Statement of Marie Payne on behalf of Osborne 100-110 Te Moana Road, Waikanae - Submitter 209

Hearing on Proposed Plan Change 2 to the Kāpiti Coast District Plan

10 March 2023

1. INTRODUCTION

1.1 My full name is Marie May Payne.

1.2 I am a Senior Planner with a MPLAN (BA and MA) in Urban Studies and Town Planning from the University of Sheffield Royal Institute of Town Planning (RTPI) Planning School in the United Kingdom.

1.3 I have 11 years' experience working within a number of planning and urban development positions (Policy advisory, GIS advisory and Resource Consent Teams). I also have approximately 5 years' experience working in strategic development roles predominately in social/built infrastructure environments. I have worked locally as a Senior Planner for Land Development Consultancy, Landlink in the Kāpiti Coast for approximately 2.5 years.

1.4 Landlink is a consultancy with a multi-disciplinary team consisting of planners, engineers, surveyors and project managers.

1.5 Landlink has over 15 years' experience operating on the Kāpiti Coast and over this time has developed a range of knowledge in relation to local development issues.

1.6 I have read and will adhere to the code of conduct for expert witnesses in section 9 of Environment Court of New Zealand Practice Note 2023 as appropriate.

1.7 As the individual experts that have provided evidence which is referenced in this report will not be available to attend the hearing, I anticipate that this statement will be sufficient in communicating information for the Hearing Committee to consider.

1.8 I am acting as an agent in my professional/expert capacity as a Town Planner and I am making a statement on behalf of the Osbornes, owners/submitters of Lot 1 DP 71916 & Part Lot 2 DP 71916 – 100 & 110 Te Moana Road, Waikanae.

1.9 The submitters requested that Lot 1 DP 71916 & Part Lot 2 DP 71916 – 100 & 110 Te Moana Road was rezoned as part of the PC2 process.

2. OUTLINE OF STATEMENT

2.1 This statement is ordered as per the list below:

Introduction

Outline of Statement

Summary

Background/Context

3. SUMMARY

3.1.1 The purpose of this statement is to share and provide further site-specific information and analysis which has been undertaken since the information that informed Plan Change 2 (PC2) rezoning decisions was developed.

3.1.2 This focus of this information is largely technical and 'overrides' a number of considerations in the Officers Report.

3.1.3 This information does not attempt to address cultural considerations which have been raised by Iwi as part of the Plan Change Process. Iwi have opposed the rezoning of this site as part of the PC2 process. Ongoing engagement with Iwi will continue to inform future development prospects for the site.

3.1.4 This statement encourages a recommendation/commitment to a future plan change. A future plan change may ensure that the capacity to provide enough dwellings for the district to meet housing demand is enabled.

3.1.5 A future plan change would also enable further engagement with Iwi prior to decisions around rezoning this (and other potential) site/s.

4. BACKGROUND/CONTEXT

4.1 Plan Change 2 and the Osborne's submissions

4.1.1 Kāpiti Coast District Council (KCDC) prepared PC2 to the Operative Kāpiti Coast District Plan 2021 in August 2022.

4.1.2 I understand PC2 is an Intensification Planning Instrument (IPI) under section 80E of the Resource Management Act 1991 (RMA). Minute No. 1 from the Hearing Panel outlines what PC2 seeks to do. I agree with this description.

4.1.3 I understand that the analysis informing PC2 identified that in the Kāpiti Region

"there is projected to be a shortfall in development capacity of approximately 8,400 dwellings over the long term" (pg 1 Boffa Miskell 2022 Source HBA GWRC 2022)

4.1.4 I understand this analysis influenced the council's decision to propose the rezoning of a number of sites to residential zone as part of the IPI.

4.1.5 I understand the council proposed rezoning 12 areas to residential as part of the PC2 process, to ensure development capacity in the short term.

4.1.6 Landlink made submissions on rezoning 100-110 Te Moana Road, Waikanae referred to in this report at 'the site' as part of the PC2 Process.

4.1.7 Landlink is representing submissions on behalf of Vince and Rachel Osborne who are the owners of the site.

4.1.8 Landlink has made two submissions in relation to PC2 on behalf of the Osbornes:

- Submission 209 Sept 2022 – Initial Submission in relation to PC2: Council Reference S209.01
- Further Submission Nov 2022 – Further Submission in relation to PC2: Council Reference.

4.1.9 Landlink had also made a submission on 'the site' on behalf of the Osbornes as Te Tupu pai – Growing Well KCDC's growth strategy was developed in November 2021.

4.1.10 The Osborne's submissions seek:

- The rezoning of the site from Rural to Residential
- The consideration of Ngārara as a local centre zone.

4.2 Site Investigation

4.2.1 Landlink has been investigating the site since July 2022, further site investigation began following an initial submission on Te Tupu pai in September 2022. .

4.2.2 The site was initially assessed by KCDC in a study undertaken by Boffa Miskell *Kāpiti Coast Urban Development Greenfield Assessment Draft* (October 2021).

4.2.3 The site was identified as WB-02 *Kāpiti Coast Urban Development Greenfield Assessment Draft* (Boffa Miskell October 2021).

4.2.4 The site was 'ranked' as priority group '2B' '*a potential candidate for medium or long term growth*' in the final Document Version (Boffa Miskell July 2022).

4.2.5 I understand the site received this priority rating as it was considered subject to a range of constraints including:

- Expressway designation.
- Ecological sites, wetlands and waterbodies.
- Flooding and liquefaction.
- Adjacent wāhi tapu site (urupā)

4.2.6 Landlink's site investigations preceded the PC2 Process and was begun to explore the viability of a private plan change.

4.2.7 Over the last 6 months further expert site investigations have followed, including the commissioning of the following expert/specialist reports:

- A soils assessment by Lachie Grant M Agri Sc. (Hons), Landvision.– Osborne LUC Soils Resources Report Feb 2023
- A Flood Assessment and Stormwater Management Concept Report by Joseph Harris, BE(hons) CMEngNZ (Engineering Technologist) informed by modelling under taken by Rakshit Vij MEngNZ (Engineering Surveyor), Landlink Feb 2023
- Values Assessment - Ātiawa ki Whakarongotai Charitable Trust - Feb 2023

4.2.8 Site investigations are continuing as further expert reports are being sought in relation to:

- An Ecological Assessment
- A Mana Whenua Assessment (proposed to inform/follow the Values Assessment recently completed)
- A further qualitive assessment of productive soils against NPS-HPL.

5. STATUTORY CONSIDERATIONS

5.1 I concur with the conclusion of the Officer's Report that the Osbornes initial submission S209.01 is within the scope of PC2 (Report Ref 615 pg 246).

6. ISSUES TO ADDRESS

6.1 Summary

6.1.1 In this part of the statement I have listed the issues the statement seeks to address in relation to issues raised in the Officers Report.

6.1.2 Section 632 of the Officers Report (pg 253-254) provides an evaluation of the site in relation to each criteria and subsequently a recommendation.

6.1.3 The recommendation for the site is that Officers believe it is inappropriate to rezone the site as part of PC2.

6.1.4 I disagree with several aspects of the Officer's evaluation as to appropriateness of the site for residential zoning and address them below under the following headings:

- Urban Location
- Comparative Rezoning Proposals
- Expressway Designation
- Flood Hazard Assessment
- Land Use Capability (LUC) Soils
- Assessment of Ātiawa ki Whakarongotai Values
- Ecological considerations
- Geotechnical Considerations

6.1.5 I have also based my assessment comparably on the sites which council, itself has recommended to progress for rezoning. In my opinion councils progression of sites for rezoning demonstrates the need for further residential land to facilitate the NPS-UD and the provision of MDRS.

6.2 Urban Location

6.2.1 The Officers report states "the site is next to an urban area". It is my opinion that 'the site' is clearly within an urban area (not next to) although zoned rural.

6.2.2 The site is sandwiched between two residential zones with a major piece of infrastructure (State Highway 1) passing over. Please see Appendix B: Site Urban Location and Infrastructure availability.

6.2.3 The Draft Boffa Miskell Assessment relating to Future Urban Study Area WB-02 notes the sites location as a 'Key Opportunity' for the 'Cohesive expansion of Waikanae' with 'Reasonable access to the town centre' (pg 154 Boffa Miskell Oct 2021).

6.2.4 The site is within 200m of a public transport route and within 250m^2 from Council Proposed Intensification Precinct B.

6.2.5 The site is also subject to urban rates.

6.2.6 To suggest the site itself is not urban in nature is in my view contradictory. See Appendix B Site Urban Location

6.2.7 Infrastructure is directly 'readily' available to service the site as demonstrated in Appendix C Infrastructure availability

6.3 Comparative Rezoning Proposals

6.3.1 The Officers Report states that the site is significantly complex to require a comprehensive planning approach and that it would not provide a 'notable contribution' to plan enabled housing supply (pg 254).

6.3.2 I disagree with the Officers Report statement in the respect that:

- Noting a potential developable area of approximately 1-2ha it is anticipated that the site could facilitate a potential yield of up to 70-120 dwellings.
- Small-medium greenfield contributions cumulatively provide notable contributions to housing supply.
- The developable area of the site is comparable and larger than some of the sites proposed by council, including but not limited to:
    - 234/254 Rangiuru Road, Otaki (2.36ha)
    - 18 Huiawa Street Waikanae Beach (0.48ha)
    - 1-3 Karu Crescent Waikanae (0.10ha)
    - Part of 58 Ruahine Street, Paraparaumu (3.81ha)
    - 104 The Parade Paekākāriki

6.3.3 I also note that many of the larger sites included for rezoning by council also are subject to constraints and are larger in size – but through this plan change are not advocated as warranting a ‘structure planned approach’.

6.3.4 Given rezoning the site to residential would mean future development would be subject to the appropriate residential zone standards there would still be a mechanism for matters of control and scope to manage constraints as appropriate.

6.4 Expressway Designation

6.4.1 The Expressway Designation on the site is noted in the Officers Report (p253) as a constraint.

6.4.2 The existing NZTA designation (NZTA-005)stretches approximately 18m into the site from the South East boundary and relates to the MacKays to Peka Peka Expressway.

6.4.3 The MacKays to Peka Peka Expressway is a major piece of infrastructure which was constructed through the middle of a rural zone between two residential areas, notably fragmenting what was historically a rural area. The Waka Kotahi designation covers a larger area of land and also runs through the adjacent waahi tapu site. Please See Appendix D: Expressway Designation.

6.4.4 I note the initial analysis states (Boffa Miskell Oct 2021) a “portion of the area is covered by the Expressway designation, although this could be reviewed with Waka Kotahi, and is not necessarily a constraint.”

6.4.5 The expressway designation is acknowledged and the likely need to consult with Waka Kotahi to support a future development. However, the proposal to rezone the site from rural to residential is unlikely to have a material effect on the designation.

6.4.6 Following Waka Kotahi’s further submission I contacted them in December 2022 to engage further prior to the hearing on PC2. Unfortunately they weren’t able to respond until mid-February this year which has meant we have been unable to engage prior to this hearing.

6.4.7 It is further noted that future development could easily be facilitated that maintains setbacks from the designation if required. The provision of infrastructure/management of stormwater for any specific development would be subject to consultation with Waka Kotahi .

6.4.8 I also disagree with Waka Kotahi ’s further submission comments (24 November 2022) Council Reference S053.FS1.

6.4.9 Waka Kotahi’s further submission comments state that:

"The greenfield development proposed is located away from existing centre zones, employment opportunities and accessibility to public and active transport modes meaning that the development of this area has the potential to result in an isolated, low density urban settlement".

6.4.10 The site is located adjacent to an area identified as a local centre in the District Plan and is located within metres of two well established and populated urban zones.

6.4.11 From a connectivity perspective the site neighbours SH1, is 200m from a local bus stop which goes directly to Waikanae Train Station and Town Centre. The site can also easily access a range of local cycle routes enabling active modes.

6.4.12 The Boffa Miskell Greenfield Assessment (July 2022) also noted "The area has good access to activity centres and regional public transport, with reasonable opportunities for access to these areas by active modes of transport."

6.4.13 In my opinion there is no rationale to suggest that rezoning this site would result in a 'isolated' or 'low density' urban settlement.

6.4.14 High quality urban design can minimise or eliminate any potential reserve sensitivity effects.

6.4.15 We will continue to engage with Waka Kotahi around any future development proposals, noting their requests for further investigation.

6.5 Flood Hazard Assessment

6.5.1 The Officers Report and the Kāpiti Coast Urban Development Greenfield Assessment of the site identify flood hazard risk as a key constraint of the site in its consideration for rezoning. I disagree.

6.5.2 The Landlink Flood Assessment & Stormwater Management Concept Report, Feb 2023 (see Appendix E) indicates that the consideration of flood hazard in these documents did not account for the revisions to infrastructure undertaken as he MacKays to Peka Peka Expressway was developed.

6.5.3 I note that PC2 analysis may not comparably consider the sites flood hazard in relation to the broader residential zone in Kāpiti whereby initial desktop analysis indicates 51% of Land Parcels in the district's residential zones are subject to flood hazard.

6.5.4 Arguably the management of flood risk on a vacant site, where a planned approach to development can be taken, may be undertaken more efficiently than within areas where existing developments are potentially more limiting of flood hazard management options.

6.5.5 The expert report 100 & 110 Te Moana Road, Flood Assessment & Stormwater Management Concept Report Landlink:

- successfully demonstrates that there are a number of design approaches to flood hazard/stormwater management that could feasibly support future development options
- Advised that the flood hazard data currently available through the KCDC GIS portal inaccurately represents the flood hazard on site.

6.5.6 I agree that any flood hazard needs to be carefully managed to ensure future development feasibility. I also note Iwi's concerns in relation to flood hazard and the submitter is engaging with Iwi.

6.5.7 A collaborative approach to the future management of flood hazard can be facilitated. Any stormwater management proposal relating to a specific development will require engagement including if 'the site' was zoned residential.

6.6 Land Use Capability (LUC) Soils

6.6.1 The NPS-HPL was adopted in September 2022 and has an important role in ensuring the availability of New Zealand's most favourable soils for food and fibre production, now and for future generations.

6.6.2 Manaaki Whenua – Landcare Research land use capability maps identify the site as having a Land Use Capability Class II.

6.6.3 The applicant commissioned an experts report by Land Vision Ltd to access the soil type and provide commentary on the NPS-HPL.

6.6.4 Please see the Appendix F Osborne LUC and Soil Resource Te Moana Road Waikanae by Lachie Grant M Agri Sc. (Hons) Landvision.

6.6.5 The experts report concludes that LUC soils Class II are not present on the site however, LUC soils class III are present on the site. The report further concludes that the small area of LUC III soils is subject to constraints (aligning with those identified in 3.10 NPS-HPL) and is fragmented.

6.6.6 All further assessment to data indicates that the productive area of the site is minimal, fragmented and subject to long term constraints.

6.6.7 When mapping activities are undertaken in accordance with 3.4(1) NPS-HPL we would anticipate these factors would be considered and that the site may not be mapped as 'highly productive land'.

6.6.8 However acknowledging that until a regional policy statement containing maps of highly productive land is operative, the interim approach outlined in NPS-HPL 3.5(4) must be adhered t. I anticipate 3.6 and 3.10 NPS-HPL may apply.

6.6.9 I believe that the Landvision report provides evidence and data to indicate that the productive capacity of the site is subject to long term constraints in accordance with NPS-HPL 3.10.

6.6.10 Based on the initial report from Landvision the applicant has commissioned further in-depth assessment again the NPS-HPL.

6.6.11 As can be seen in Appendix G a number of areas identified for medium- and long-term growth in Te tupu pai : Growing well, the Districts strategy for growth, are likely to be subject to considerations of the NPS-HPL.

6.6.12 I also note that it is unclear whether the Housing Business Assessment 2022 for the District and the Kāpiti Coast Urban Development Greenfield Assessment which informed the proposed rezoning of sites to residential considered the requirements of the NPS-HPL and therefore whether the shortage of housing capacity would now potentially be more.

6.6.13 I do not believe that any land in the Kāpiti District would be exempt from the NPS-HPL in that it would not meet the requirements of land being 'identified for future development" as per NPS-HPL 3.5(7)(b)(i).

6.6.14 Based on the above analysis I do not agree that the consideration of this site for rezoning is inconsistent with Policy 5 of the NPS-HPL. However I do understand the site would be subject to the NPS-HPL due to the presence of Class LUC III soils.

6.7 Assessment of Ātiawa ki Whakarongotai Values

6.7.1 A significant consideration around the rezoning or potential future use of this site is engagement with Iwi.

6.7.2 The Ātiawa ki Whakarongotai Charitable Trust has provided comment on behalf of Iwi in relation to the site.

6.7.3 As per the Officers Report section 105 (pgs 34-37) Iwi have advised that they do not feel that they have been able to meaningfully participate in several aspects of the plan change.

6.7.4 We are also aware/advised that Iwi has directly submitted on the proposal to rezone 'the site' as part of PC2 and Iwi directly oppose the inclusion of the rezoning as part of PC2.

6.7.5 We acknowledge Iwi's position and have been engaging with Iwi to understand their considerations of the site and the steps they may find appropriate to guide an approach to future development.

6.7.6 Following Iwi's guidance the site owners commissioned a Values Assessment Appendix H to provide further context around cultural considerations for the site. I understand the Values Assessment is anticipated to form the basis of any future Mana Whenua Assessment.

6.7.7 The Values Assessments provided by Iwi identified that the site is located within an area of significance to Ātiawa ki Whakarongotai and also identified the significance of natural features on site and concern around the flood hazard.

6.7.8 I anticipate but have not confirmed that Iwi's position on Flood Hazard may be informed by KCDC GIS data which I am advised by experts is incorrect. The submitters have provided Iwi with a copy of Appendix E.

6.7.9 I do acknowledge that engagement with Iwi is a significant part of a development proposal and that it is integral to this process. As such we will continue to engage with Iwi outside of this Plan Change Process in light of the progression of any future development proposal.

