosaic of wetland types, all linked to a restored and enhanced stream system will provide for high quality habitats for a variety of native fish, native birds and over time potentially native bats. The wetland habitats will be hydrologically linked to the stream, ensuring sustained hydrology, and aquatic connectivity to adjacent habitats, including the coast, and complex ecosystems able to support threatened and at-risk fauna, including diadromous native fish.

Ongoing management measures for the wetland and stream system will be detailed in a site-specific Freshwater Restoration Plan to be prepared by a suitably qualified ecologist, thereby ensuring that the health and well-being of these habitats is maintained.

Overall Bioresearches considers that these works will provide for a net gain in the health and well-being of the Wharemaukū Stream in particular. In respect of the wetlands, while the existing wetlands will be permanently lost, the creation of new contiguous wetlands to be held within a reserve will avoid the gradual decline and degradation that could otherwise occur should the site be left undeveloped and continue to be used for grazing.

Based on the advice provided by Bioresearches it is considered that the proposal will not result in the loss or unacceptable disturbance to indigenous species and ecosystems and that over time, it is anticipated that a gain in biodiversity values within the freshwater and wetland habitats will be achieved within the site, thereby resulting in positive environmental effects.

6.5 Functioning of the Metropolitan Centre

The matters of discretion under Rule MCZ-R15 direct that the "*effects on the pattern of development within Precinct C, including benefits associated with efficient development of the land*" must be considered.

The ODP outlines that Precinct C of the Metropolitan Centre Zone Structure Plan should "*be developed to provide strong connections within the Metropolitan Centre Zone and to accommodate development that is compatible with and complementary to the balance of the Centre and reinforces the role and function of the Sub-Regional Centre*".

The Stage 1 proposal is generally in accordance with the focus of the Structure Plan for Precinct C in that it will achieve the following:

- A consolidated stormwater management area.
- The establishment of a consolidated wetland with an area of 5.6ha that will provide for ecological and amenity values.
- The Wharemaukū Stream will be returned to a more natural alignment and form. Pathways will be provided alongside the stream and through the wetland, increasing recreational opportunities. The area around the stream and wetland will be vested in Council as a drainage reserve, thereby providing for and formalising public access.
- Improve connectivity between the existing development on Kāpiti Road, Iver Trask Place and Ihakara Street through the construction of the link road and connector road. The new roads will be complimented by cycleways and pedestrian paths.

In addition, Stage 1 will facilitate the following:

- Lots serviced with appropriate infrastructure and ground conditions that are suitable to be developed for medium and high-density residential activities.
- Lots appropriate for the establishment of complementary activities, such as commercial and retail development, that will not undermine the role and function of Precinct A as the primary retail and commercial core of the Metropolitan Centre Zone.

Overall, the proposal is considered to contribute to the vitality and functioning of the Metropolitan Centre. It will provide connections within the Metropolitan Centre Zone and will support the future provision of built development that is compatible with and complementary to the Centre.

6.6 Traffic Effects

A Transport Report assessment has been prepared by Stantec and is provided as **Appendix H**.

The report summarises the development and draws conclusions as follows in respect of the effects of the proposal on the transportation network:

Access to the Site will be achieved by way of the new town centre Link Road and an associated extension of Iver Trask Place. These roads have been designed to align with the District Plan and NZS4404 to deliver a movement network that fits with the place and link context of the anticipated future land use and through-traffic function they will serve.

Analysis of the proposed Site traffic generation and general background traffic growth in the town centre confirm that, with the proposed new roading infrastructure in place and associated connecting intersection designs, the new and existing network can appropriately accommodate the forecast traffic volumes associated with the Site's subsequent development and likely future activities, along with general background traffic growth and reassignment triggered within the wider town centre.

The Site's proximity to the established town centre and associated key public transport nodes will support a reduced reliance on private car ownership and use, in line with the Council's Sustainable Transport Strategy. Accordingly, the new movement network that has been designed to accommodate future transport demands generated at, to and through the Site includes high-quality walking and cycling infrastructure, to support and encourage mode choice.

Overall, and based on the type and scale of future activities that would be established at the Site, the proposed Site subdivision and subsequent development (which will be achieved through future resource consent applications), can be supported from a traffic engineering and transport planning perspective.

