
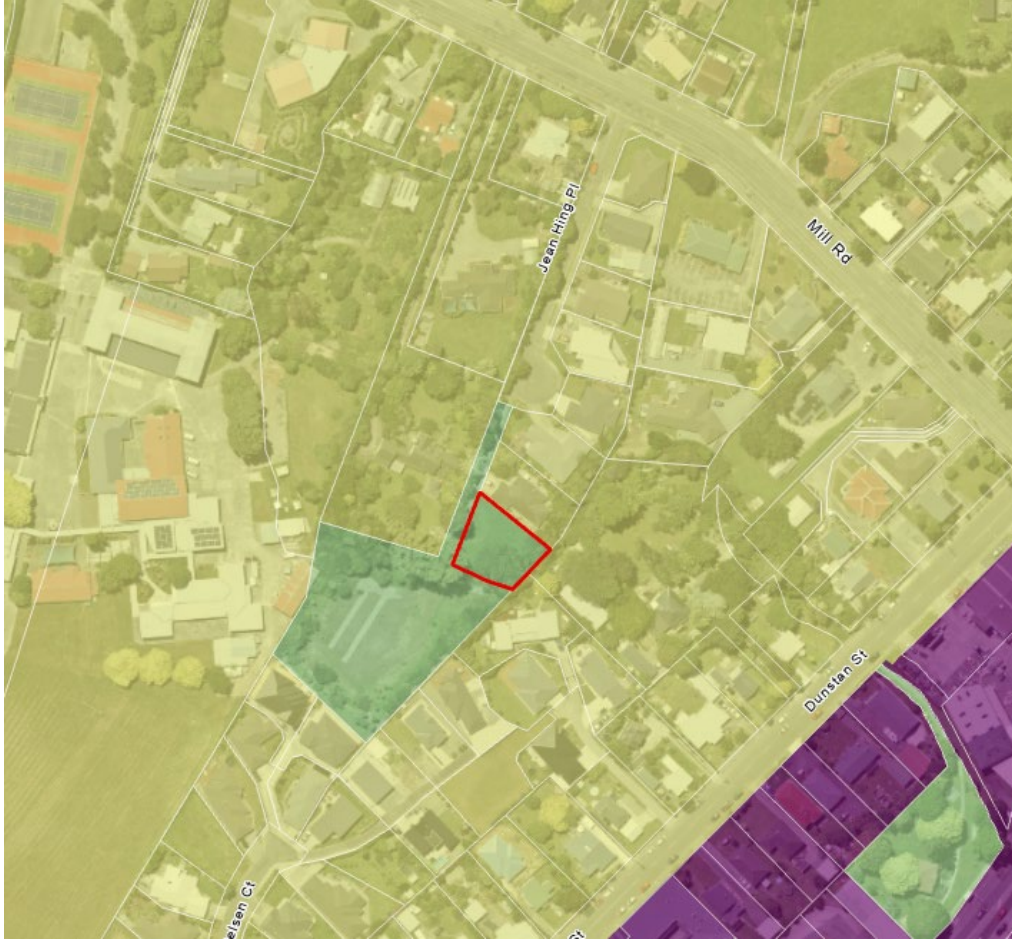


Areas proposed to be rezoned as General Residential Zone

This appendix outlines the areas proposed to be rezoned as General Residential Zone as part of PC2. This appendix is provided for information only and is intended to aid interpretation of the amendments to the District Plan maps that show the areas proposed to be rezoned as General Residential Zone.

234 & 254 Rangioru Road, Otaki		
	Legal description (for information only)	<ul style="list-style-type: none"> Lot 2 Deposited Plan 42874 (WN14B/762) Part Te Ahitangutu 16 Block (WN909/38)
	Existing zone	General Rural Zone (PREC48 – Rural Dunes Precinct)
	Proposed zone	General Residential Zone (PRECx2 – Residential Intensification Precinct B)
	Area (hectares)	2.36ha
	Theoretical dwelling estimate	95 (see note below)
Notes: <ul style="list-style-type: none"> General Residential Zone is consistent adjacent zoning. Rezoning would enable the supply of housing additional housing. The area is also located within a 400m walkable catchment of the Ōtaki Main Street Town Centre Zone. There are existing constraints in the area, in particular flood hazard. These constraints can be managed through existing district plan provisions, although this may result in reduced development capacity. The area includes LUC 1 soil, however due to the site's size, and its location between the existing General Residential Zone to the south and east, and Te Kura-ā-Iwi O Whakatupuranga Rua Mano to the north, any loss of overall productive capacity to the area is likely to be minor. Theoretical dwelling estimate is a high-level estimate only, based on a density of 40 dwellings per hectare (which is a reasonable density assumed to provide for the Medium Density Residential Standards). Realised density may be impacted by measures required to mitigate flood hazards on site. Refer to area ŌT-O2 outlined in <i>Boffa Miskell (2022), Kāpiti Coast Urban Development Greenfield Assessment</i> (appendix N of the S32 Report) for further information on the constraints and opportunities associated with development in this area. 		