6.7.10 I would like to make clear that the primary focus of this statement is to address non-cultural related Council identified constraints that further analysis of the site demonstrates do not provide a strong rationale not to consider the rezoning of this site as part of PC2. However, in doing this I acknowledge further engagement with Iwi is an appropriate and important part of this process.

6.8 Ecological considerations

6.8.1 Ecological site K068 is located within the site.

6.8.2 Ecological site K068 ' Osbournes Swamp' is described in the KCDC Operative Plan 2012 as

"*Wetland is small and modified. Wetland habitat is nationally rare. Dune forest is rare in Foxton ED. Protected under QEII Covenant.' (Source KCDC Operative District Plan 2021)"*

6.8.3 Further ecological analysis and assessment around the ecological site is currently being progressed. We are aware that this issue is of significant interest to Iwi and the site owners are also passionate about maintaining and protecting significant ecological features of the site.

6.8.4 Although ecological sites often have protective rules which influence development and infrastructure within close proximity, ecological features can be protected, maintained and enhanced through good design and development approach.

6.8.5 It is also worth noting the ecological site is located at the top of a hill which naturally also designates an area which would be considered unsuitable for development.

6.8.6 Any future development of the site would be required to be in compliance with the District Plan which fundamentally offers a blanket level of protection alongside any further additional ecological considerations.

6.8.7 There are many examples of ecological sites within residential zones and the two plan features can be very compatible and mutually beneficial.

6.8.8 Given these considerations I do not believe it would necessary to preclude consideration of rezoning the site based on the presence of an ecological area.

6.9 Geotechnical Considerations

6.9.1 The site is also identified as having a High Liquefaction Risk as per GWRC GIS data.

6.9.2 Being a coastal settlement a large portion of the Kāpiti Coast Area is subject to liquefaction risk.

6.9.3 Further site specific geotechnical and liquefaction investigation is anticipated to be required in the future. It is reasonable to anticipate that further investigation may produce site specific development recommendations e.g. foundational requirements, but is unlikely to preclude the site from future development.

6.9.4 Geotechnical investigations have not been progressed to date as we are engaging with Iwi around any potential invasive site investigations.

6.9.5 District Plan and Building Consent requirements manage liquefaction hazard risk through a range of policies relating to development and subdivision.

6.9.6 Given these considerations I would not consider geotechnical/liquefaction hazard as a rationale not to consider the site for future rezoning.

7. CONCLUSION

7.1 In my opinion it is clear from an initial stage of further site assessment and investigation by the Osbornes that many of the constraints on which the Officers Report recommendation has been made to not include/rezone this site as part of the plan change process may be considered overstated.

7.2 Additionally, these technical constraints could be managed as appropriate if the site was rezoned to residential.

7.3 I acknowledge Iwi's request to engage outside of the PC2 process and the site owners are progressing with further engagement and assessment.

7.4 It is unclear whether national policy statements such as the NPS-HPL will increase the anticipated shortfall in residential capacity available to facilitate housing bottom lines which I understand would have influenced the sites recommended for rezoning as part of PC2. The shortfall in available land to meet capacity is potentially a significant issue.

7.5 I generally consider that an appropriate recommendation of the Hearings Panel to Council may be that they recommend KCDC make a commitment to a future plan change focused on ensuring capacity for housing to facilitate any potential shortfall in future dwellings.

8. OTHER MATTERS

8.1 We acknowledge that the timeframes imposed on Council by Central Government to prepare PC2 may have created limitations on the engagement that could be undertaken as part of this process.

9. APPENDICES

Appendix A: 100&110 Te Moana Road – Osborne, Site Submission (Submitter 209) Landlink (Sept 2022)

Appendix B: Site Urban Location Landlink (March 2023)

Appendix C: Infrastructure Availability Landlink (March 2023)

Appendix D: Expressway Designation. Landlink (March 2023)

Appendix E: 100 & 110 Te Moana Road, Flood Assessment & Stormwater Management Concept Report Landlink (February 2023)

Appendix F: Osborne LUC and Soil Resource Te Moana Road Waikanae Landvision (February 2023)

Appendix G: Kāpiti Coast Growth Areas and LUC Mapping Comparison (March 2023)

Appendix H: Assessment of Ātiawa ki Whakarongotai Values (February 2023)

10. SOURCES AND REFERENCES

Boffa Miskell *Kāpiti Coast Urban Development Greenfield Assessment* DRAFT (October 2021)

Source: https://www.kapiticoast.govt.nz/media/UDGADraft.pdf [Accessed 08/03/2023]

Boffa Miskell *Kāpiti Coast Urban Development Greenfield Assessment* (July 2022)

Source: www.kapiticoast.govt.nz/media/mggf20dy/pc2_s32_appendixn_udgreenfieldassessment_pt1.pdf [Accessed 08/03/2023]

Manaaki Whenua – *Landcare Research Land Use Capability Maps* (2022)

Source: https://ourenvironment.scinfo.org.nz/maps-and-tools/app/Land%20Capability/lri_luc_main [Accessed 08/03/2023]

Kāpiti Coast District Council Operative *Kāpiti Coast District Plan 2021* Source: https://eplan.Kapiticoast.govt.nz/eplan/#Rules/0/216/1/0/0[Accessed 08/03/2023]

Kāpiti Coast District Council *Three Waters GIS*

Source: https://maps.kapiticoast.govt.nz/LocalMaps/Viewer/?map=627d29f22676457ca22bc92c19a095cc [Accessed 08/03/2023]

Kāpiti Coast District Council Te tupu pai Growing well (March 2022)

https://www.kapiticoast.govt.nz/media/42mmy4nr/growth-strategy-2022.pdf [Accessed 08/03/2023]

Kāpiti Coast District Council *Summary of submissions on Draft PC 2* 2022

Source: https://www.kapiticoast.govt.nz/media/04bbdt13/pc2_s32_appendixb_draftpc2feedback.pdf[Accessed on 03/03/2023]

Ministry for the Environment *National Policy Statement on Urban Development 2020 Updated May 2022*

Source: https://environment.govt.nz/publications/national-policy-statement-on-urban-development-2020-updated-may-2022/ [Accessed 06/03/2023]

Parliamentary Council Office *Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021*

Source*: https://www.legislation.govt.nz/act/public/2021/0059/latest/LMS566049.html* [Accessed 06/03/2023]

Kāpiti Coast District Council / Hearing Committee *Hearing Minutes*

Source: https://www.kapiticoast.govt.nz/your-council/forms-documents/district-plan/closed-for-further-submissions/proposed-plan-change-2-intensification/hearing-minutes/ [Accessed 08/03/2023]

Kāpiti Coast District Council Andrew Bank/Katie Maxwell *Plan Change 2 Council Officers' Planning Evidence (and Related Appendices)*

Source https://www.kapiticoast.govt.nz/PC2HearingDocs [Accessed 03/03/2023]

100&110 TE MOANA ROAD – OSBORNE, SITE SUBMISSION

PLAN CHANGE 2 SUBMISSION SEPT 2022 (LANDLINK REF 2584)

CONTENTS

1. Submitter Details

Submitter	Vince/Eric Osborne
Agent (Contact person)	**Landlink Paul Turner/Marie Payne**
Postal Address	1 Ngaio Road Waikanae
Telephone	04 902 6161
Email	paul@landlink.co.nz / marie@landlink.co.nz
I would like my address for service to be my email	Yes
I have selected email as my address for service, and I would also like my postal address withheld from being publicly available [select box if applicable]	Yes

2. Summary

As part of the Kāpiti Coast Districts Councils (KCDCs) response to projected growth throughout the region they have recently developed 'Te tupu pai – Growing Well', a proposed approach for sustainable growth. Alongside the development of a growth plan local governments across the country have been working to implement requirements under NPS-UD resulting in a number of changes to District Plans through an ISPP. Sections 77G and 77N of the RMA require that District Plans of Tier 1 Authorities give effect to Policy 3 and 4 of the NPS-UD.

This is a submission on Kāpiti Coast Districts Councils Plan Change – Plan Change 2. This submission is provided based on the scope provided through the ISPP & IPI instrument and processes, although we note that this marries up with some of the work on the Growth Strategy (and underpinning data) we are submitting with a focus on the ISPP remit and not beyond.

As a local and experienced land development advisor that has been operating along the Kāpiti coast for over a decade Landlink has built a wealth of knowledge which informs our day-to-day decisions, operations and longer-term strategies. As part of this process we want to use what we know about and local aspirations, development, infrastructure and demand to positively contribute to policy development and decisions which influence and will ultimately shape our community.

We appreciate the time pressures councils have been under to integrate these requirements and the amount of work involved. We believe that we can add value which should not be underestimated as part of this process and thank you for the opportunity to participate.

3. Submission Scope

The specific provisions of the proposed plan change that this submission relates to are:

- The exclusion of 100-110 Te Moana Road from Plan change 2 residential rezoning.

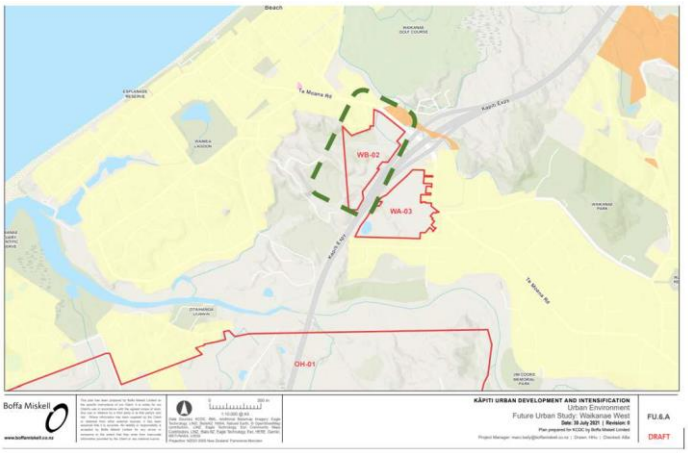
This submission advocates that Plan Change 2 includes 100-110 as a residential site to be rezoned to ensure that effect is given to Policies 1, 2 and 3 of NPS-UD 2020, with particular regard to Part D policy 3.

Landlink has also examined Councils responses to the Draft Plan Change 2 documents and have summarised the general methodology for this request in this submission.

Hearing Submissions	
I wish to be heard in support of my submission	YES
I do not wish to be heard in support of my submission.	N/A
If others make a similar submission, I will consider presenting a joint case with them at a hearing.	YES
If others make a similar submission, I will not consider presenting a joint case with them at a hearing.	N/A

SUBMISSION

4. Site Profile

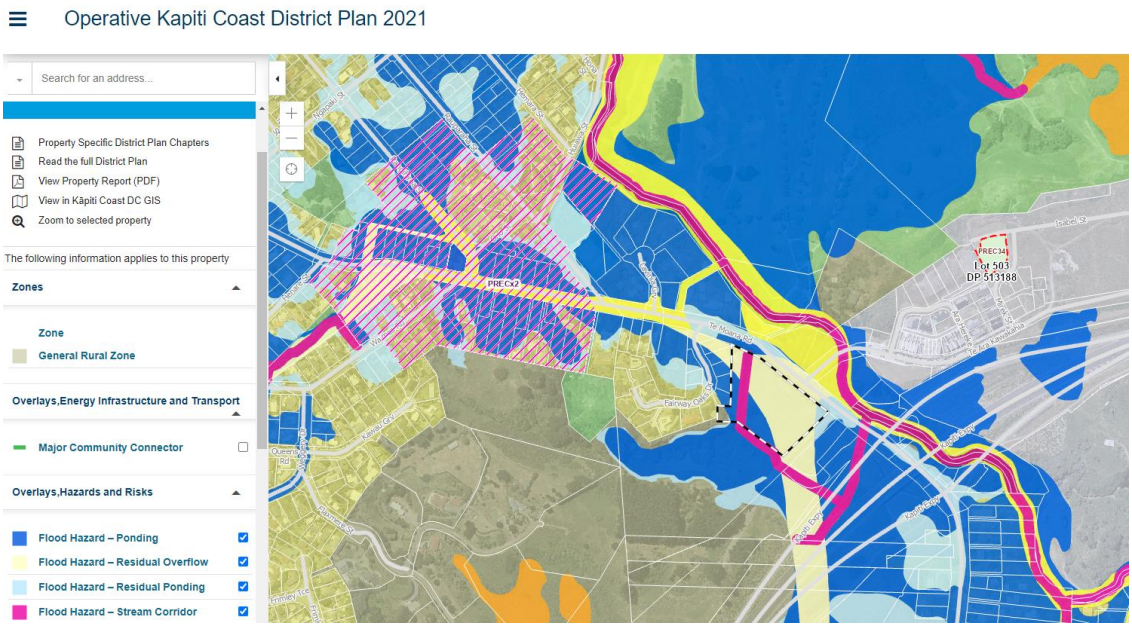
Site Address	100&110 Te Moana Road, Waikanae
Legal Description	Parcel: Lot 1 DP 71916 Parcel: Part Lot 2 DP 71916
Study Area Reference (BM 2022)	WB-02
	
Record of Title	687238 WN44C/426
Registered Interests	Fencing Covenant in Transfer 11702654.1 Subject to Part IVA Conservation Act 1987 Subject to Section 11 Crown Minerals Act 1991 11702654.2 Encumbrance to New Zealand Transport Agency 11513765.1 Encumbrance to New Zealand Transport Agency B429547.1 Open Space Covenant pursuant to Section 22 Queen Elizabeth the Second National Trust Act 1977 Fencing Covenant in Transfer 11752513.2 B311436.3 Encumbrance to Kāpiti Coast District Council

Site Area	5.49^{ha}
District Plan	Kāpiti Coast Operative District Plan 2020
District Plan Zone	General rural zone
District Plan Feature(s)	Rural Dunes Precinct
	Coastal Environment
	Ecological Site K068
District Plan Hazard(s)	Flood Hazard – Ponding
	Flood Hazard – Residual Ponding
	Flood Hazard – Residual Overflow
	Stream corridor
District Plan Transport Network Hierarchy	Major Community Connector
Proposed Plan change 2	N/A
Regional Policy Statement	Regional Policy Statement for the Wellington Region 2013
Regional Policy Statement Feature(s)	N/A
Regional Plan	Proposed Natural Resources Plan Appeals Version 2019
Regional Plan Feature(s)	Category 2 Surface Water Bodies
	Lowland areas for Category 2 Surface Water Bodies
	Schedule F – ecosystems and habitats with significant biodiversity values
Regional Hazard(s)	Combined Earthquake Hazard
	Tsunami Hazard

4.1 Site background

Currently the site is zoned the general rural zone. Given the increasing urbanisation and development surrounding the site to the north along with the established residential urban area towards and noting the local centre as identified in the XX the site would be an ideal candidate for short term development. It is also clear the NPS directs that the district plan facilitates increased densities adjacent to local centre zones and this site meets that criteria.

FIGURE 1 OPERATIVE KCDC DISTRICT PLAN PROVISIONS (INCLUDING PROPOSED PC2) 2021



Source: https://eplan.Kāpiticoast.govt.nz/eplan/#/Property/7921

Infrastructure

We are aware that there is infrastructure surrounding the site which could be considered 'ready to go' this includes water and wastewater infrastructure. Consideration should also be given to potential for access to Rauparaha Street pump station through the site to support the provision of future public wastewater infrastructure, particularly given the potential for concentrated intensification in nearby areas e.g. Proposed Precinct B.

Due to the established residential density in the surrounding areas it is likely there is network capacity and telecommunications which would be available to service proposed residential development.

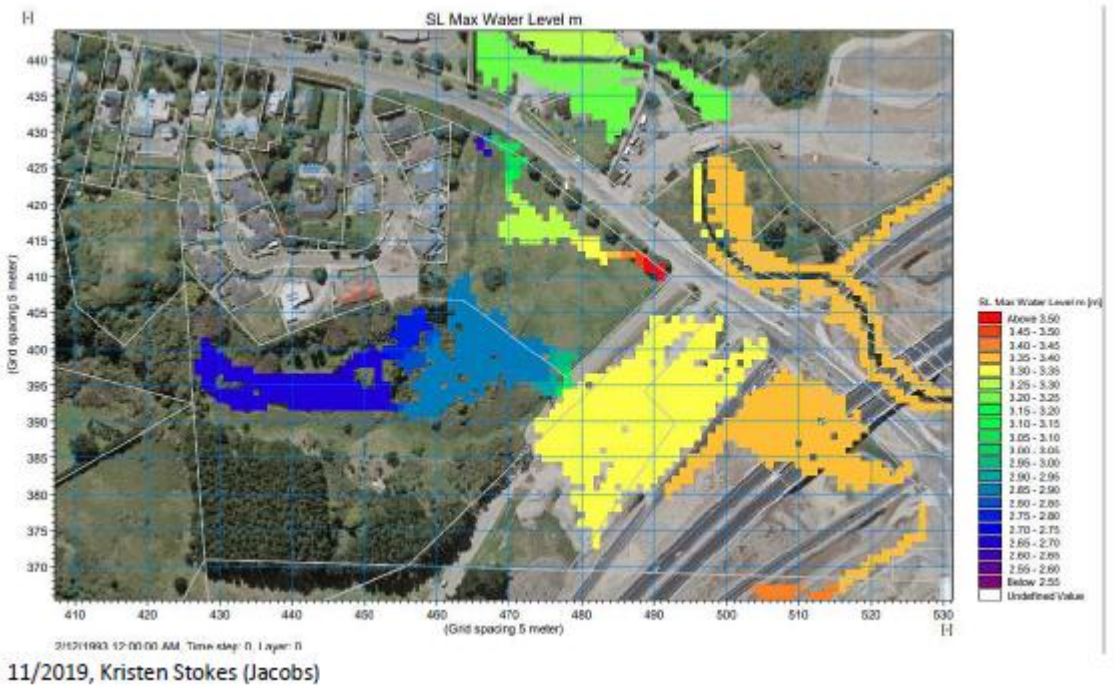
FIGURE 2 THREE WATERS SE RVICES KCDC GIS 2022

It is also noted that the site is subject to urban rates for land which should be considered in the context of infrastructure and the existing rural zoning.