In addition to the above conclusions the Stantec report assesses the lack of a separated cycle way along the Iver Trask Place extension. The assessment considers that given the anticipated 30kph posted speed limit along the extension that cyclists should be able to safely share the road carriageway with vehicles.

It is also noted that formed access will not be provided to each lot at subdivision stage. Access arrangements will instead be designed at land use stage, as the use and built layout of each lot is confirmed.

Notwithstanding this, the masterplan included as an appendix to the Transport Report and included above as **Figure 3** demonstrates access to each superlot can be achieved while complying with the ODP standards for minimum sightlines and separation from intersections. Similarly given the size of each superlot, it is anticipated that suitable on-site manoeuvring and parking can be accommodated on site for future land uses as appropriate.

Based on the advice from Stantec it is considered that the proposal will not be detrimental to the safe and efficient operation of the road network and that any adverse effects will be less than minor.

6.7 Earthworks and Construction Effects

6.7.1 Earthworks

The earthworks associated with the proposal will be subject to comprehensive management as outlined in the Earthworks and Construction Management Plan (**Appendix K**) and will be carried out in accordance with the *Erosion and Sediment Control Guideline for Land Disturbing Activities in the Wellington Region*, 2021 prepared by GWRC. These measures will reduce the rate of erosion and minimise the amount of sediment discharge from exposed surfaces, with particular focus placed on sediment control measures in respect of the Wharemaukū Stream.

To complete the earthworks, the site will be compacted to the relevant specifications. The superlots which are intended for future built development will then be stabilised by applying topsoil and grass seed/hydroseeding, or by the placement of metal aggregate. As outlined above Lot 50, which contains the reformed dunes, will be planted in accordance with a Planting Plan to be provided to the Council.

All earthworks effects will be temporary in nature and will be suitably managed through the construction process such that any effects on the surrounding environment are less than minor.

6.7.2 Construction

The Earthworks and Construction Management Plan also sets out controls around construction, such as hours of work, the management of noise and vibration and a complaints procedure.

In addition, the controls and measures to be put in place to mitigate the effects of construction traffic will be detailed via a Construction Traffic Management Plan to be submitted to the Council prior to works commencing on site. This will be informed by the Transport Report prepared by Stantec (**Appendix H**) which sets out some high-level considerations around the management of construction traffic.

Overall, the construction effects will be temporary in nature and are an anticipated component of development. With the above measures in place, the effects on the surrounding environment are considered to be less than minor.

6.8 Natural Hazard Effects

There are two aspects to be addressed in respect of natural hazards, the first is the suitability of the ground conditions for development, and the second is the flood hazard.

6.8.1 Geotechnical

ENGEO has carried out a geotechnical investigation of the site which has identified liquefaction, lateral spread and slope instability of the reformed peat/sand dune area as hazards that require some form of mitigation (**Appendix G**).

Recommendations for a settlement monitoring program, either site or zone specific liquefaction and lateral spread hazard assessments for building platforms with subsequent site specific foundation design, further analysis and testing to establish batter angles for the reformed dune and a drawdown analysis have been provided. It is anticipated that conditions will be imposed on the consent to ensure that the recommendations provided by ENGEO are followed.

With the recommendations in place, ENGEO concludes that:

> *…although there are risks posed to the site now, the risk to the proposed buildings and roading from natural hazards will be acceptably low once the proposed works, the proposed mitigation measures described in this report, and any site-specific measures required, have been completed. We also consider that the proposed works will not accelerate, worsen, or result in material damage to the land so long as the recommendations in this report are followed.*

Based on the advice from ENGEO it is considered that any adverse effects associated with the geotechnical conditions on the site can be sufficiently mitigated or avoided for subsequent development of the superlots.

6.8.2 Flood Hazard

The site is identified within the ODP as being subject to Stream Corridor, Ponding and Storage Flood Hazards.

Figure 5: Kāpiti Coast Operative District Plan flood hazard map

Awa Environmental have prepared a flood hazard assessment for the proposed development (Appendix 4 of the Stormwater Management Plan, within **Appendix F**). The Awa Environmental report assesses the current flood risk at the site, the post development flood risk at the site and the effectiveness of the proposed mitigation measures to manage the effects of the development of the site.

Aspects of the proposal that are of particular relevance to the flood assessment are:

- The realignment of the Wharemaukū Stream;
- Bulk earthworks across the site, including;
  - The lowering of ground levels adjacent to the re-aligned course of the Wharemaukū Stream to provide for floodplain storage; and
  - Raising grounds levels above peak flood levels within the lots which are anticipated for future built development.
- Enabling infrastructure (eg stormwater network) for the future development of the lots;
- The placement of a culvert within the Wharemaukū Stream to allow for the link road to cross the waterbody; and
- An increase in impervious areas with an associated increase in discharge.

Awa concludes that modelling results indicate the proposed development can largely be implemented with less than minor effects on surrounding flood levels and that there will be less than minor impacts on downstream peak flood depths in the 100YR ARI (2130) scenario. Residual flood effects, including minor depth increases in peak water levels to the south-east of the site and minor ponding remaining within the site itself, are expected to be appropriately addressed and mitigated at detailed design stage.

Based on the advice from Awa it is considered that the proposal will suitably manage the flood hazard such that the potential risk to the health and safety of people and property both within the site and within the surrounding area is not increased. It is therefore considered that any adverse effects associated with the flood hazards on the site can be sufficiently mitigated or avoided for subsequent development of the superlots and that the potential adverse effects on the environment are less than minor.

6.9 Subdivision Effects

Following the assessment of all of the matters above, the residual effects that must be considered in respect of the superlot subdivision are considered to be the design and layout of the lots and whether the lots are supported by appropriate infrastructure.

The overall lot layout, including that of the proposed new roads, has been planned in a comprehensive manner in line with the overarching expectations of the Structure Plan. As the proposal involves the creation of superlots, all allotments are capable of accommodating land uses and activities that are in line with the Metropolitan Centre zoning and the Paraparaumu Sub-Regional Centre classification of the area.

As detailed in the Civil Infrastructure Report (**Appendix E**) all allotments will be appropriately serviced in terms of stormwater and wastewater disposal, water supply, telecommunications and electricity connections, with sufficient network capacity available for the additional connections.

The development will be undertaken in accordance with the Council's Land Development Minimum Requirements.

For these reasons, the subdivision is considered to result in less than minor adverse effects.

6.10 Positive Effects

The proposal will give rise to a number of positive effects which have been mentioned in respect of the matters above, most of which are also identified and set out through the Structure Plan. These positive effects include:

- Strengthening the form and function of the Paraparaumu town centre by developing an underutilised site that does not currently align with its zoned purpose.
- Constructing identified road linkages which will improve connectivity and traffic flow within and around the town centre and will contribute to alleviating traffic issues on Kāpiti Road.
- Designing the road network to provide for active modes of transport as well as bus services.
- Providing a large consolidated stormwater management area that manages flood hazards on the site.
- The naturalisation of the Wharemaukū Stream and the creation of a new wetland consolidated around the realigned stream, thereby improving biodiversity outcomes on the site and providing ecological benefits.
- Increasing public access to and around the Wharemaukū Stream and the new wetland area by vesting these areas with the Council, and increasing recreational opportunities within these areas by improving existing and creating new walkways.
- Providing lots that can suitably accommodate and can appropriately service medium and high density residential development in close proximity to the amenities of the town centre, including the bus/rail interchange.
- Increasing the supply of business land within the town centre.

6.11 Overall Effects Assessment

Overall, when considering the zoning of the site and the expectations in the ODP of how it will be developed, the proposal will give rise to less than minor actual and potential adverse effects on the environment, as well as giving rise to positive effects. No parties are considered to be adversely affected.

The exception to the above is in relation to cultural effects which remain the subject of ongoing engagement with Te Ātiawa ki Whakarongotai, Puketapu Hapū ki Paraparaumu and Te Whanau a Te Ngārara.

6.12 Consideration of Alternatives

Section 6(1)(a) of Schedule 4 to the RMA states that *if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity*.