Hazards and constraints

Figures 1 and 3 refer to Flood Risk Mapping which has been sourced from KCDC district plan and Jacobs consultants. Contrary to the information in the district plan the Jacobs assessment indicates that the site is subject to minor localised surface water and a water body (which is protected by a QEII Trust covenant). This data is in contrast to council current GIS data which we believe only to show pre-expressway flood hazard. The data should be interpreted in the context of the sites contours as provided below.

FIGURE 3 JACOBS FLOOD RISK GIS DATA 2019



It is also evident that the wetland on site has been noted as a significant constraint however we believe that feasible development can be undertaken protecting the values of the wetland and enhancing it as a development feature.

4.2 Growth plan submission

This site is an area which was previously identified as site WB-02 in the Boffa Miskell Greenfield Urban Development Assessment (2021) which we believe informed the proposed rezoning of 13 smaller areas to residential informing Plan Change 2. As part of this process the site was categorised as Priority Area 2B *'a potential candidate for medium- or long-term urban development, however there are several constraints to overcome that may require significant strategic decision-making' (Boffa Miskell 2020).* Our submission highlighted that we did not agree with the categorisation or 'ratings' against many aspects of the site. These points provided rationale and were informed by a comprehensive understanding of the site and its history – arguably this went beyond the initial desktop study.

These points included further insight should be sort in relation to the below:

- Technical assessments
    - Re-evaluated flood risk analysis post expressway development (refer

    - Councils updated flood risk modelling)
    - Infrastructure analysis (services immediately available in Te Moana Road)
    - Amendments to localised DC boundaries for infrastructure funding
- Cultural and ecological investigation
    - Engagement with Iwi and manu whenua to develop greater understanding
    - of heritage issues in relation to the site (supported through Māori
    - landowner relationships)
    - Ecological impacts exploration and design
    - 1 Wellbeing - social, natural, human and financial/physical capital
- Geotechnical and liquefaction issues
    - Further work on ground conditions is appropriate
    - Planning matters are further explored
    - A re-evaluation of site/reassess draft priority rating from '2B' to '1'
    - Further engagement facilitated with council to discuss future development
    - potential, cohesive planning approach, work through approaches to
    - constraints
    - Consideration given to revised yield potential assessment – amending
    - analysis to include development potential to the North of the site

FIGURE 4 GROWTH PLAN SUBMISSION ASSESSMENT 2021

KEY CONSTRAINTS	KEY OPPORTUNITIES
Draft comments for NV-01	
• Expressway designation. • Ecological sites, wetlands and waterbodies. • Flooding and liquefaction. • Adjacent wāhi tapu site (urupā).	• Cohesive expansion of established urban form. • Reasonable access to Waikanae town centre
Review comments	
• Expressway completed - no longer a constraint • Natural features can be integrated through design and protected as part of development considerations • Flood risk requires further investigation • Precluding northern end of site from development overlooks the benefits of sound engineering and urban design solutions, further investigation is required and warranted.	• Provides a site in areas of co-joining urban form. • Provides for variety of housing types • Natural features provide opportunity for innovative urban design and complement amenity and wellbeing[1] •Infrastructure is existing and can be readily utilised • Creates open space connectivity and regenerative living opportunities.

FIGURE 5 BOFFA MISKELL WB-02 STUDY AREA

Urban Study WB-02 Area Reference

Future Urban Study Area **WB-02**

Kāpiti Coast Urban Development Greenfield Assessment 13/10/2021

As part of the Te Tupu Pai- Growing Well engagement process our client made a submission requesting further investigation of the site pre-empting that the desktop study would be influential to the areas being rezoned as part of Plan Change 2/giving effect to the NPS-UD as required by the RMA.

It is not evident that any further investigation was undertaken into the site as part of the process or as plan change 2 has progressed.

On review of the Proposed Plan change we have reviewed:

- Our original submission
- Councils response to our original submission
- The requirements of the NPS-UD in particular Policy 3 D

We have attached a copy of our original submission which was in response to the Growth Plan (please see attachments).

Access

Access would be anticipated from Te Moana road making it connected to the existing urban area and local centres. As demonstrated in Figure 6 – the walkable distance to the local centre zone and associated housing is under 50m.

FIGURE 6 WALKABLE DISTANCE 100 TE MOANA ROAD TO LOCAL CENTRE ZONE

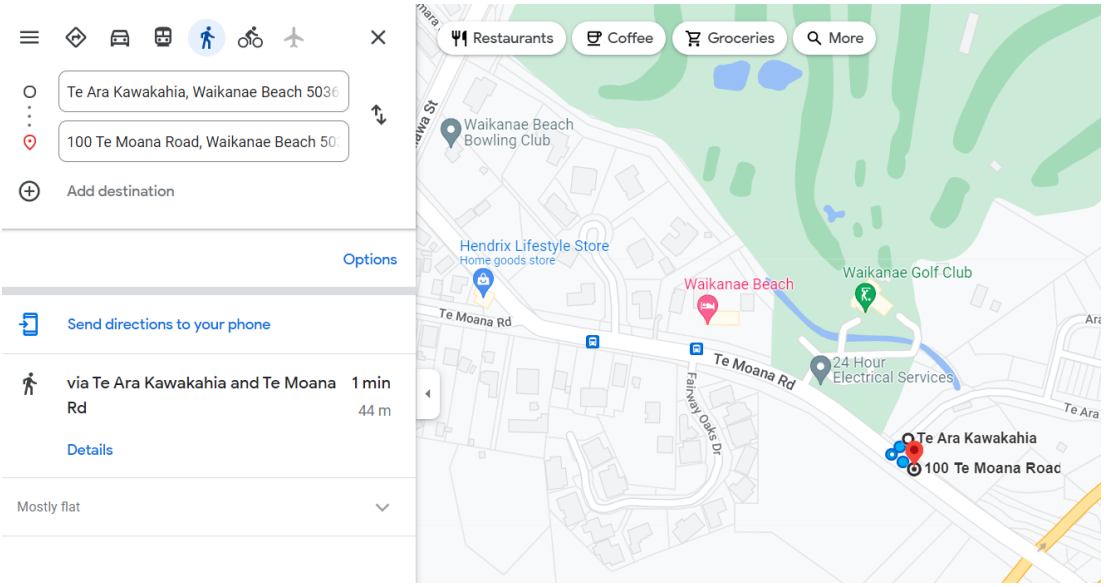


FIGURE 7 SITE FOR INCLUSION IN RESIDENTIAL INTENSIFICATION PRECINCT

5. Commentary Plan Change 2

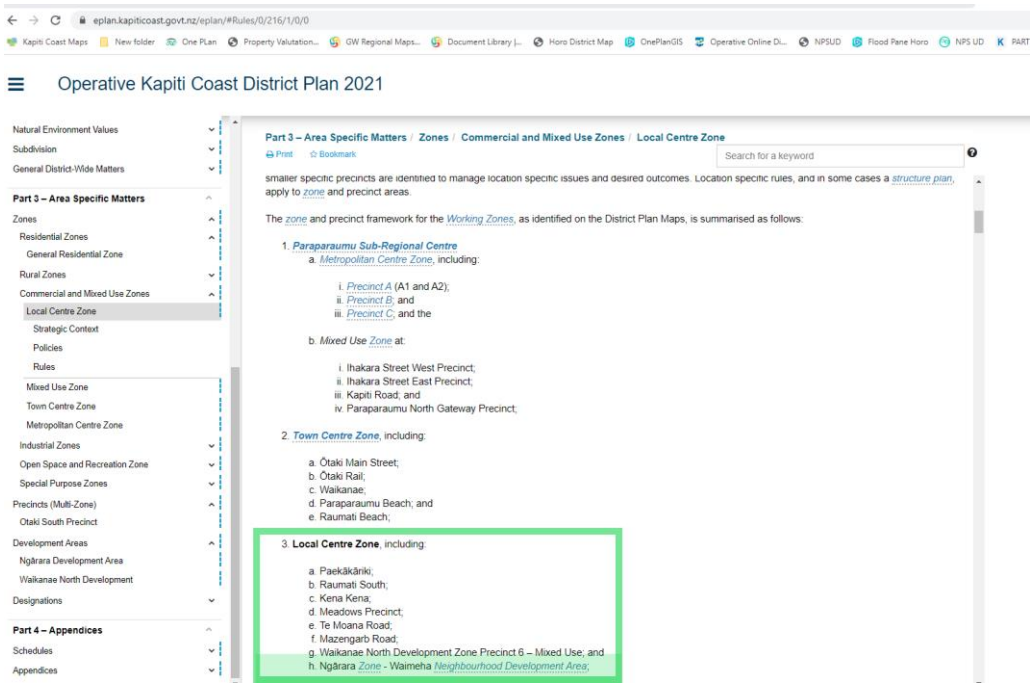
Plan change 2 has identified 'Residential intensification precincts' and applied them to the general residential zone they identify the spatial application of Policy 3. We understand these new precincts are based on proximity to those areas listed in Policy 3 of the NPS UD and the rational around the development of these precinct areas is as proposed in Spatial Application of NPS-UD intensification policies Kāpiti coast district *Boffa Miskell* Study 2022. This methodology is then demonstrated on pages 10-11 of Proposed Plan Change 2 DRAFT.

The rational for our recommendation is summarised in the points below, more information can be provided on any of these points as required. We have further assessed those policies of the NPS-UD against our recommendation.

- **Proximity to town centre zone –** Site is adjacent to a local centre zone and boarders a developed urban area with a proposed intensification precinct less than 225m away which is proposed to facilitate up to 4 storeys and has a range of similar constraints to this site. We anticipate that a view has been taken that the similar constraints within such close proximity can be managed to support intensification in this area. We believe a similar approach would be reasonable in relation to this site.

  It is also apparent that the NPS-UD Policy 3-part D is clear in directing that district plans (tier 1 authorities) to enable development opposite local centre zones. The district plan defines the Ngārara Zone directly as a 'Local Centre Zone' (please see Figure 8), and through DP Policy LCZ-P1. This site is within a 50m walkable catchment/adjacent to a local centre zone in accordance with the district plan. Failure to include provisions in Plan Change 2 reflects that the direction of the NPS-UD is being inadequately incorporated in line with the relevant provisions of the RMA.

FIGURE 8 LOCAL CENTRE ZONE KCDC DISTRICT PLAN 2021



- **Alignment, context and urban form** - Although currently a rural zone the character and context of the area is changing and being increasingly urbanised. In particular the site is within close proximity to a proposed intensification precinct where development of a higher density is anticipated and opposite a developing local centre.

> *"…within and **adjacent to** neighbourhood centre zones, **local centre zones**, and town centre zones (or equivalent), **building heights and densities of urban form commensurate with the level of commercial activity and community services**" (Pg 11 NPS UD 2020)*

Further consideration should be given to the fact the site is not a submersed rural site but an area on the fringes of increasing urban development. The rural zoning is arguably fragmented and not reflect of growing urbanisation. Cohesive patterns of urban development are key to good urban design and clustering development around local centres and existing urban areas is an important focus of that – as documented by a range research and direction within the district plan. This site provides an opportunity to provide housing which would be of a lesser density but complementary to the proposed higher density anticipated in the area around an increasing urbanising area. We note key focuses of the district plan, NPS-UD and Te tupu pai is the provision of 'Diverse housing options' (KCDC 2022). Although we acknowledge that studies have shifted council focus to housing of a certain type advocating that with a narrow focus is not in line with the intent of providing a range of housing options. A larger vacant lot also has the potential to host a range of innovate design options which could support broader objectives e.g. sustainability and climate change. We note that the site is also in a prime location being directly connected to the town centre via public transport and within walking distance to its local and neighbourhood centres. It is noted that there is a small area of productive land which has been previously defined a 'relatively non-cohesive' (Boffa Miskell 2022) as the surrounding rural land is fragmented. Additionally the ecological site and features could inhibit productive activities on the site.

- **Feasible management of constraints** – In its response previous submissions the council noted that this site was 'subject to a range of constraints' (Appendix B Summary of submissions on Draft PC 2 2022). We are aware there are a number of considerations in relation to the site which will require a planned and strategic management approach but we do not believe these amount to 'sufficient complexity' (KCDC 2022) and as such should not be considered reasonable impediments to shorter term development or for the purpose of rezoning in this context. The four constraints noted in the Greenfield assessment are provided further commentary with particular though given to surrounding context and decisions made around nearby sites noted to have similar constraints.

Expressway Reserve Sensitivity/designation	• Can be managed through design we note that the notion of higher density development will require utilisation of sites with constraints and as such will require innovative design

	and thinking. Should not imped short term potential. We note the local centre/ Ngārara zone provides residential uses which would have similar considerations around reserve sensitivity. Additionally the expressway designation may no longer be considered as pertinent as work is completed and no future works planned we are aware off. Designation issues could also be managed through district plan provisions.
Flooding and waterbodies	• A number of provisions and strategies to manage flood risk which is a nationwide/district wide issue. Flood risk is a significant consideration, and we note that further information to date indicates initial council assessments of the risk may well be overstated. However, provisions in the district plan would manage flood risk as appropriate to mitigate or remedy any adverse effects considered part of future development. We also note the intensification precinct within close proximity which has a very similar flood risk constraints – we assume council has taken the view these constraints in that very nearby area can be managed. Arguably the management of flood risk on vacant site where a planned approach to development can be taken may be undertaken more efficiently than within areas where existing developments limit management options.
Ecological site, wetlands and waterbodies	• The ecological area is an important feature of the site which requires careful management and protection. We note the importance of wetlands and their role in the environment. In relation to this site the wetland is located in an area where development would not be anticipated. We note that there are a range of national, district and local provisions which are in place to manage development around areas where there are natural wetlands/ecological and these guidelines and policies would be followed accordingly. We also note that the extension of wetlands 'constructed' wetlands in particular can be a positive feature of development. We believe that sustainable development could take place alongside the protection of natural features of the site and that this should not imped opportunity for shorter term development.
Adjacent wāhi tapu site (urupā).	• We acknowledge wāhi tapu and the importance of careful consideration around development in these areas. We note that wāhi tapu overlay does not extend in to this site. However, engagement with Manu Whenua around such issues is an important part of the future development for this site. Again district plan provisions facilitate such engagement, we also note that Manu Whenua as a treaty partner will be engaged as part of the plan change process.

- **Site would not require structure plan approach/future plan change process** – The site size and the existing residential and complementary uses (e.g. local centre) would mean that a structure plan/private plan chage approach isn't considered feasible to support particular

given the time and costs involved when there is a process directed at facilitating this type of opportunity at present. It would be pragmatic to support this recommendation through plan change 2 as supported and we believe directed by the NPS-UD. It is also apparent that there are other examples of rural areas which have been considered suitable for proposed rezoning as part of plan change 2 which share similarities in principle (Council owned Land Rangiuru Road, Otaki.

- **Would provide a notable contribution** – Given the existing development in the area and the site area of over 5ha this change request could result in a modest yet notable potential contribution to housing supply which would support the district in meeting its housing aspirations. It has been previously anticipated approximately 2ha of the site could be developable with a potential yield of approximately 120 dwellings.
- **'Ready to go infrastructure' –** Future development on site can be facilitated through existing infrastructure (and including upgrades) these are achievable given the existing surrounding provisions. Specifically water and wastewater, are available Infrastructure provisions for the site are documented in Section 4.1 of this report align with the NPS-UD definition of 'Ready to go'. It is further noted that the site contains opportunity for **critical** infrastructure link (wastewater standby main main).
- **Development with strong potential 'to be realised' –** We note that to achieve the objectives for the NPS-UD there are many variables at play. Giving effect to the policies in the NPS-UD is sort to enable higher density of development however often but there are no guarantees that development will 'be realised' on a number of sites where it is in fact enabled. It is pragmatic to include where appropriate sites where development has a strong potential 'to be realised' as it will support the region in meeting its housing need requirements efficiently. It should also be highlighted that subjected site prime (and directed) for shorter development to future plan change processes will be cost and time prohibitive for many and will also bring additional (and potentially unanticipated) workload to council which arguably will be determinantal to the actual short term delivery of much needed housing in the area. It is further noted in relation to infrastructure that the site has potential to facilitate general wastewater provisions and infrastructure in the wider area which would be key for future intensification.
- **Risk Management –** We note that a change of 'zone' alone will not automatically enable substantial development on this site and that future development will be subject to a number of national, regional and local district plan provisions. With that in mind consideration around the 'constraints' ,which we understand have contributed to the decision to exclude this site from Plan Change 2, would be managed and risks mitigated accordingly. Due consideration believe should be given to this point any rezoning at this point in time would provide opportunity for the future with key levers for management.

5.1 Giving effect to NPS-UD 2020

We believe that the changes proposed in this submission have the potential to give effect to the below policies of the NPS-UD 2020

- Policy 1 – incorperating the recommendation to proposed plan change 2 will contribute to a well-functioning urban enviroment
- Policy 2 – Can contribute to sufficient development capacity to meet demand for housing in the short term- it is very uncertain that the 13 small areas rezoned will

provide sufficient short term capacity to give effect to Policy 2 this site has the potential to yield 100 dwellings whilst carefully managing any constraints

- Policy 3 – 77G of the RMA sets out the duty of territorial authroties to give effect to Policies 3 & 5 of the NPS-UD. Policy 3 spefically directs that intensification is facilitated in areas within and adjacent to local centres (which this site is clearly defined as through the district plan) however this site has been omitted from consideration – this appears conterary to clear direction of Policy 3 part D.

We believe that the exclusion of this area from a proposed intensification precinct with be contary to the specific detail of Policy 3 (d) NPS UD 2020 as per RMA requirements under Sections 77G.

We seek the following decision from KCDC

We require that this site (area demonstrated in Figure of this submission) is rezoned to 'residential' area demonstrated in Figure 7 of this submission and in accordance with the provision of NPS-UD. 2020 with particular focus on Policy 3 part (d).