In this instance, it has been determined that the proposal will not result in any significant adverse environmental effects, and consequently an assessment of alternatives is not necessary.

7 Section 104 Assessment

Section 104(1) of the RMA provides that, when considering an application for resource consent, the consent authority must, subject to Part 2 of the RMA, have regard to:

- The actual and potential effects of the activity on the environment;
- Relevant plan and policy statement provisions; and
- Any other matter the consent authority considers relevant and reasonably necessary to determine the application.

This section assesses the proposal against these relevant matters. It also briefly addresses the other potentially relevant factors listed in the remainder of section 104 of the RMA, and concludes with an assessment considering the Purpose and Principles of the Act.

7.1 Section 104(1)(a)

Section 104(1)(a) requires the consent authority to have regard to *any actual and potential effects on the environment of allowing the activity*. An assessment of environmental effects has been provided above in Section 6 of this application.

7.2 Section 104(1)(b)

Section 104(1)(b) requires the consent authority to have regard to any relevant provisions of:

- A national environmental standard;
- Other regulations;
- A national policy statement;
- A New Zealand Coastal Policy Statement;
- An operative or proposed regional policy statement; and
- Relevant operative or proposed plans.

The relevant rules of the ODP have been set out within Section 5, above. In addition to these rules, the provisions of the following documents are considered to be relevant under section 104(1)(b):

- The New Zealand Coastal Policy Statement 2010;
- The National Policy Statement on Urban Development 2020;
- The National Policy Statement for Indigenous Biodiversity 2023;
- The National Policy Statement for Freshwater Management 2020;
- The Regional Policy Statement for the Wellington Region 2013 (RPS) and Proposed Change 1 to the RPS; and
- The ODP.

The following documents were considered but do not apply to the site for the following reasons:

- The National Policy Statement on Highly Productive Land (NPSHPL) does not apply as the site is not zoned General Rural or Rural Production.
- The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS) does not apply as the site is not listed on the Greater Wellington Selected Land User Register and has no history of Hazardous or Industrial Activities being undertaken on it.

7.2.1 The New Zealand Coastal Policy Statement

The New Zealand Coastal Policy Statement (NZCPS) guides local authorities in their day to day management of the coastal environment.

The site is within the Coastal Environment overlay of the ODP which extends from mean high water springs to a line roughly equating to the alignment of Old State Highway 1. The Coastal Environment overlay therefore covers the majority of the urban areas within the District.

Given the location of the site within the Coastal Environment overlay and as the site contains remnant sand dunes, it is relevant to consider the proposal against the NZCPS. However, as the site is well removed from the actual coastline and is located centrally within an established urban area and is zoned for urban purposes, the NZCPS is not considered overly determinative on the use of the Metropolitan Centre Zone for urban development.

Further, the site does not contain any protected features such as outstanding natural features and landscapes, special amenity landscapes, areas of significant indigenous vegetation or significant habitats of indigenous fauna. Rather the Dune Protection Areas identified in the Metropolitan Centre Zone Structure Plan appear to be identified on the basis that they are "*locally prominent landscape features primarily because of their context; they remain undeveloped in contrast to the surrounding dune areas and the area immediately around them is flat thus highlighting their height and form*."[2]

Given this context the NZCPS is only broadly relevant.

On the basis of the above, and the assessment provided through Section 6, it is considered that the proposal aligns with the direction of Policy 11 *Indigenous biological diversity (Biodiversity)* and Policy 14 *Restoration of natural character* through the naturalisation of the Wharemaukū Stream and the creation of a new wetland, which are to be hydrologically linked in order to support and improve biodiversity outcomes. The newly naturalised and rehabilitated area will create and enhance habitat of indigenous species and will contribute towards an ecological link to the coast as well as provide benefits in relation to the cultural landscape.

The proposal is not considered to represent an inappropriate form of development given its location within an established urban area and the absence of protected features within either the site or the immediate vicinity. It is therefore considered to be consistent with Policy 6 *Activities in the coastal*

[2] Sand Dune Assessment Paraparaumu Town Centre Prepared for Kāpiti Coast District Council by Boffa Miskell, dated 4 December 2014

environment which provides for the provision of infrastructure, built development to accommodate population growth and the consolidation of urban areas. Further the proposed use of the site is in line with the Metropolitan Centre zoning, and the proposal is therefore consistent with Policy 7 *Strategic planning*.

Given the above the proposal is considered to be consistent with the outcomes sought by the NZCPS.

7.2.2 The National Policy Statement on Urban Development 2020

The NPSUD directs local authorities to ensure that they provide enough space for their populations to happily live and work. This can be both through allowing development to go "up" by intensifying existing urban areas, and "out" by releasing land in greenfield areas.

The NPSUD applies to all local authorities that have all or part of an urban environment within their district or region, and to planning decisions by any local authority that affect an urban environment.

An urban environment is defined by the NPS-UD as:

> *any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:*
>
> *a) is, or is intended to be, predominantly urban in character; and*
>
> *b) is, or is intended to be, part of a housing and labour market of at least 10,000 people*

The site falls within an urban environment given its zoning as Metropolitan Centre Zone, and being part of a housing market of at least 10,000 people.

The NPSUD classifies local authorities on the basis of 'Tiers'. Wellington is classified as a Tier 1 urban environment. As a result both KCDC and GWRC are classified as Tier 1 local authorities.

An assessment of the proposal against the relevant provisions of the NPSUD is provided in **Appendix N**. Based on this assessment the proposal is considered to be consistent with the outcomes sought by the NPSUD.

7.2.3 The National Policy Statement for Indigenous Biodiversity 2023

The NPSIB provides direction to councils to protect, maintain and restore indigenous biodiversity in the terrestrial environment, requiring at least no further reduction nationally.

The NPSIB also extends to:

- Geothermal ecosystems, whether or not they are in the terrestrial environment (but excluding any within the coastal marine area);
- Specified highly mobile fauna;
- Natural inland wetlands in respect of promoting restoration and increasing indigenous vegetation cover and well as when a natural inland wetland is within an SNA; and
- The coastal marine area and water bodies in some instances.

Much like the NPSFM, discussed below, the NPSIB prioritises the mauri and intrinsic value of indigenous biodiversity. The NPSIB:

> *…recognises that the health and wellbeing of people and communities are dependent on the health and wellbeing of indigenous biodiversity and that in return people have a responsibility to care for and nurture it. It acknowledges the web of interconnectedness between indigenous species, ecosystems, the wider environment, and the community, at both a physical and metaphysical level.*

An assessment of the proposal against the relevant provisions of the NPSIB is provided in **Appendix O**. Based on this assessment the proposal is considered to be consistent with the outcomes sought by the NPSIB.

7.2.4 The National Policy Statement for Freshwater Management 2020

The NPSFM (as amended February 2023) applies to all freshwater (including groundwater) and is administered by regional councils. As such, the NPSFM is being assessed as part of the regional resource consent application currently being prepared, and is not relevant to this KCDC land use and subdivision resource consent.

7.2.5 Regional Policy Statement for the Wellington Region 2013 and Change 1

The Regional Policy Statement for the Wellington Region (RPS) sets out the framework and priorities for resource management in the Wellington region. The RPS was made operative on 24 April 2013.

On 19 August 2022 Change 1 to the RPS was notified. Change 1 incorporates recently released national direction including:

- Giving effect to the NPSUD by enabling urban development and infrastructure in appropriate locations. Encouraging more intensive urban development that is sensitive to the environment and meets the needs of more people.
- Developing objectives with mana whenua to give effect to the NPSFM, including the concept of Te Mana o Te Wai.
- Responding to the climate emergency through provisions to reduce emissions, by recognising the role that natural ecosystems play and by reducing the impacts of climate change.
- Strengthening the existing provisions for indigenous ecosystems to maintain and restore ecosystem processes and biodiversity generally, not just significant biodiversity.

The RPS must give effect to the various national policy statements, and in turn regional plans and district plans must give effect to the RPS. The RPS therefore provides broad direction and a framework for resource management within the Wellington region.

The most relevant Objectives and Policies of the RPS to the proposal are in relation to freshwater, indigenous ecosystems, natural hazards, regional form, design and function and resource management with tāngata whenua.