Annexures

Trade Competition

Trade Competition [*select the appropriate wording*]

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could ☐ / I could not ■ gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission, please complete the following:

I am ☐ / I am not ■ directly affected by an effect of the subject matter of the submission that—

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

References and Sources

Kāpiti Coast Urban Development Greenfield Assessment *Boffa Miskell* 2022

Source: https://www.Kāpiticoast.govt.nz/media/UDGADraft.pdf [Accessed 13/09/2022]

Spatial Application of NPS-UD intensification policies Kāpiti coast district *Boffa Miskell*: 2022

Source: https://www.Kāpiticoast.govt.nz/media/wnic5k0t/pc2_s32_appendixe_spatialapplicationpolicy3.pdf

KCDC Three Waters GIS https://maps.Kāpiticoast.govt.nz/LocalMaps/Viewer/?map=627d29f22676457ca22bc92c19a095cc [Accessed 10/03/2022]

Operative Kāpiti Coast District Plan 2021

Source: https://eplan.Kāpiticoast.govt.nz/eplan/#Rules/0/216/1/0/0 [Accessed on 14/09/2022]

New growth strategy emphasises compact urban form and good design Kāpiti Coast District Council Feb 2022

Source: https://www.Kāpiticoast.govt.nz/whats-on/news/2022/new-growth-strategy-emphasises-compact-urban-form-and-good-design/ [Accessed 14/09/2022]

Appendix B Summary of submissions on Draft PC 2 2022 Kāpiti Coast District Council 2022
Source:
https://www.kapiticoast.govt.nz/media/04bbdt13/pc2_s32_appendixb_draftpc2feedback.pdf

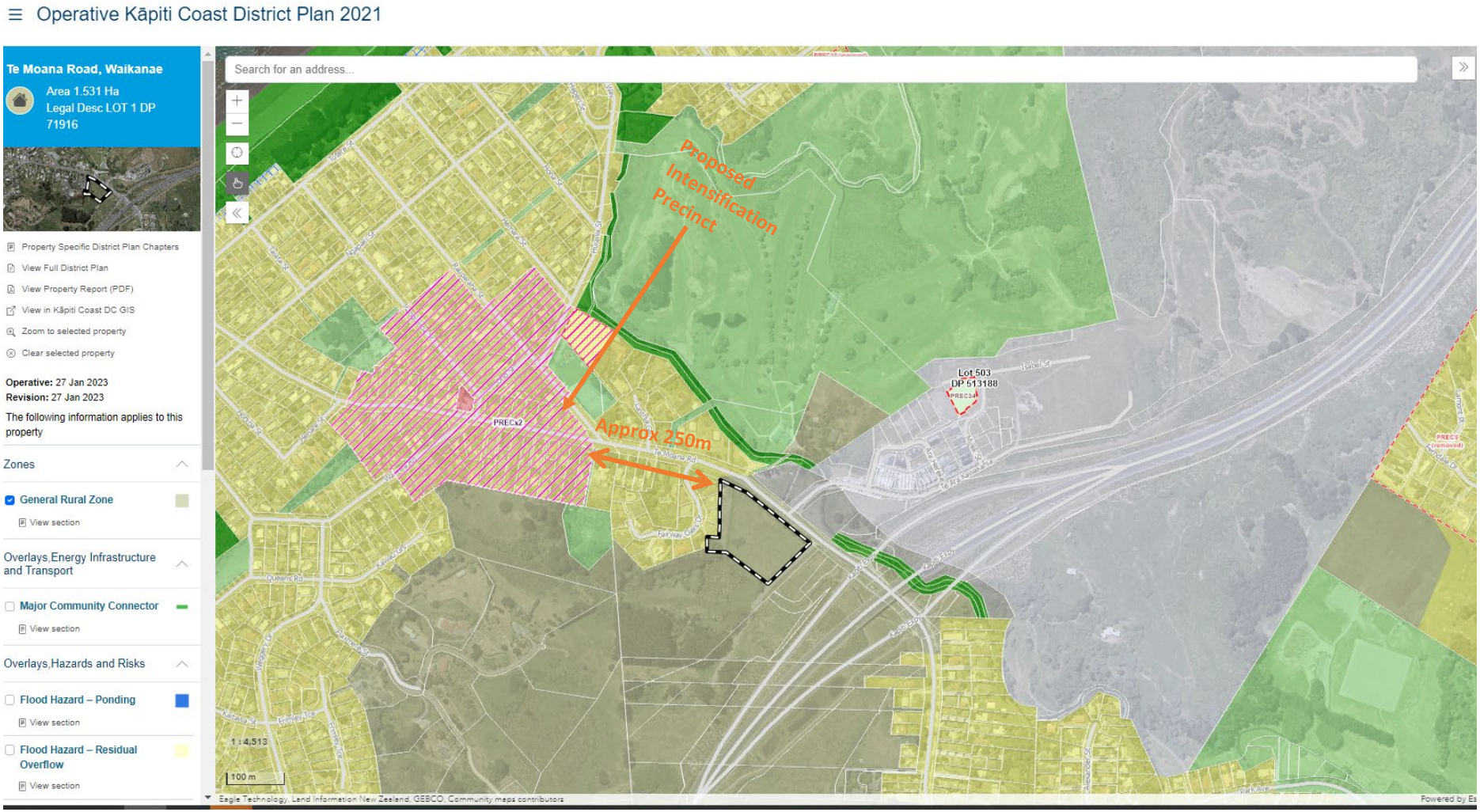
[Accessed on14/09/2022] National Policy Statement on Urban Development 2020 Updated May 2022 *Ministry for the Environment* 2022

Source: https://environment.govt.nz/publications/national-policy-statement-on-urban-development-2020-updated-may-2022/ [Accessed 14/09/2022]

Attachments

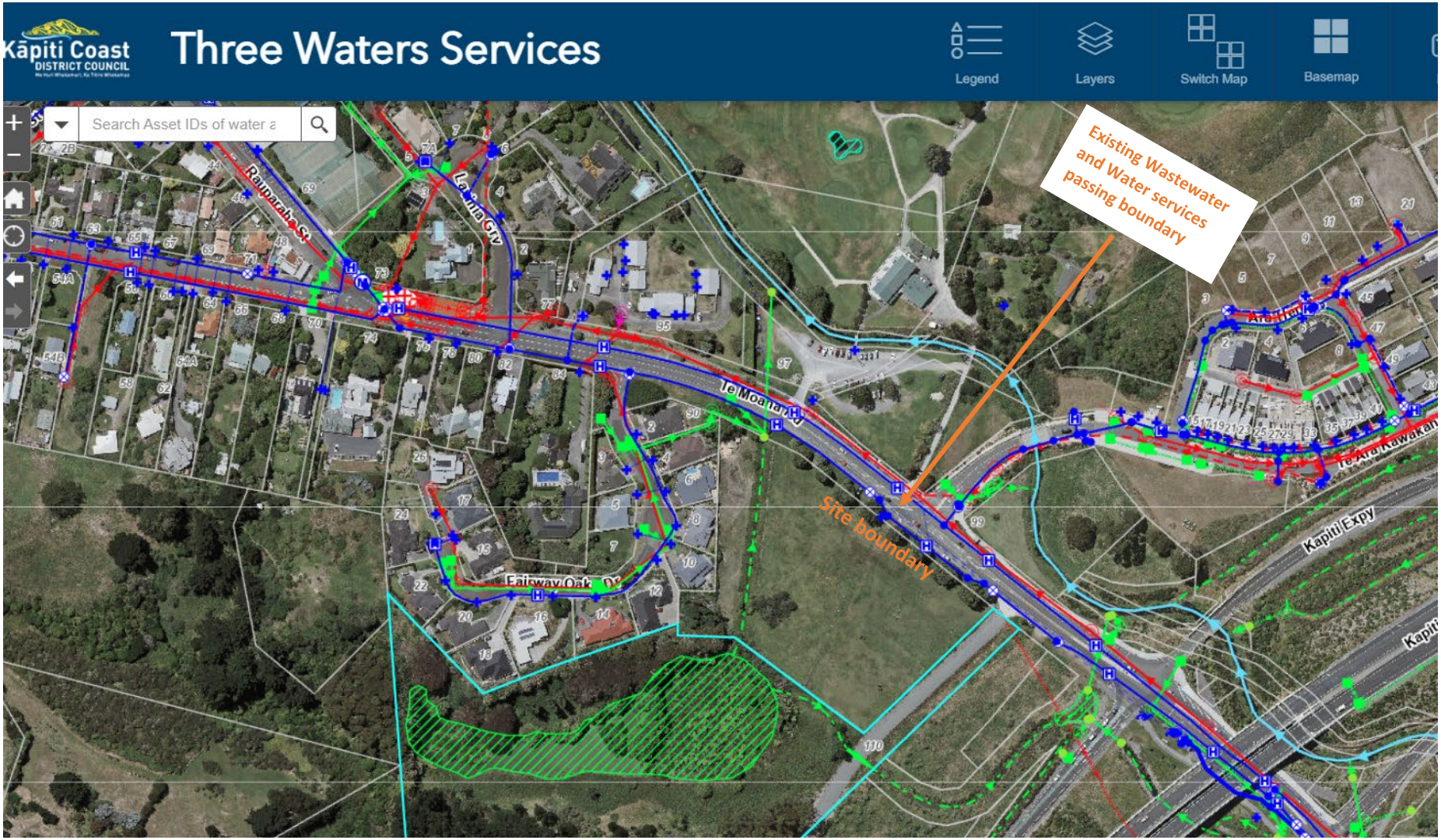
100-110 Te Moana Road Site Specific Submission - Te tupu pai – Growing Well *Landlink* 2021

Appendix B: Site Urban Location



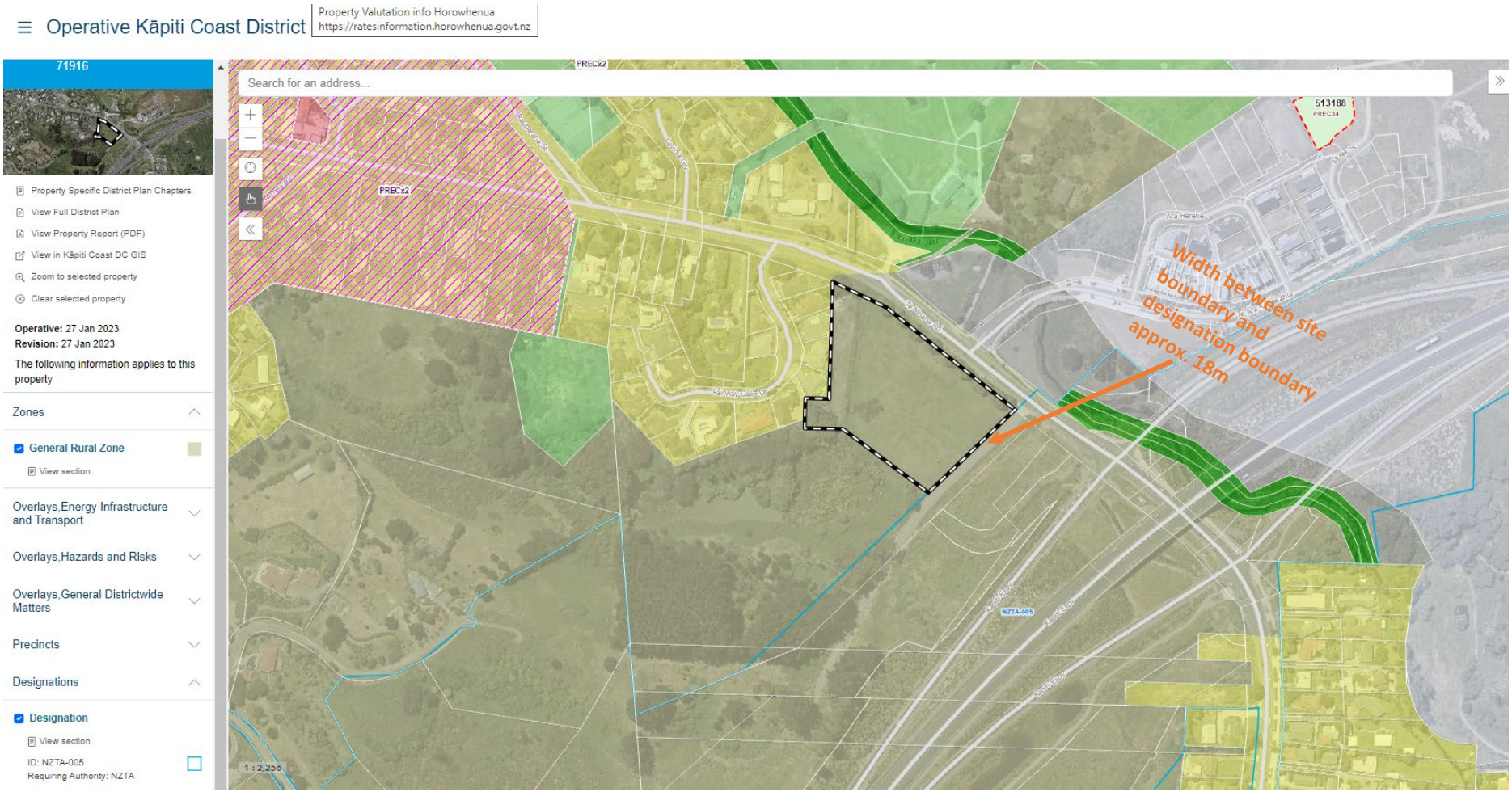
Source: https://eplan.kapiticoast.govt.nz/eplan/property/19849/0/188?_t=property [Accessed 08/03/2023]

Appendix C: Infrastructure Availability Landlink (March 2023)



Source: https://maps.kapiticoast.govt.nz/LocalMaps/Viewer/?map=627d29f22676457ca22bc92c19a095cc [Accessed 08/03/2023]

Appendix D: Expressway Designation. Landlink (March 2023)



https://eplan.kapiticoast.govt.nz/eplan/property/0/0/188?_fp=true

Landlink Reference 2584

8 February 2023

Development Control/District Planning (Policy)
Kāpiti Coast District Council (KCDC)
Private Bag 60601
Paraparaumu

development.engineers@kapiticoast.govt.nz
district.planning@kapiticoast.govt.nz

To whom it may concern

100 & 110 TE MOANA ROAD, FLOOD ASSESSMENT & STORMWATER MANAGEMENT CONCEPT REPORT

Landlink has been engaged to undertake a preliminary flood analysis and hydrological assessment on "the site" (two separate titles, Part Lot 2 DP 71916 & Lot 1 DP 71916) at 100/110 Te Moana Road, Waikanae.

1) PURPOSE OF THIS REPORT

The purpose of this report is to support investigations into future potential residential zone plan change requests/development. Please note there is no specific development proposal at this point in time. This report is part of initial site analysis.

2) SCOPE OF THIS REPORT

The scope of this report is to analyze existing flood risk and stormwater features on site and explore the feasibility of potential development solutions e.g. specifically understanding the impacts of creating a flood-free building platform to facilitate residential development on the existing flood hazard.

3) THE SITE

The site comprises of Part Lot 2 DP 71916 & Lot 1 DP 71916) at 100/110 Te Moana Road, Waikanae. The site is shown in Figure 1 *Site Map*.

Mahara House – 3 Ngaio Road - PO Box 370 Waikanae 5250

www.landlink.co.nz ~ contactus@landlink.co.nz ~ **P** 04 902 6161 ~ **F** 04 902 6162

Land Surveying & Civil Engineering ~ Planning & Resource Management ~ Urban & Landscape Design

Figure 1: Site Map (Source https://app.grip.co.nz/)

4) EXISTING STORMWATER SYSTEM AND CATCHMENTS

As-built stormwater infrastructure data from the Councils website (see Figure 3: KCDC Three Waters GIS) — matches post-expressway design drawings/information for the area. The system has four main sub catchments (as shown in Figure 4: Catchment Plan) and these catchments are assessed in Table 1 *Stormwater Catchment and Management Scenarios*.

Please note our site investigations have not been able to locate the culvert under the access to the east of the site (KSWC002073 – see Figure 2) despite it being clearly mapped through KCDC GIS and being present through the expressway design plans. Whether this pipe exists or not, is blocked or is operating as it was designed, and the subsequent impact of earthworks on the northern catchment was required to be considered as part of this analysis. As engineers could not physically validate the present of the culvert the approach to modelling excluded the presence of this infrastructure. This was considered a conversative approach.