For the reasons outlined below it is considered that the proposal accords with the general strategic direction of the RPS as well as Change 1 to the RPS.

Freshwater, Objective 12 and Policies 14, 15, 40 and 41; Objective 13 and Policies 18, 19 and 43

Objective 12, and its associated policies are concerned with safeguarding the life supporting capacity of water bodies, including through the minimisation of contamination of stormwater and by minimising the effects of earthworks. This will largely be achieved through the stormwater measures proposed for the site and the ECMP.

Objective 13 is concerned with ensuring that the region's rivers, lakes and wetlands support healthy functioning ecosystems. Policies 18 and 43 seek to protect the aquatic ecological function of water bodies with Policy 19 also reflecting the amenity and recreational values of waterbodies.

The proposal will create a new wetland that is hydrologically linked to the Wharemaukū Stream, which is to be naturalised from its current channelised form. In-stream habitat will be improved and riparian habitat will be planted. While the proposal will see the existing wetland on the site lost, this will enable hydrological variation, as supported by Policy 18(g), to be provided in an area contiguous with the Wharemaukū Stream, rather that separate from it. Through the proposal the indigenous ecosystems and habitats on the site will be improved, as will amenity and recreational opportunities through the creation of a reserve around the Stream and wetland to be vested with the Council, thereby ensuring public access.

Change 1 to the RPS seeks changes to the freshwater provisions to give effect to the NPSFM. Given the proposal has been assessed as being consistent with the outcomes sought by the NPSFM, it is also considered to align with the proposed amendments to the RPS.

Indigenous Ecosystems, Objective 16 and Policy 47.

Objective 16 and Policy 47 relate to maintaining indigenous ecosystems and habitats with significant biodiversity values. The proposal will construct a new wetland habitat that will provide a net gain when compared to the existing wetland on the site. The new wetland will be created around the Wharemaukū Stream, which is proposed to be naturalised from its current channelised form, again contributing to and improving the quality of the ecosystems and habitats on the site.

Change 1 to the RPS seeks changes to the indigenous ecosystem provisions based on the content of the draft NPSIB. Since Change 1 was notified the NPSIB has come into effect. Given the proposal has been assessed as being consistent with the outcomes sought by the NPSIB, it is also considered to align with the proposed amendments to the RPS.

Natural Hazards, Objective 19 and Policies 29 and 30; Objective 20 and Policy 52; and Objective 21 and Policies 29, 51 and 52

Objective 19, 20 and 21, and the associated policies, seek to manage the risk of natural hazards, ensure hazard mitigation works do not increase the risk and consequences of natural hazard events, and to make communities more resilient to natural hazards including climate change.

The site is subject to various flood hazards, as is the wider surrounding area. As set out through section 6.8 the proposal will mitigate the on-site hazards through various stormwater management methods, which will also provide benefits in respect of the wider area. The ground level of the lots anticipated for future built development will be raised to provide flood free building platforms.

It is noted that minor changes to the wording of Objective 19 are proposed via Change 1 to the RPS. The proposal will remain consistent with the intent of the new provision.

Regional Form, Design and Function, Objective 22 and Policies 54, 55, 57 and 58; Objective 22A and Policies 31 and 55

The Regional Form, Design and Function objectives and policies seek to achieve a compact, well designed and sustainable regional form that provides a range of land suitable for different uses, achieves good urban design outcomes and integrates land use and transportation. It also seeks that sufficient development capacity is provided.

The proposal is to develop a Metropolitan Centre zoned site that is located centrally within Paraparaumu. The development is consistent with the Structure Plan for the site which outlines desired future land uses and transportation links. It will provide superlots which are suitable for higher density and mixed sue development.

Resource Management with Tāngata Whenua, Objective 24 and Policy 48; and Objectives 25, 26 and 28 and Policy 49

The Resource Management with Tāngata Whenua objectives and policies seek to improve the involvement of tangata whenua in resource management decision making, to prevent the loss of mauri and to limit the degradation and destruction of places of value to tangata whenua.

NCP is committed to working alongside Te Ātiawa ki Whakarongotai, Puketapu Hapū ki Paraparaumu and Te Whanau a Te Ngārara in progressing the proposal and specifically in respect of the outcomes sought for the freshwater environment and their relationship with the Wharemaukū Stream.

Climate Change (Change 1) Objectives CC.1, CC.6 and Policies CC.4, CC.14 and 57

The Climate Change objectives and policies introduced through Change 1 to the RPS take a two pronged approach to climate change, seeking to reduce emissions as well as to take action to increase the resilience of communities and the natural and built environment to the impacts of climate change.

The proposal supports the reduction of emissions by preparing superlots for future built development in close proximity to the town centre (including the rail/bus interchange), thereby reducing reliance on private vehicles to access amenities and services.

The proposal also manages the impacts of climate change by increasing flood storage capacity on the site and building up the ground level so that each lot to be developed has a flood free building platform, which takes into account the potential future impacts of climate change.

7.2.6 Kāpiti Coast Operative District Plan

The assessment against the objectives and policies of the ODP is provided in **Appendix P**.

7.3 Section 104(1)(c)

Under section 104(1)(c), the Council must have regard to any other matter the consent authority considers relevant and reasonably necessary to determine the application. This includes other relevant statutes, as well as various national and local government studies, strategies and plans.

In this instance there are no other relevant matters.

8 Section 106

Section 106 of the RMA allows the consent authority to refuse a subdivision consent if:

- There is a significant risk from natural hazards; or
- Sufficient provision has not been made for legal and physical access to each allotment.

For the reasons outlined below there is considered to be no reason to decline the application under section 106 of the Act.

8.1 Geotechnical

ENGEO has carried out a geotechnical investigation of the site which has identified liquefaction, lateral spread and slope instability of the reformed peat/sand dune area as hazards, and has provided as assessment of these hazards in relation to section 106 (**Appendix G**). The ENGEO assessment concludes that the risk from natural hazards will be acceptably low once the proposed works and mitigation measures have been completed and the site specific recommendations have been fulfilled. Provided the recommendations within their report are adhered to, ENGEO considers that the proposed works will not accelerate, worsen, or result in material damage to the land.

8.2 Flood Hazard

The site is identified within the ODP as being subject to several flood hazards. Awa Environmental have prepared a flood hazard assessment for the proposed development (Appendix 4 of the Stormwater Management Plan, within **Appendix F**). The Awa Environmental report assesses the current flood risk at the site, the post development flood risk at the site and the effectiveness of the proposed mitigation measures to manage the effects of the development of the site.

Based on the advice from Awa it is considered that the proposal will suitably manage the flood hazard such that the potential risk to the health and safety of people and property both within the site and within the surrounding area is not increased.

8.3 Physical and Legal Access

All proposed allotments will be provided with frontage to Lot 500, being the road to vest with Council, and can be provided with physical access.

9 Part 2 Matters

Section 104 of the RMA sets out the matters that decision-makers are required to have regard to when considering an application for resource consent. These are addressed above. This consideration is subject to Part 2 of the RMA (sections 5 – 8) which sets out the purpose and principles of the RMA.

Direct consideration of Part 2 is not essential, provided that Part 2 is clearly expressed through the relevant statutory planning documents, unless it is appropriate to do so. In this case, while Part 2 is expressed in the relevant documents, consideration at a project level is considered to be useful.

The purpose of the RMA as expressed in section 5 is to promote the sustainable management of natural and physical resources, with 'sustainable management' defined in section 5(2) as:

> *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.*

Part 2 also sets out matters of national importance to be recognised and provided for (section 6), other matters to be had particular regard to (section 7) and requires the principles of the Treaty of Waitangi to be taken into account (section 8).

The relevant Part 2 provisions are identified and assessed below.

9.1 Section 5

Using undeveloped, urban zoned land for its zoned purpose allows people and communities to provide for their social, economic and cultural well-being and their health and safety. In providing a more natural alignment and environment for the Wharemaukū Stream, including associated wetlands, open space, additional flood storage capacity, urban allotments for future development and road connections, the proposal is achieving measures (a), (b) and (c) of section 5.