Table 1: Stormwater Catchments and Management Scenarios

Catchment	Scenario A (KSWC002073 fully operational)	Scenario B (KSWC002074 Restricted)
Catchment A (blue)	A main wetland area (green hatch) which captures runoff from the immediate catchment and discharges the water from the site in two directions, as follows; I) Northwards via a swale drain (KSWC001982) to Te Moana Road which discharges through a 450mm pipe (KSWP012173) to the Waimeha Stream, and II) Eastwards towards a mapped culvert under the 110 Te Moana Road driveway access (KSWC002073) to a wetland attenuation area adjoining the Te Moana Road intersection with the Expressway which discharges through a 1350mm pipe (KSWP010213) to the Waimeha Stream.	A main wetland area (green hatch) which captures runoff from the immediate catchment and discharges the water predominately into the pond. Water then runs of into Northwards direction KSWP012173.
Catchment B Green	The Downhill side Fairway Oaks Drive & eastern properties flow down into the 450mm pipe (KSWP012173)	The Downhill side Fairway Oaks Drive & eastern properties flow down into the 450mm pipe (KSWP012173)
Catchment C Yellow	Discharges into the swale (KSWC001982) and then through a 450mm pipe (KSWP012173)	Discharges into the swale (KSWC001982) and then through a 450mm pipe (KSWP012173)
Catchment D Orange	Discharges into the swale (KSWC002074) and then through (KSWC002073) to	The catchment acts similarly to C except flow is picked up by the existing

	the east; Different to draft	storm water channel KWSC001783 taken under Te Moana road via KSWP010213 using a ø1350mm culvert

Figure 2: Stormwater Infrastructure Labelled including pipe refs (Source: KCDC [Three Water Services GIS])

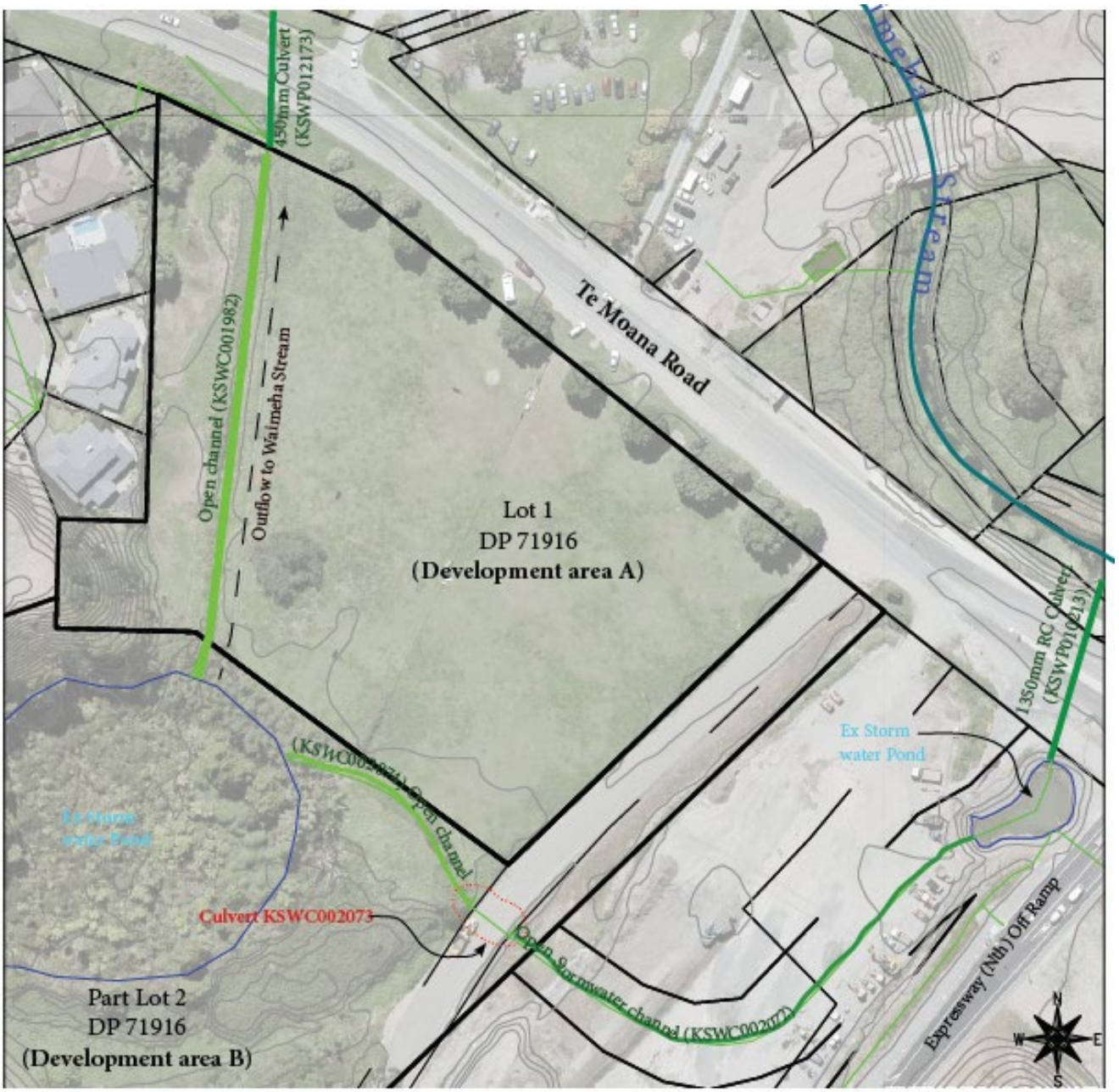
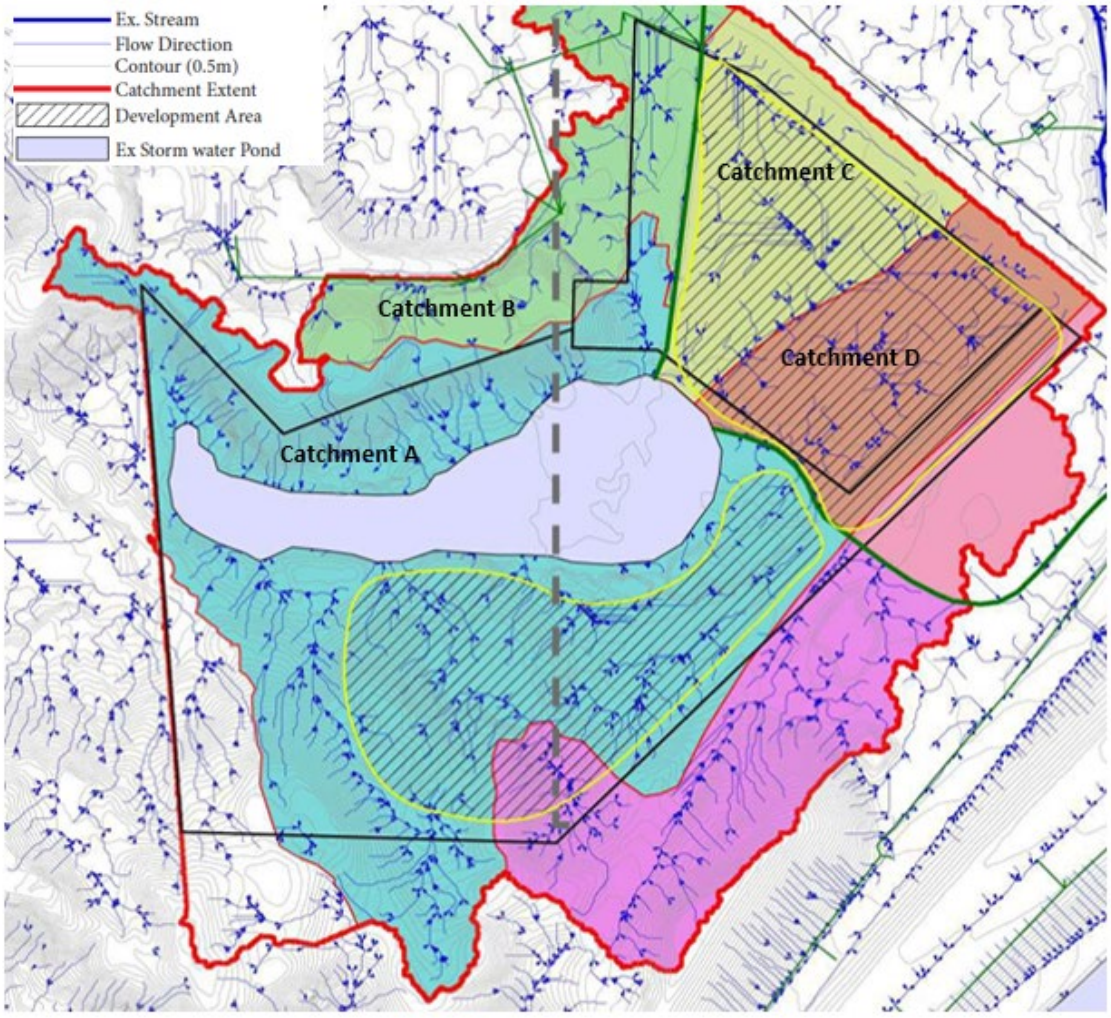


Figure 3: Stormwater Infrastructure (Source: KCDC Three Water Services GIS)

Figure 4: Catchment Plan (Modelled Catchment Analysis - Source: KCDC 2017 KCDC Lidar)



5) EXISTING FLOOD HAZARD LEVELS

The existing flood modeling data available on the Kāpiti Coast District Council planning maps shows a complex set of flood hazard overlays across the site including a residual overflow path stemming from a theoretical Waikanae River breach scenario. This path now crosses the new alignment of the Kapiti Expressway. The physical construction of the expressway has changed the path of the breach scenario making the existing mapped district data redundant. We have excluded consideration of the current flood hazard maps for this reason.

AWA Environmental (KCDC consultant flood experts), were asked to provide updated flood extents in a post-expressway scenario as the current flood hazard maps are redundant.

The AWA Environmental advice (Kirsten Stokes: Awa) was that;

> *"The M2PP peak water surface levels for the 1% AEP with climate change (Mid) with no freeboard within 100 Te Moana Road range between 2.6m at the northern edge adjacent to Te Moana Road to 3.55m at the western corner of the property the lime green ponding in the centre of the property has a level of 3.3m." (email attached in Appendices)*

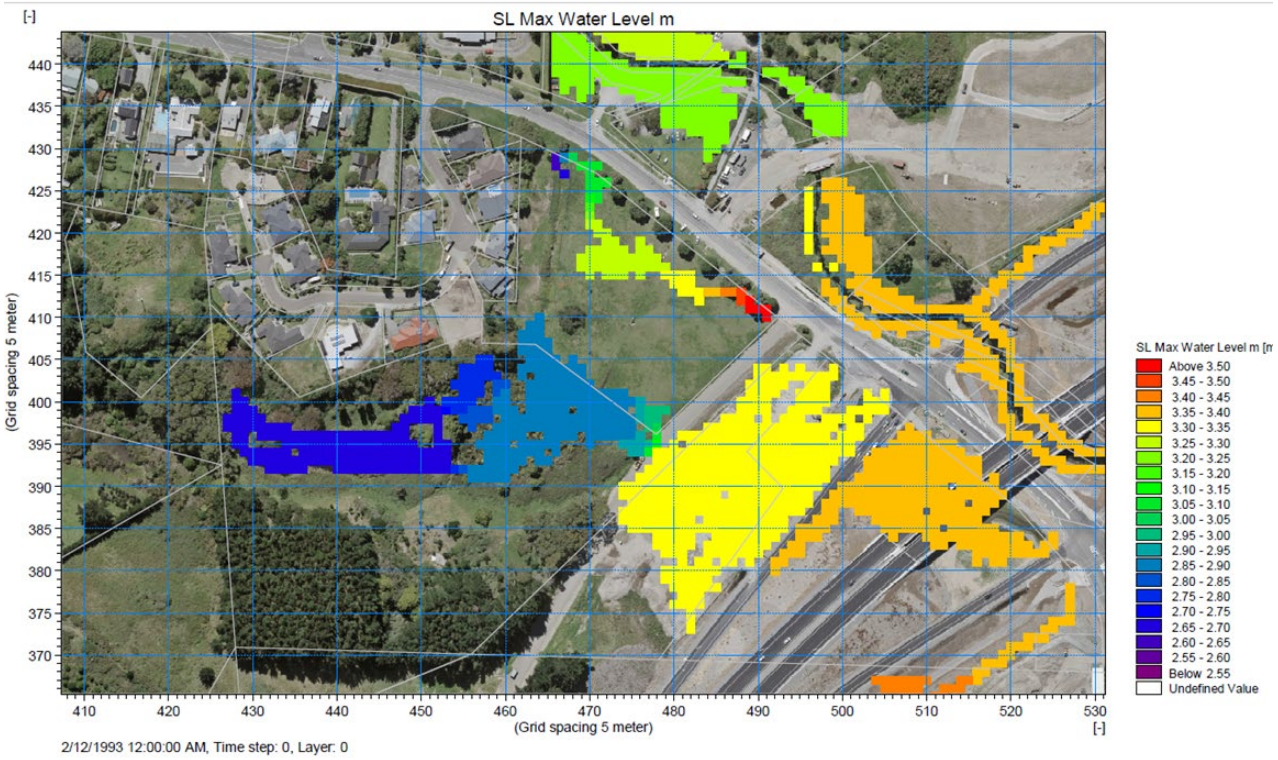
We understand that a freeboard of 300mm would apply to this location given that the catchment is self-contained and not affected by streams such as the Waimeha Stream.

6) PROPOSED MINIMUM BUILD LEVELS

Based on the information in Section 5 of this report we propose raising ground levels to approximately Reduced Level (RL) 4.0 at the east end to RL 3.5 at the west end to ensure that the sites are flood free. Flow will be directed to the pre-development catchment direction (Catchments A to D).

The final design Minimum Build Level (MBL) would therefore be 300mm above the peak water levels (as provided in Para 5 by AWA). Given that the ponding shown in data provided by AWA (see Figure 5) is limited to isolated pockets of low land, it is considered appropriate to raise the land by 300mm across the northern (lower) part of the site to create flood free building platforms, at a grade which mimics the current ground profile and slopes gently westwards.

Figure 5: AWA Water Level Data (Nov 2019)



7) EXISTING FLOOD SCENARIOS

A model was created to examine the effects of a 1 in 10 & 1 in 100-year storm event on the existing natural surface and surrounding area. The surface used in the existing flood scenario was generated by combining KCDC Lidar data and survey data captured by Landlink. Design rainfall were used from the NIWA HIRDS for RCP8.5 for the period 2081-2100. This is slightly more conservative than Appendix 1 – Updated Isohyet Based Calculation of Design Peak flows of the SDPR12. Climate change to 2090 has been allowed for assuming a 2.1ºC temperature rise, and 16% increase in rainfall, as required by the SDPR12 .

A potential solution for future development has been analyzed via 12d's Dynamic drainage SCS Method (Equivalent to HEC-HMS Analysis). Runoff volumes were calculated using the SCS Curve Number Method. This type of desktop modelling is a standard approach to creating flood scenarios in the Kāpiti District and has been used to undertake analysis of a similar nature. A CN number of 69 was applied in the design model.

Two rainfall scenarios (Q10 & Q100) were applied to the predevelopment landform. The existing flood scenarios assumed the current stormwater system is operating at full capacity and excludes culvert KSWC002073 which could not be verified as to levels and location. The scenarios were modelled on a 24-hour time period and the effects of the 'Peak Flow' of these two scenarios can be seen in Figures 4 and 5.

As demonstrated in Figure 4 & 5 it is evident that the flooding footprint of both these scenarios is relatively similar, however the depth of the flood effects increase during the Q100 event.

It is evident from the predevelopment analysis that there is a small amount of ponding in isolated pockets of lower land and earthworks to fill the site would eliminate that ponding but result in that ponding being shed off the site.

8) DESIGN APPROACH ALTERNATIVES

The updated information provided through AWA alone demonstrates that the extent of flood hazard on the site (following surrounding development) is minimal. To mitigate any flood hazard areas on site as a consideration of any future development the following alternative approaches have also been considered during our analysis:

Option a) Localised filling of low spots to eliminate small areas of ponding
Option b) More generalized site filling/shaping to ensure no ponding occurs
Option c) Reconfiguration of the stormwater system

Option b – was further explored as per Para 7 and the modelling outcomes pre/post development earthworks in relation to rainful scenarios can be found as part of appendices b-e.

9) SUMMARY

The analysis in this report has successfully demonstrated that there are a number of design approaches to flood hazard/stormwater management that could feasibly support future development options.

In particular the analysis concludes that earthworks to create a future flood free building site would have less than minor effects on the local catchment. Given that the local catchment is the site itself then any effects are not felt beyond the site because of the natural characteristics of the land.

As evident from the plans comparing the peak flow depths from a 1 in 100 storm of Pre-development and Post development topography it is clear that from a practical view, the adverse effects of potential earthworks in connection with future development are considered minor.

I.e. the depth change for a Q10 is between 5-10mm
..and for Q100 is between 20-30mm

Further analysis should be provided as a second stage of investigation or to support a specific proposal. This report however demonstrates the feasibility of 3 potential options to mitigate and flood risk and support potential future development on this site.

Specific stormwater management for future development will be needed during the detailed design stage of any specific proposal which would also consider the effects of stormwater runoff from roading infrastructure as appropriate, stormwater attenuation via

rainwater tanks and other management techniques which mitigate the impact of development.

In our professional opinion, the modelling and supporting analysis demonstrate that the site is feasible to develop from a stormwater perspective and that a potential development would have a negligible effects on surrounding properties.

10) Appendices

Communications

APPENDIX A – AWA advice flood hazards (pg 1/2)

Data/Modelling

APPENDIX B – Pre-development Q10 flood hazard
APPENDIX C – Pre-development Q100 flood hazard
APPENDIX D – Post development Q10 flood hazard
APPENDIX E – Post development Q100 flood hazard

Yours Sincerely

LANDLINK LTD

Report Prepared by:

Joseph Harris
Senior Engineer

Jack Harrington
Landscape Architect

Modelling Prepared by:

Rakshit Vij (modelled Data)
Engineer

Reviewed:

Ernest Van Den Hoven
Project Director

APPENDIX A – AWA advice flood hazards (pg 1/2)

RE: [#LL-2584] Flood model, Te Moana Road

SK Stokes, Kristin <Kristin.Stokes@jacobs.com>
To Paul Turner; Debski, Damian
Cc Rita O'Brien
You replied to this message on 13/11/2019 12:17 PM.

110-100 Te Moana Rd2.pdf
.pdf File

From: Stokes, Kristin <Kristin.Stokes@jacobs.com>
Sent: Wednesday, 13 November 2019 11:06 AM
To: Paul Turner <paul@landlink.co.nz>; Debski, Damian <Damian.Debski1@jacobs.com>
Cc: Rita O'Brien <rita.o'brien@kapiticoast.govt.nz>
Subject: RE: Flood model, Te Moana Road

Hi Paul,

an updated figure is attached.

The M2PP peak water surface levels for the 1% AEP with climate change (Mid) with no freeboard within 100 Te Moana Road range between 2.6m at the northern edge adjacent to Te Moana Road to 3.55m at the western corner of the property the lime green ponding in the centre of the property has a level of 3.3m

Regards,
Kristin

From: Paul Turner <paul@landlink.co.nz>
Sent: Tuesday, 12 November 2019 11:34 AM
To: Debski, Damian <Damian.Debski1@jacobs.com>
Cc: Rita O'Brien <rita.o'brien@kapiticoast.govt.nz>; Stokes, Kristin <Kristin.Stokes@jacobs.com>
Subject: [EXTERNAL] RE: Flood model, Te Moana Road

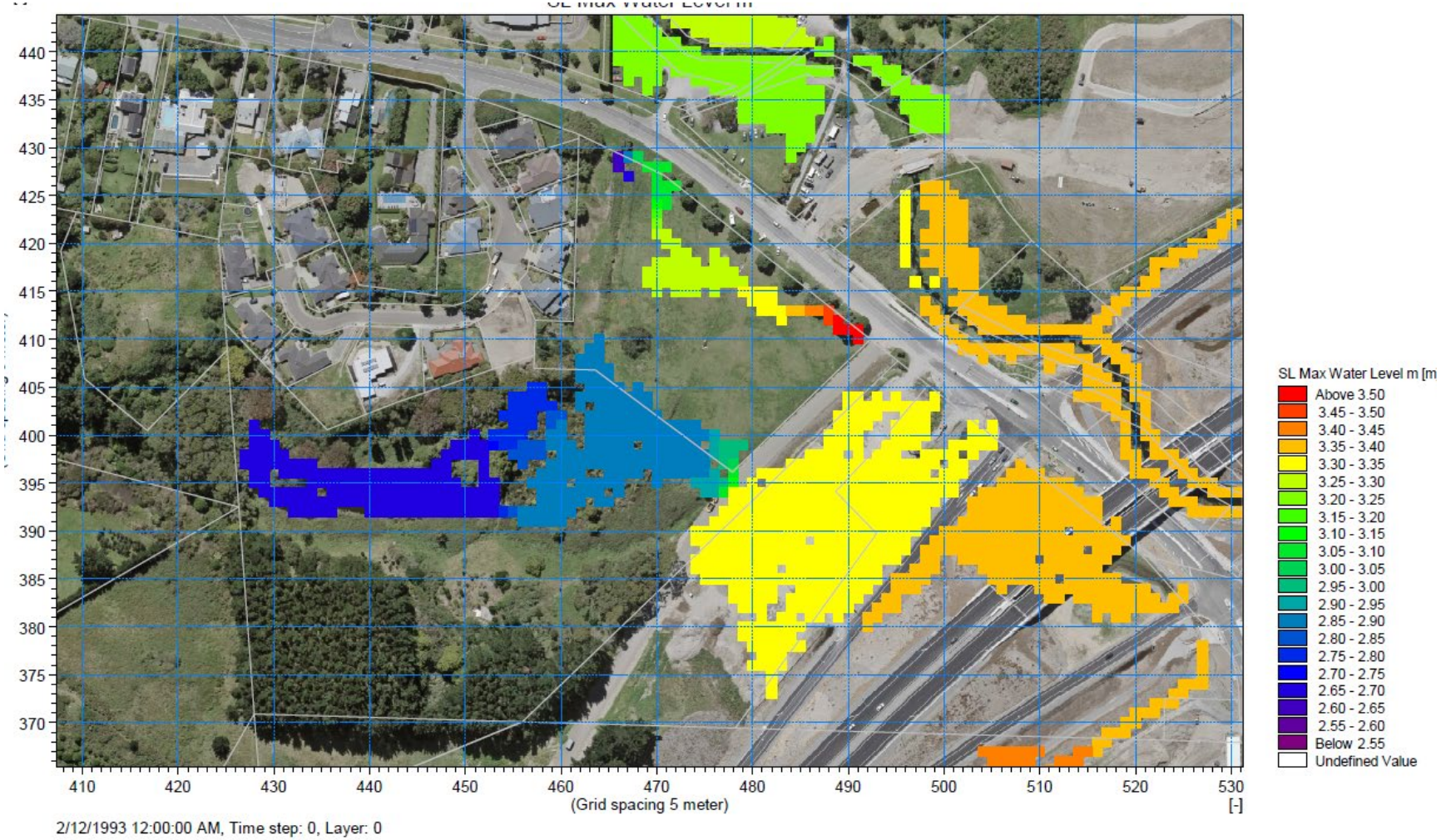
Thank you, that's useful.

Could you expand the information to include 100 Te Moana – the block adjoining Te Moana Road.

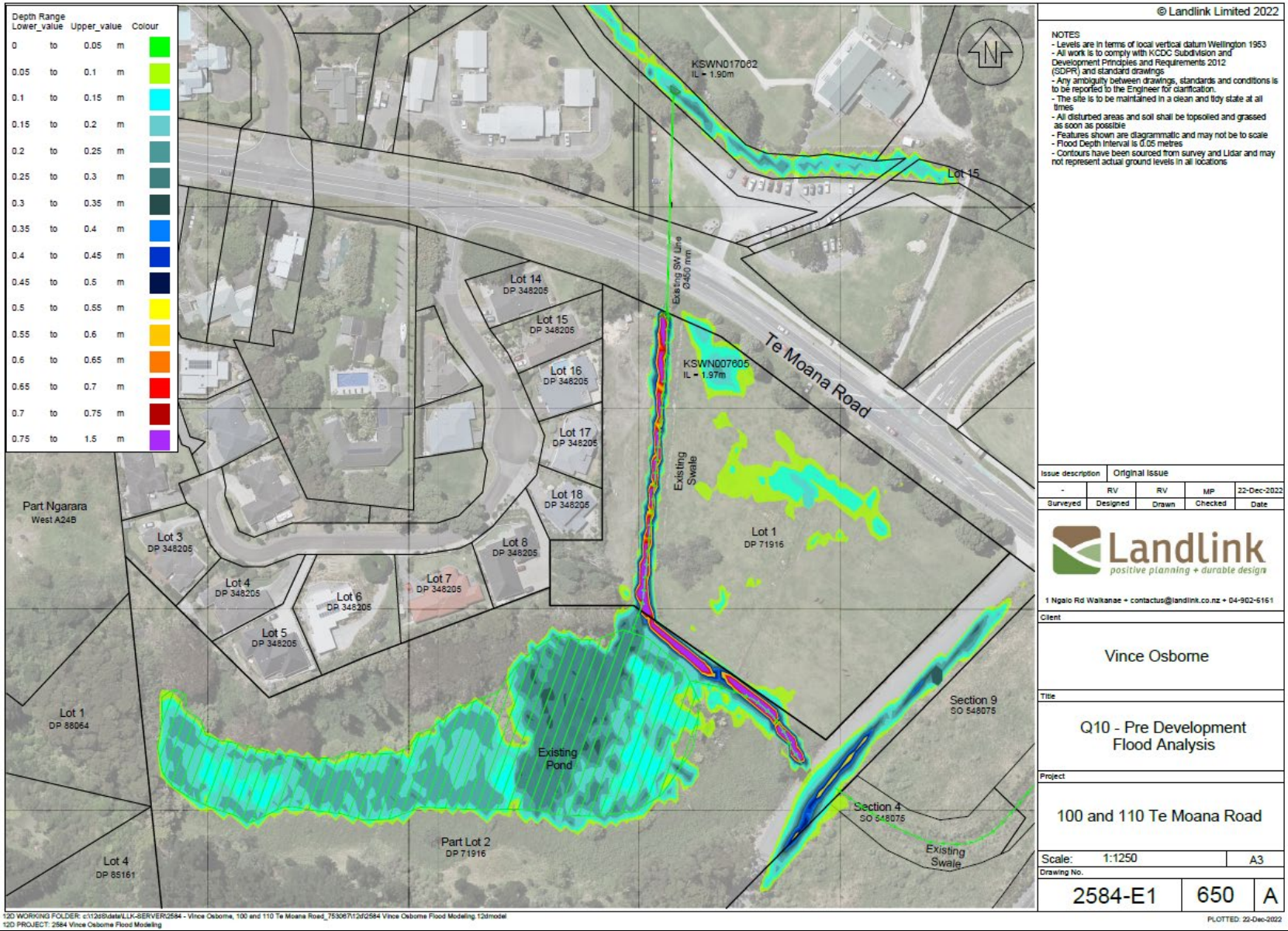
Many thanks

Mahara House – 3 Ngaio Road - PO Box 370 Waikanae 5250
www.landlink.co.nz ~ contactus@landlink.co.nz ~ **P** 04 902 6161 ~ **F** 04 902 6162

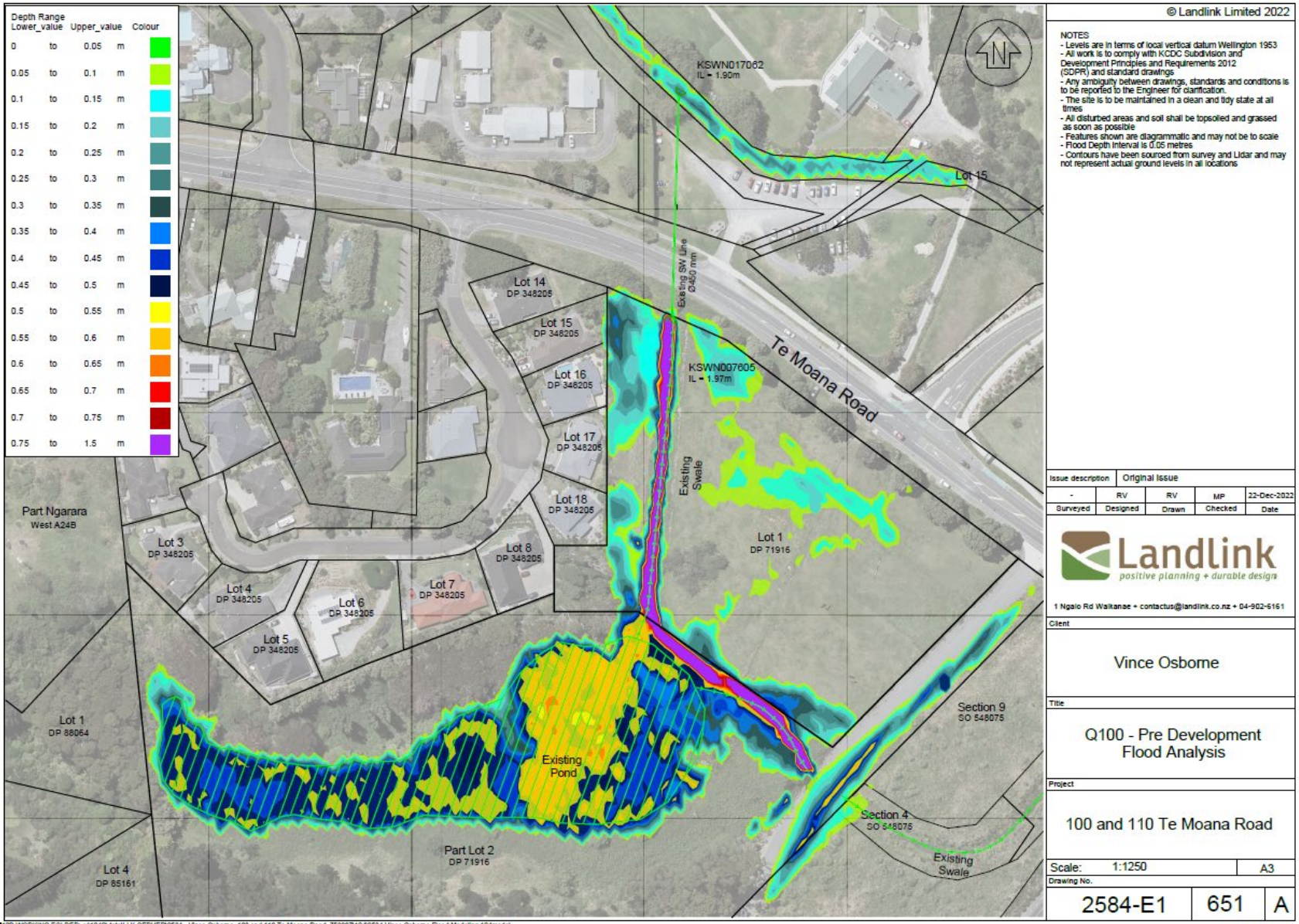
APPENDIX A – AWA advice as to latest flood hazards (pg 2/2)



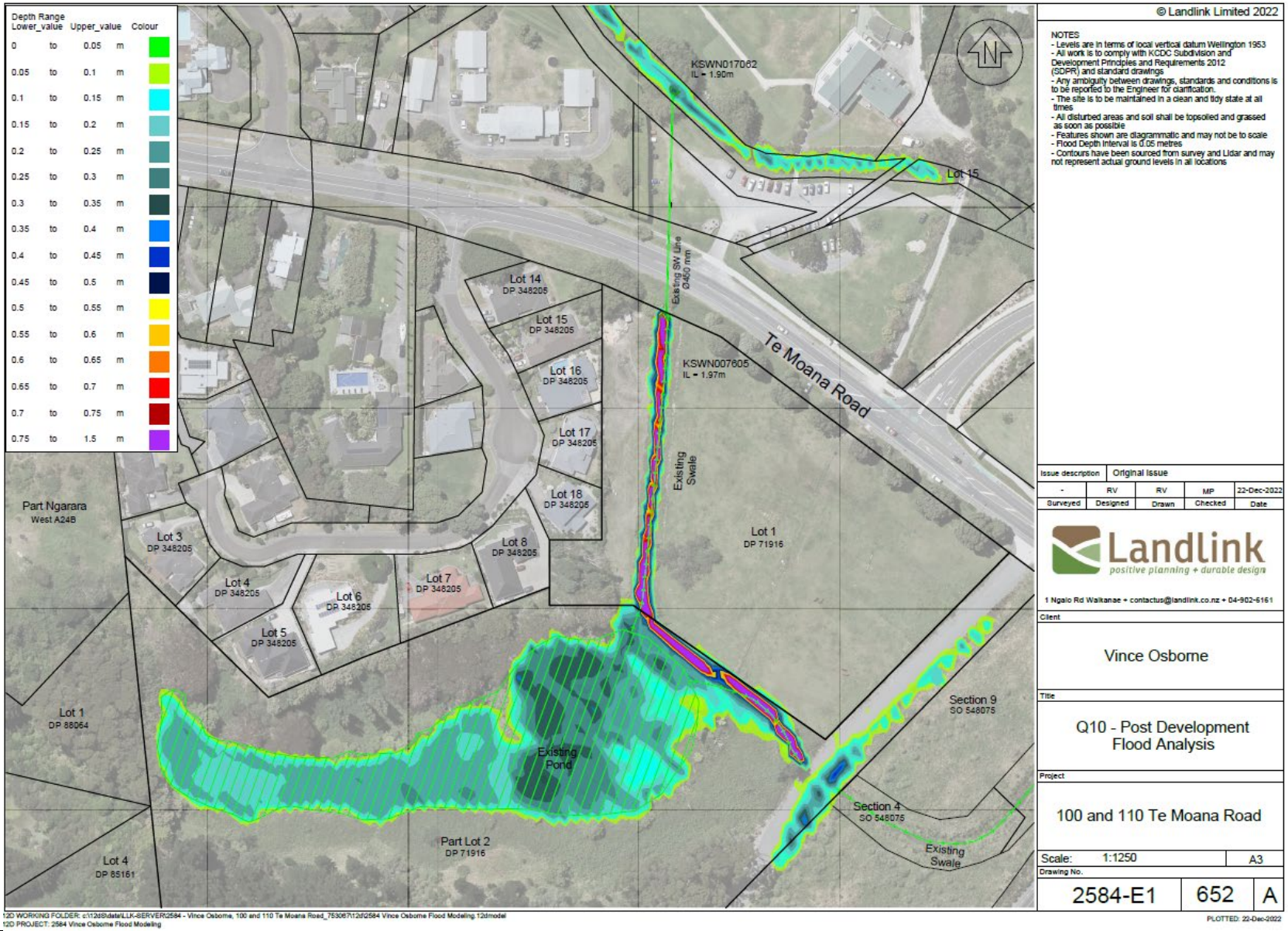
APPENDIX B – Pre-development Q10 flood hazard



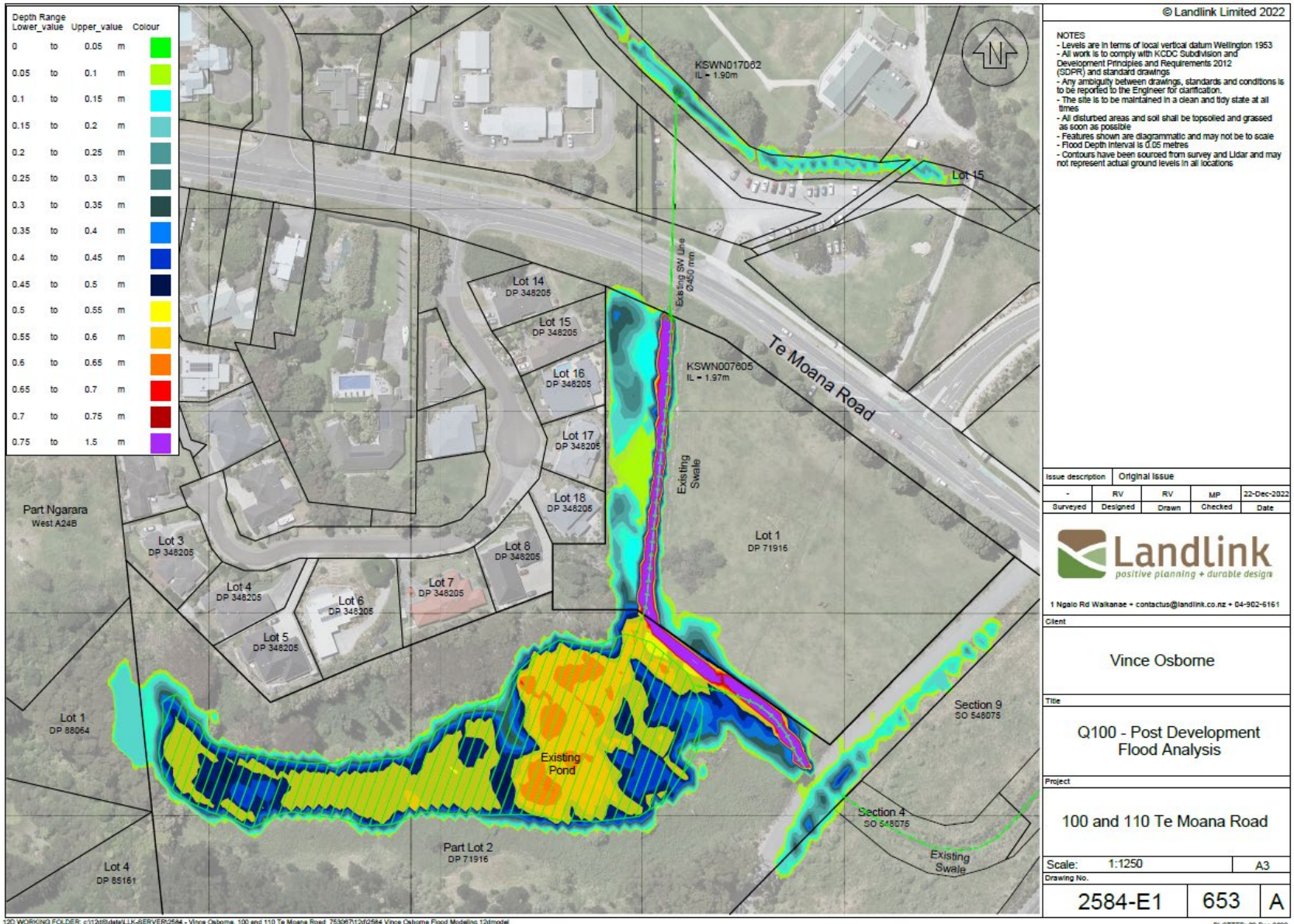
APPENDIX C – Pre-development Q100 flood hazard



APPENDIX D – Post development Q10 flood hazard



APPENDIX E – Post development Q100 flood hazard



Osborne LUC and Soil Resources

Te Moana Road

Waikannae

February 2023

LandVision Ltd

Whanganui

1 SUMMARY

A land resource inventory and land use capability survaey at 1:6000 was undertaken for the property in accordance with the LUC handbook.