9.2 Section 6

Section 6 outlines matters of national importance which must be recognised and provided for. Of relevance to this application are:

- *s6(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;*
- *s6(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;*
- *s6(e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;*
- *s6(h) the management of significant risks from natural hazards.*

For reasons discussed in Section 6 of this application and in the Stream and Wetland Loss Offset Report (**Appendix L**) the proposed offsetting of lost areas of wetland is an appropriate method for this proposal, which is considered to be an appropriate development in the context of the subject site, particularly in terms of the net ecological benefit the proposal gives rise to. Further, there is an allowance for public access through these areas.

NCP is committed to working alongside Te Ātiawa ki Whakarongotai, Puketapu Hapū ki Paraparaumu and Te Whanau a Te Ngārara in progressing the proposal and specifically in respect of the outcomes sought for the freshwater environment and their relationship with the Wharemaukū Stream.

The site also improves existing natural hazard risks.

9.3 Section 7

The proposal has appropriately responded to the following relevant Section 7 matters:

- *s7(a) kaitiakitanga*
- *s7(b) the efficient use and development of natural and physical resources.*
- *s7(c) the maintenance and enhancement of amenity values.*
- *s7(d) intrinsic values of ecosystems*
- *s7(f) maintenance and enhancement of the quality of the environment.*
- *s7(i) the effects of climate change*

This Assessment of Environmental Effects addresses each of the above matters in such detail as is commensurate with the effects of the proposal. Further, the applicant is continuing to engage with Te Ātiawa ki Whakarongotai, Puketapu Hapū ki Paraparaumu and Te Whanau a Te Ngārara as kaitiaki.

9.4 Section 8

The planning framework under which the proposal is assessed has taken into account the principles of the Treaty of Waitangi. NCP is committed to working alongside Te Ātiawa ki Whakarongotai, Puketapu Hapū ki Paraparaumu and Te Whanau a Te Ngārara in progressing the proposal.

9.5 Part 2 Conclusion

Overall, when the benefits of the proposal are considered alongside the proposed measures to avoid, remedy or mitigate any actual and potential adverse effects, the proposal will promote sustainable management of natural and physical resources, is consistent with the purpose and principles of the RMA and is consistent with Part 2.

10 Notification

Public notification is not requested.

There are no affected customary rights groups or customary marine title groups and the land is not subject to a statutory acknowledgement. Additionally, there are no special circumstances that would warrant the application to be publicly or limited notified.

As the potential adverse effects on the environment are less than minor and as no parties are considered to be affected, it is considered appropriate for the proposal to be considered on a non-notified basis.

Notwithstanding the above, the applicant is continuing to engage with Te Ātiawa ki Whakarongotai, Puketapu Hapū ki Paraparaumu and Te Whanau a Te Ngārara on the proposal. As discussed previously, the continued engagement has the two-fold intentions of NCP gaining a better understanding of the relationship of iwi, hapu and whanau with the site and wider environs, and of Te Ātiawa ki Whakarongotai, Puketapu Hapū ki Paraparaumu and Te Whanau a Te Ngārara gaining an understanding of, and contributing to the outcomes of the development.

11 Conclusion

The applicant, New Central Park Limited, is seeking a resource consent for Stage 1 of the Paraparaumu Town Centre development. Stage 1 will result in the creation of 12 superlots for future built development (Lot 1-12), a Local Purpose Reserve (Access) (Lot 40), an area of open space (Lot 50), two Local Purpose Reserves (Drainage) (Lot 200 and Lot 201) and a road to vest (Lot 500). The Wharemaukū Stream will be realigned and naturalised through the site, with a constructed wetland to be created around the realigned stream. In order to facilitate the works bulk earthworks are required across the site.

77 Kapiti Road is zoned Metropolitan Centre Zone, with a small portion of the subject site zoned Natural Open Space. The site is subject to the Metropolitan Centre Zone Structure Plan.

The proposal requires consent as a Discretionary Activity for both the land use and subdivision components.

The proposal meets the statutory tests of the RMA and is consistent with its purpose and principles, particularly when the benefits of the proposal are considered alongside the proposed measures to avoid, remedy and mitigate the adverse effects. To this end it is considered that the sustainable management purpose of the RMA will be achieved by granting the resource consent.

It is requested that this application be processed on a non-notified basis.