The property comprises of 5.8 ha of which 1.5 ha are considered effected (grazed) pasture, 0.8 ha unimproved pasture (very low quality and mostly native grasses) 2.0 ha of cutover forestry, 1.0 ha in wetland association species or open water, and 0.5 ha in exotic/native tree species. The underlying geology is formed from wind brown sand. About 2.1 ha are sand flats of which 1.3 ha are dry sand flats and 0.8 ha are wet sand flats. There is about 2.8 ha of sand dunes of which 0.8 ha are considered reasonably stable and 2.0 ha more fragile. There is also about 1.0 ha of interdunal wetland and the underlying geology of these is a combination of windblown sands and peat.

The property has four dominant soil types. The soils on the sand flats are differentiated on drainage. The poorly drained soils are the Pukepuke soils whilst the well-drained flats are the Himatangi soils. The soils of the fragile dunes are the Foxton series and the stable dunes are the Himatangi soils. The areas of peat are associated with the Omanuka series.

Landuse capability classification is derived from a combination of underlying geology, soil type, slope, erosion type and severity and vegetation. At paddock scale mapping the property has six dominant LUC units ranging from LUC class III to VIII. In total there are 0.8 ha of class III land, 1.3 ha of class IV land, 3.6 ha of class VI land and 0.2 ha of class VIII land.

With respect to the NES for Productive Land class III land is considered highly productive. This is true for some class III LUC units but not all. LUC unit IIIw3 is one of those LUC units that should have been excluded as it has very weak soil structure and a drainage limitation. Both these characteristics limit its productive potential to arable use. The property only has about 0.8 ha of IIIw3 land which is insignificant.

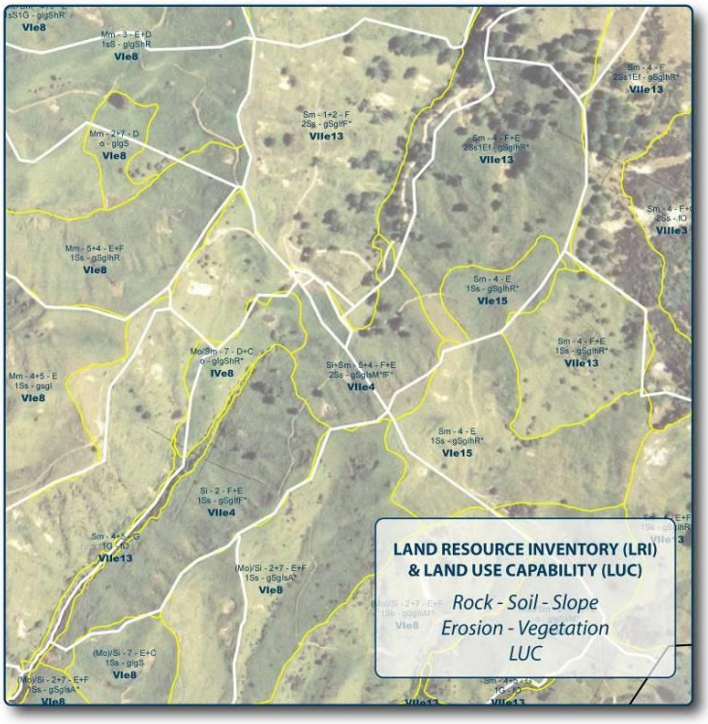
2 TABLE OF CONTENTS

3 PURPOSE

The purpose of this report is to determine the land use capability classification of land within a proposed subdivision at Te Moana Road Waikannae as required under the NES for Productive Land.

4 LANDUSE CAPABILITY ASSESSMENT

4.1 LAND RESOURCES



The land resource has been described and evaluated according to the Land Resource Inventory (LRI) and Landuse capability classification system (LUC). The land resources survey was undertaken at a 1:6,000 scale.

The LRI system involves mapping landscape units according to five inventory factors (rock type, soil unit, slope class, erosion type and severity, and vegetation).

From the LRI assessment, the area was then classified as LUC, which further groups similar units according to their capacity for sustainable production under arable, pastoral, forestry or conservation uses across the region. The LUC code is broken down into three components, which show the general capability (I-VIII classes), the major limitations (four subclass limitations of wetness, erosion, soil and climate), and the capability unit to link with regional classifications and known best management practices. The LUC unit is shown in bold in Figure 1, (e.g. VIIe4) and the LRI is shown by a series of symbols laid out in a set pattern as shown in the bottom right corner.

4.2 Land Resource Description by LUC Unit

LUC and description	Total area (ha)	Parent material	Dominant soil type	Slope degree	Dominant vegetation	Erosion degree and severity	
						Actual	Potential
IIIw3 Low lying, imperfectly to poorly drained sand plains amongst the inland dunes between Waitarere and Waikanae. Water tables are at or near the surface in winter. 	0.8	Windblown sands.	P	0-3	Pasture.	Nil.	Negligible.
IVe4 Flat, free-draining, higher sandplains amongst the older inland dunes. Soils have a moderately developed structure and are subject to seasonal moisture deficiencies. There is a potential for severe wind erosion when cultivated. 	1.3	Windblown sands.	Hm	0-3	Pasture.	Nil.	Negligible.
VIe5 Strongly rolling to moderately steep consolidated sand dunes inland of the recent unconsolidated sand dunes. Soils are weakly developed, and somewhat excessively drained. There is a potential for moderate wind erosion. 	2.0	Windblown sands.	F	16-25	Pasture.	Nil.	Slight to moderate wind erosion.

LUC and description	Total area (ha)	Parent material	Dominant soil type	Slope degree	Dominant vegetation	Erosion degree and severity	
						Actual	Potential
VIs4 Flat to undulating, free draining, higher sandplains. Soils have little profile development and are subject to seasonal soil moisture deficiencies. 	0.8	Windblown sands.	Hm	0-7	Pasture.	Nil.	Negligible.
VIw1 Peaty swamps and swamp margins with high water tables and capable of only limited drainage. 	0.8	Peat and windblown sands.	Om	0-3	Wetland vegetation.	Nil.	Nil.
VIIIw1 Non-drainable swampy depressions and dams or lakes. 	0.2	Wetland	Wetland	0-3	Wetland	Nil.	Nil.

4.3 Assessment of Land Strengths and Limitations by LUC Unit

LUC unit	Land use	Area (ha)	Strengths	Limitations	Land use suitability	Conditions of use
IIIw3 Low lying, imperfectly to poorly drained sand plains amongst the inland dunes between Waitarere and Waikanae. Water tables are at or near the surface in winter.	Pasture.	0.8	Contour. Access.	High water table in winter.	Intensive pastoral farming.	Care with cattle during winter to avoid pugging and treading damage.
IVe4 Flat, free-draining, higher sandplains amongst the older inland dunes between Waitarere and Otaki. Soils have a moderately developed structure and are subject to seasonal moisture deficiencies. There is a potential for severe wind erosion when cultivated.	Pasture. Unimproved pasture.	0.8 0.5	Contour. Access. Good natural drainage.	Subject to seasonal moisture deficiencies. Potential for severe wind erosion if cultivated. Low natural fertility.	Intensive pastoral farming.	Maintain vegetative cover through grazing management and soil fertility to avoid risk of wind erosion. Pasture renewal through zero-tillage techniques such as direct drilling.
VIe5 Strongly rolling to moderately steep consolidated sand dunes inland of the recent unconsolidated sand dunes. Soils are weakly developed, and somewhat excessively drained. There is a potential for moderate wind erosion.	Cutover forestry.	2.0	Good winter country for stock. Good year-round access.	Potential for moderate wind erosion. Low natural fertility. Unsuited to cropping due to weakly developed soils. Seasonal moisture deficits.	Pastoral farming. Forestry.	Maintain vegetative cover through grazing management and fertility to avoid wind erosion.
VIs4 Flat to undulating, free	Exotic trees.	0.4	Contour. Access.	Subject to soil moisture	Pastoral farming.	Maintain vegetative cover through grazing

LUC unit	Land use	Area (ha)	Strengths	Limitations	Land use suitability	Conditions of use
draining, higher sandplains near the coast between Waitarere and Waikanae. Soils have little profile development and are subject to seasonal soil moisture deficiencies.	Unimproved pasture.	0.4	Good natural drainage.	deficiencies. Potential for slight wind erosion. Low natural fertility.		management and fertility to avoid wind erosion.
VIw1 Peaty swamps and swamp margins with high water tables and capable of only limited drainage.	Wetland association species.	0.8	Biodiversity values. Sediment trap and nutrient filter.	Extreme potential for pugging and compaction from stock and machinery. Potential stock trap.	Retirement.	Fence to exclude livestock.
VIIIw1 Non-drainable swampy depressions and dams or lakes.	Wetland.	0.2	Biodiversity value. Habitat for birdlife.	Drainage not feasible. High water table.	Retirement. Wetland habitat.	Fence to exclude livestock. Wetland enhancement.

5 APPENDIX 1: MAPS

5.1 Land Use Capability Map

5.2 SOIL RESOURCES MAP

6 APPENDIX 2. LAND RESOURCES LEGENDS

6.1 EXTENDED GEOLOGICAL LEGEND

The dominant rock type on the property is windblown sand. There are also areas of peat around the wetland area.

6.2 EXTENDED SOIL LEGEND

The property is a combination of wet and dry sand flats and stable and potentially fragile sand dunes. There is also a small inter-dune wetland. The soils found on the property are described below.

	**Name: Pukepuke black sand.** **LUC map symbol:** P **Parent material:** Windblown sand. **Drainage status:** Poorly drained. **Soil consistence:** Friable to loose when moist, non-plastic when wet. **Degree of topsoil development:** Weakly developed. **Pugging susceptibility:** Low to moderate. **Profile description:** 25 cm weakly developed, fine granular, friable to loose when moist, non-plastic when wet, very dark yellow-brown black (WO 2a) loamy sand. On: 20 cm weakly developed to structureless, fine to coarse granules, loose when moist, non-plastic when wet, dusky orange grey (WO 1c) sand with few brown mottles. On: weakly developed to structureless, fine to coarse granules, loose when moist, non-plastic when wet, pale grey (G 5f) gleyed sand with few to many orange mottles. On windblown sand. **Comments:** High water table in winter and spring make this soil prone to damage from heavy cattle and machinery. **Management considerations:** Care with cattle and machinery during winter, spring and extended wet periods. Maintain vegetative cover to avoid wind erosion.
	**Name: Foxton black sand.** **LUC map symbol:** F **Parent material:** Windblown sand **Drainage status:** Well drained. **Soil consistence:** Friable when moist, slightly plastic when wet. **Degree of topsoil development:** Weakly developed. **Pugging susceptibility:** Low. **Profile description:** 25 cm weakly developed, fine granular crumb, friable to loose when moist, slightly plastic when wet, brownish black (WO 1a) loamy sand. On: weakly developed to structureless, coarse granules, loose to friable when moist, non-plastic when wet, dark grey (G 5c) sand with few indistinct brown mottles. On windblown sand. **Management considerations:** Maintain vegetative cover to avoid wind erosion.

	**Name: Omanuka peat.** **LUC map symbol:** Om **Parent material:** Windblown sand over peat. **Drainage status:** Poorly drained. **Soil consistence:** Friable when moist, slightly plastic when wet. **Degree of topsoil development:** Weakly developed. **Pugging susceptibility:** High to extreme. **Profile description:** 16 cm weakly developed, fine granular crumb, friable when moist, slightly plastic when wet, brownish black (SO 1a) sandy loam with few to many brown mottles. On: weakly developed, fine to medium crumb, loose to friable when moist, plastic when wet, dusky strong orange brown (SO 3b) peat with many brown mottles. On windblown sand over peat. **Comments:** Perched water table makes this soil prone to damage from stock and machinery.
	**Name: Himatangi sand.** **LUC map symbol:** Hm **Parent material:** Windblown sand **Drainage status:** Excessively well drained. **Soil consistence:** Friable when moist, non-plastic when wet. **Degree of topsoil development:** Weakly developed. **Pugging susceptibility:** Low to moderate. **Effluent application risk:** High (due to slope > 7^0) **Profile description:** 8-12 cm weakly developed, fine granular crumb, friable to loose when moist, non-plastic when wet, greyish dark-yellow brown (WO 2b) loamy sand. On: structureless, coarse granules, loose when moist, non-plastic when wet, very light grey (G 5g) sand. On windblown sand. **Comments:** High potential for wind erosion if vegetative cover is removed. **Management considerations:** Maintain vegetative cover to avoid wind erosion. More suited to forestry than pasture.

6.3 EXTENDED SLOPE LEGEND

The definitions of the slope classes mapped on the LRI Map are shown in the table below, along with a summary of the various slope classes found on the property.

Slope class	Degrees	Slope description	Access suitability
A	0-3°	Flat to gentle undulating	Tractor
B	4-7°	Undulating	Tractor
C	8-15°	Rolling	Tractor
D	16-20°	Strongly rolling	Some tractor, four-wheel bike
E	21-25°	Moderately steep	Two-wheel bike
F	26-35°	Steep	Walking and some two-wheel bike
G	>35	Very steep	Walking
+	*Indicates a compound slope*		
/	*Indicates average slope is borderline between two slope classes*		

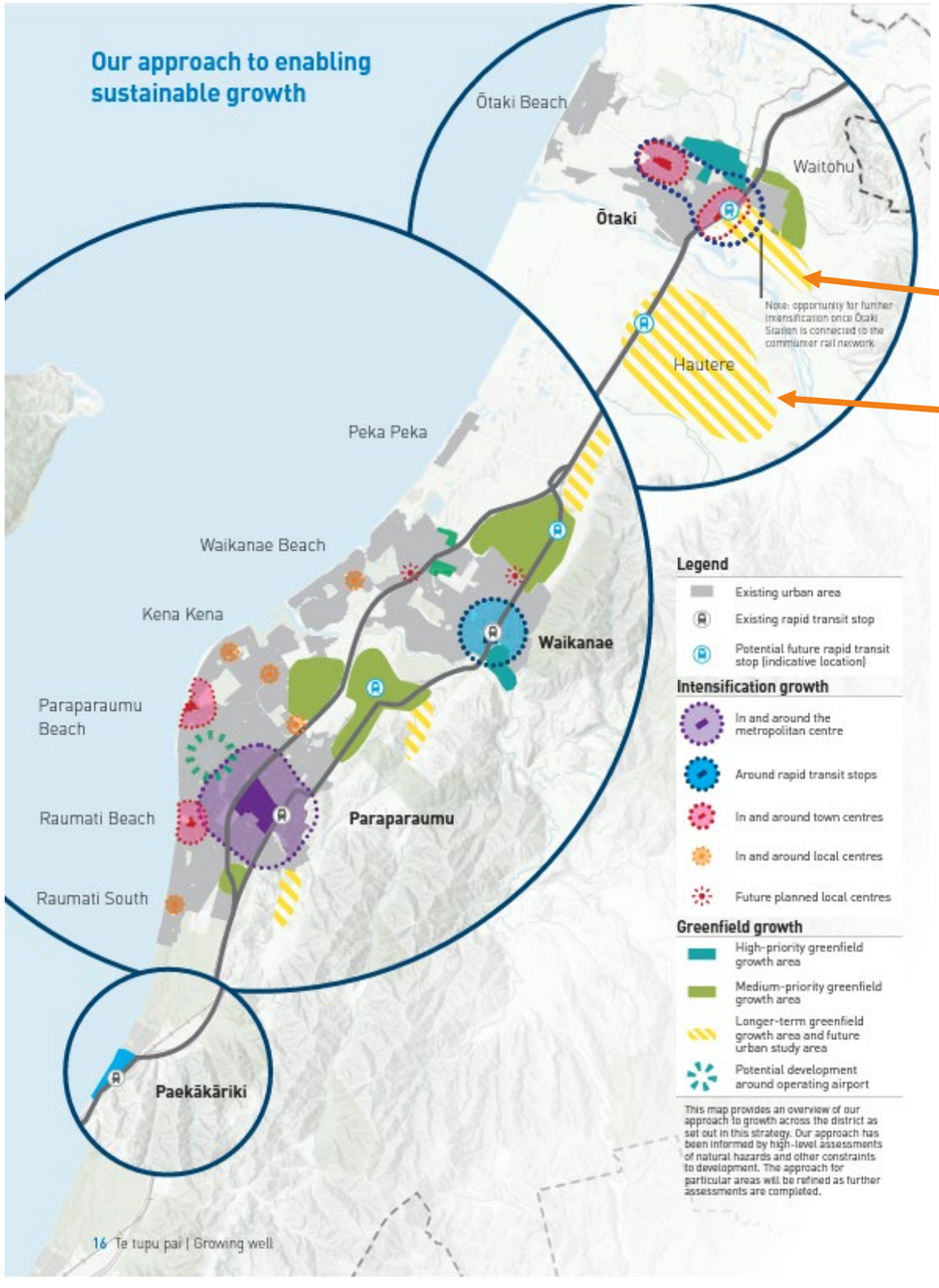
Slope class	Area (ha)	Percentage (%)
A, A+B, B’	3.0	52
C+D	0.8	14
E	2.0	34

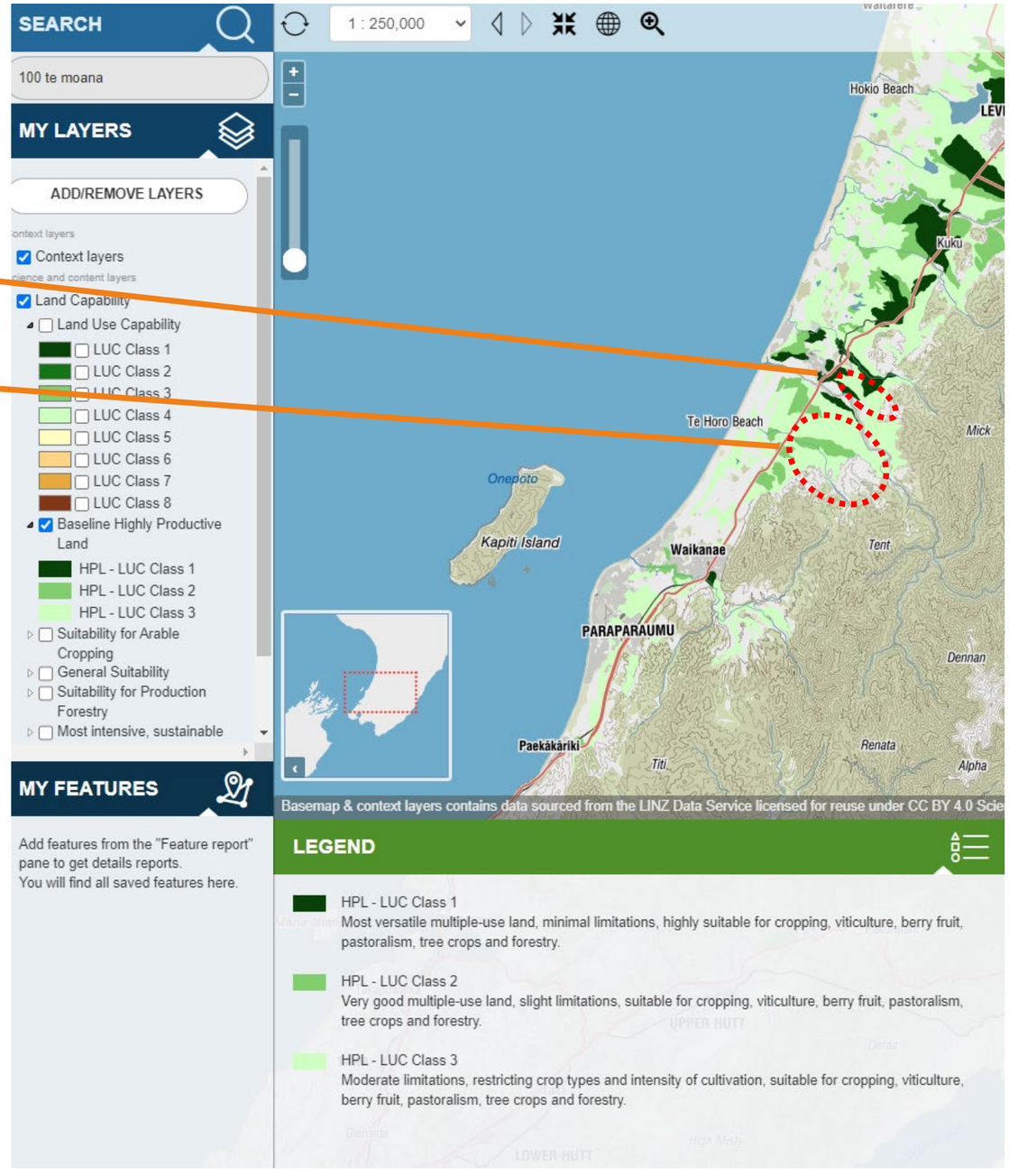
6.4 EXTENDED VEGETATION LEGEND

The vegetation types and the definitions of the symbols on the LRI Map are shown in the table below.

Vegetation type	Map symbol	Area (ha)
Semi-improved pasture	gS	1.5
Unimproved pasture	gU	0.8
Wetland association species.	hW	1.0
Exotic trees	fR	0.5
Cutover forestry.	cfF	2.0
Rushes	hR	-
Scattered vegetation.	*	-

Appendix G: Kāpiti Coast Growth Areas and LUC Mapping Comparison (March 2023)





Sources:

Te tupu pai : Growing well Kapiti Coast District Council www.kapiticoast.govt.nz/media/42mmy4nr/growth-strategy-2022.pdf

Manaaki Whenua LandCare Research https://ourenvironment.scinfo.org.nz/maps-and-tools/app/Land%20Capability/lri_luc_hpl

Note: these areas may be subject for further investigation and the locations identified are done so at a high level there may be further correlations between growth plan identified growth areas and LUC 1,2,3 soils

ĀTIAWA KI WHAKARONGOTAI CHARITABLE TRUST

Assessment of Ātiawa ki Whakarongotai Values Associated with 100-110 Te Moana Road

Date: 28 February 2023

Introduction

1. 100-110 Te Moana Road (the **Site**) is located within an area of significance to Ātiawa ki Whakarongotai (**Ātiawa**). The Site is part of the Takamore Wāhi Tapu, is adjacent to the Waimeha River, and contains signfiicant ecological values, including the presence of a wetland.

2. Kāpiti Coast District Council's (**KCDC**) Plan Change 2 (**PC2**) responds to central government requirements to encourage increased residential development. PC2 proposes to rezone land within the district to residential to support increased residential development. The Site is zoned general rural and PC2 does not propose to rezone the Site to residential. KCDC documents consider the Site has severe constraints to overcome for development which could require strategic decision-making. Vince and Eric Osborne (the **Submitters**) submitted on PC2 to advocate for the Site to be rezoned as residential and intend to residentially develop the 5.49ha site. The Submitters disagree with KCDC's assessment.

3. The Trust lodged a further submission responding to the Landowners' Submission. The further submission stated the Site sits in the Takamore Wāhi Tapu and Urupā precinct and that rezoning the Site to residential is inappropriate and strongly opposed by the Ātiawa ki Whakarongotai Charitable Trust (the **Trust**). The further submisison further stated that any future proposals for the Takamore and Tukurākau precincts would require in depth assessment with mana whenua given the history of the area.

4. The Submitters have approached Ātiawa ki Whakarongotai Charitable Trust (the **Trust**) to understand the Trust's considerations in relation to the Site. In the first instance the Trust have prepared this assessment which sets out the values Ātiawa hold in relation to the site (the **Values Assessment**). This will guide the Trust when engaging with the Submitters on their proposals for the Site. The Trust has engaged with the Takamore Trust on this Values Assessment.

Position

5. The Trust and the Takamore Trust outright oppose the Landowners' Submission and proposal to rezone the Site.

Wairua

6. Wairua is a value that reflects the connection between human well-being (mental, emotional, psychological and spirtual) and the environment (both physical and non-physical). Different parts of our environment carry different wairua, or spiritual and emotional characters, often resulting from events or practices that have occurred there over generations. The wairua of an area often

dictates how we will interact with an environment, and as such it is important that we have knowledge of the characture of our environments to ensure we interact with them in an appropriate way.

7. For some spaces, there are areas that are restricted from access or certain activities are not undertaken, as a result of the tapu that applies to an area – this is particularly applicable to areas where people have been buried or fallen in battle. For example, you would not disturb those sites, or gather food there. Many highly tapu sites, including urupā, have been desecrated or destroyed, generating profound trauma for Ātiawa. There is widespread ignorance in the community regarding the history and heritgage of our rohe, which puts our well-being and wairua at risk as inappropriate activities continue to be undertaken on highly tapu sites.

8. The Site is located within the Takamore Wāhi Tapu, a significant and sensitive site to Ātiawa. The boundary of the Takamore Wāhi Tapu, as it is registered under the Heritage New Zealand Pouhere Taonga Act 2014, and as shown in Mary O'Keeffe's archaeological assessment of the Site (the Archaeological Report), does not represent the traditional extent of the Takamore Wāhi Tapu which extends from Greenaways Road across to the Waikanae Golf Course and down to Waikanae Beach. This area includes the Site.

9. The Takamore Wāhi Tapu represents hundreds of years and layers of occupation by various iwi and hapū from throughout Aotearoa. The first hekenga (migration) involved Te Tino o Pohokura who had ties to Ātiawa. This was followed by Haunui-a-Nanaia's journey during which he bestowed names on significant sites such as puna wai (springs) and awa (rivers, streams) that have remained to the present day. Prior to the migratory journeys of various Taranaki iwi, Ngāti Toa and Raukawa, the area was occupied by the Kāhui Maunga peoples as well as Ngāti Ira, Muaupoko, Rangitāne and Ngāti Apa. However, those iwi were forced out of the Kāpiti Coast region as Ātiawa established its enduring mana (authority) over the whenua in the early 18th century.

10. The Takamore Wāhi Tapu is significant not only because it represents these layers of occupation and use but in particular it represents the area within which Te Kuititanga, a significant battle between Raukawa and Ātiawa, took place. In October 1839, Ātiawa were attacked by Raukawa at Waimea Pā, an outpost located within the large cultivation grounds of Ngāhuruhuru on the northern side of the Waikanae River. Ngāhuruhuru covers what is now the El Rancho Christian Holiday park and stretches west towards the Waikanae Rivermouth.

11. The battle that ensued resulted in much life loss with bodies scattered through the Ngāhuruhuru cultivation grounds. Ātiawa retreated to Arawaiti Pā and once reinforcements arrived, Ātiawa attacked Raukawa who were defeated. Captives were escorted to various Ātiawa pā sites including 55 being taken to Kenakena and Te Uruhi Pā where they were executed. Other captives were taken to Kaitoenga Pā, further inland of Arapawaiti and across from the vicinity of the Ngāhuruhuru cultivation grounds. Those held captive were kept here until peace was brokered between Ātiawa and Raukawa.

12. The Archaeological Report notes that the Site is located on the dune belt north of the Waikanae River, and its significance is highlighted by the fact that the greatest density of archaeological sites were found on this dune belt during construction for the Expressway. The Archaeological Report states that this area previously contained navigable wetlands which allowed access by waka from the coast and through the dunes. Wetlands were identified by Ātiawa tupuna for the richness of

resources including kaimoana, coastal reasorces, forest and wetland resources such as birds, eels and flax. The Site contains two recorded archaeological sites – middens, terraces and ovens. Several middens, bird bones, mammal and fish bones and ovens were discovered at 90 Te Moana Road.

13. The Takamore Trust have informed the Trust that they are not aware of any research or archaeological investigation focused on the Site. However, the Takamore Trust are confident there are kōiwi located either side of the Site both in the area that is registered with Heritage NZ, and the immediate right hand side of the Takamore Urupā within Tukurākau. As such, the Takamore Trust is confident there will be kōiwi located within the Site. The Takmore Trust are also concerned with development in close proximity to the Takamore Urupā as this can impact on tangihanga processes, including tangihanga convoys, and generates concerns regarding safety of access to the urupā. These concerns were highlighted when the Takamore Trust opposed an offer by the New Zealand Transport Agency to construct an accessway from Te Moana Road to the Takamore Urupā during construction of the Mackays to Peka Peka expressway.

14. The protection and enhancement of the Takamore Wāhi Tapu is of paramount importance. Due to the history behind the Takamore Wāhi Tapu and the location of the Site within, it is likely to contain kōiwi or other archaeological material. Desecration or demolition of the Takamore Wāhi Tapu will cause significant trauma to Ātiawa.

Te Ao Tūroa

15. Te Ao Tūroa is a value that reflects natural order, balance and pattern that underlies and is fundamental to the world we live in. Te Ao Tūroa ensures balance between all the atua of the natural world and the processes they reflect, in what would otherwise be a chatoic world. Te Ao Tūroa reflects that one component of the environment cannot be understood in isolation from the whole. The concept that all things are connected is fundamental to the exercise of kaitiakitanga and informs our understanding that change in one part of the system will have effects across the whole system. Valuing the natural order of the environment is about valuing the natural āhua or character of the environment. Development should recognise and provide for nature as the ultimate designer by designing development around natural processes.

16. Wetlands are a particularly important habitat to Ātiawa. Wetlands support a range of mahinga kai species, and support the health of connected waterways in our rohe, including through cleaning water passing through the wetland by removing sediment; organisms within the wetlands also remediate contaminants brought in. Connectivity of freshwater systems should be protected and maintained to enable treatment of freshwater and ensure there are no barriers to movement of aquatic species throughout the freshwater network.

17. The Trust understands that the Site contains a wetland (ecological site K068 within the District Plan). The KCDC District Plan (the **District Plan**) refers to the wetland as "Osbornes Swamp" classifying the wetland as raupō-harakeke wetland and remnant dune forest. The District Plan describes the wetland as small and modified with nationally rare wetland habitat and dune forest that is rare within the Foxton ED. The wetland is protected by a QEII Trust covenant. Residential development in close proximity to the wetland can generate significant effects to the wetland and the natural order, balance and patterns associated with the wetland. This includes:

    a. Impacting water quality of the wetland through increased stormwater contaminants entering the wetland, decreasing the ability of the wetland to filter and clean water that is already

naturally filtering through the wetland. This has flow on effects to nearby waterbodies, including the Waimeha River, as well as taonga species and humans who rely on and interact with these ecosystems.

b. Increasing the velocity and quantity of stormwater entering the wetland, impacting the ability of the wetland to take natural levels of flood waters, and impacting the natural functions of the wetland.

18. The Site is identified in the District Plan as being located within a flood hazard zone (ponding, residual ponding and residual overflow) and within a stream corridor (Waimeha River). The Submitters consider that the information in the District Plan is pre-construction of the Mackays to Pekapeka Expressway (the **Expressway**) and now that the Expressway is in place, the Site is only subject to minor localised surfacewater. Flooding is a significant issue to the Trust both due to the protection of communities from flooding and also because flood protection measures often impact on the natural systems of a river, impacting Te Ao Tūroa. Furthermore, flooding has the potential to unearth kōiwi.

Mauri

19. Mauri is a value that recognises the essential energy that underlies and is essential for all life to thrive. Mauri reflects an interconnected and underlying energy that supports all life and gives rise to a diversity and abundance of life. All life has mauri, and human mauri thrives when the mauri of our environment thrives, including where the quality of our kai and water is excellent and able to support our health and healing.

20. Ātiawa kaumātua recall a time when there was an abundance and diversity of mahinga kai species. However, over time this has depleted due to poor mauri of our waterways. Ātiawa are concerned with heavy metal contamination in our waterways and soil which pose a serious threat to mauri. Ātiawa seek to restore the mauri of our soil and waterways which will in turn support a return to the abundance and diversity of mahinga kai species.

21. The Site is located adjacent to the Waimeha River. The Waimeha is a significant source of cultural and spiritual identify for Ātiawa, having provided sustenance to Ātiawa uri for several generations, whilst also having a history of multiple and complex use for the wider community. The Waimeha is one of three awa within Ātiawa's rohe recognised in Schedule B of the Greater Wellington Region Natural Resources Plan as Ngā Taonga Nui a Kiwa.

22. Ātiawa recognise the stretch of the Waimeha that is adjancent to the Site as Taewapirau, valued for multiple Ātiawa values, including wai ora, mahinga kai and pā. Taewapirau is a significant mahinga kai site containing many fish species and watercress. This mahinga kai once supplied the Taewapirau pā which was situated on the dune on its northern bank. The Trust monitors the health of the Waimeha through our Kaitiaki Monitoring programme. Water quality within the Waimeha is relatively good, supporting an abudance of tuna. However, watercress – a staple Ātiawa kai source, has all but disappeared from the banks of the Waimeha.

23. The protection of the mauri of the Waimeha River is of utmost importance to Ātiawa. Intense development near the Waimeha, including on its floodplains has the potential to generate significant effects to the Waimeha and the relationship Ātiawa have with the Waimeha. Such impacts include:

a. Increased stormwater contaminants entering the Waimeha River, impacting water quality and mauri.

b. Increased stormwater entering the Waimeha River, increasing flooding and risking the requirement for in-river flood management measures that impact the mauri of the Waimeha as well as taonga species that reside within.

c. Increased velocity of stormwater entering the Waimeha River, due to an increase in impervious surface as a result of development which decreases the ability for stormwater to soak to ground. This creates risk to safety for downstream communities and impacts the mauri of the Waimeha River and its ability to support downstream communities.

24. The Site is identified within Schedule F of the Greater Wellington Region Natural Resources Plan "Ecosystems and habitats with significant indigenous biodiversity values". A Site visit has not yet been undertaken by the Trust, however, pictures of the Site in the documents provided by the Applicant, appear to show the Site is densely covered in vegetation. The Site is also located on a sand dune system. Indigenous vegetation is an integral part of an interconnected ecosystem. An abundance and diversity of indigenous vegetation supports a thriving mauri. Residential development of the Site will result in the removal of indigenous vegetation, and the destruction of sand dunes, impacting the ecosystems that rely on and interact with these natural environments, including the wetland on Site and the Waimeha River. This has the potential to generate significant impacts to the mauri of the Site.