17 Jean Hing Place, Otaki		
	Legal description (for information only)	<ul style="list-style-type: none"> Lot 1 Deposited Plan 478895 (669119)
	Existing zone	Open Space Zone (PREC34 – Open Space Local Parks Precinct)
	Proposed zone	General Residential Zone (PRECx2 – Residential Intensification Precinct B)
	Area (hectares)	0.07ha
	Theoretical dwelling estimate	3 (see note below)
	<p>Notes:</p> <ul style="list-style-type: none"> This is a proposed re-zone of Council owned land where reserve status has previously been removed. General Residential Zone is consistent adjacent zoning, and enables a small increase in the supply of housing. The site is subject to flood hazard, however this constraint can be managed through existing rules in the District Plan. Theoretical dwelling estimate is a high-level estimate only, based on a density of 40 dwellings per hectare (which is a reasonable density assumed to provide for the Medium Density Residential Standards). 	


269 – 289 Ngarara Road, Waikanae


Legal description (for information only)	<ul style="list-style-type: none"> Part of Lot 2 Deposited Plan 79034 (WN44B/180) Lot 1 Deposited Plan 68937 (WN36B/687) Lot 3, 19 Deposited Plan 57411 and Section 1 Survey Office Plan 34172 (278743)
Existing zone	Future Urban Zone
Proposed zone	General Residential Zone
Area (hectares)	10.18ha
Theoretical dwelling estimate	140 (see note below)


Notes

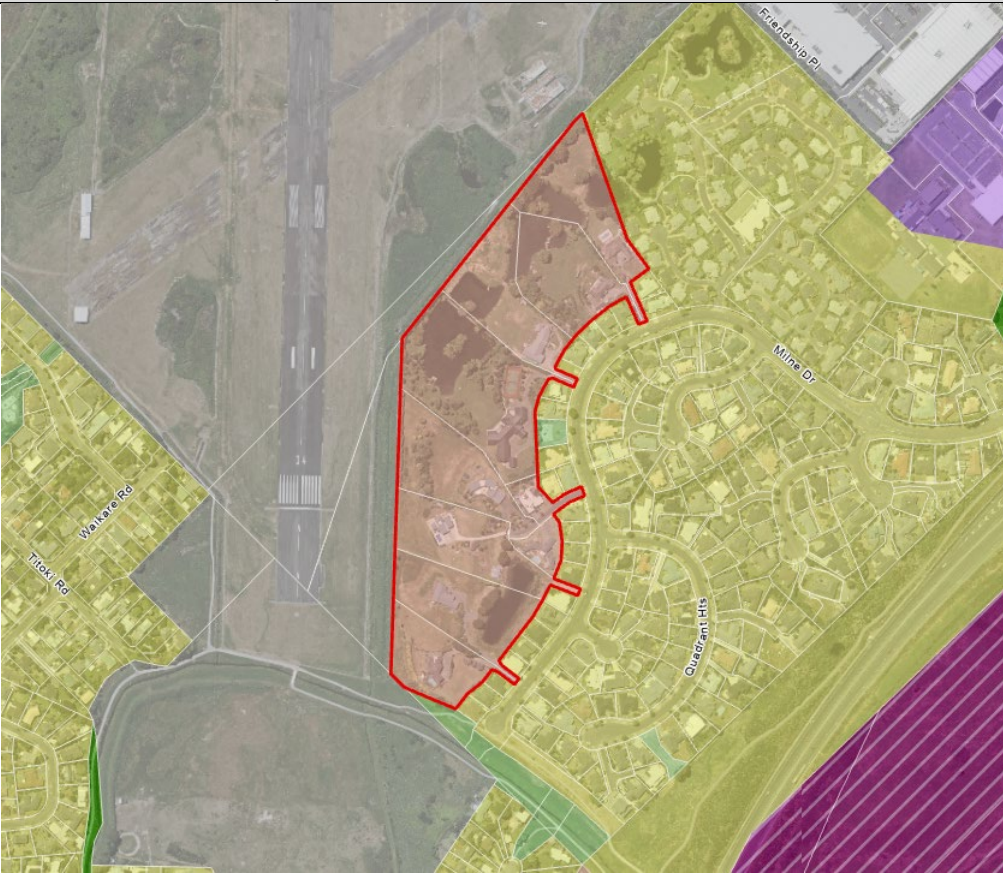
- This area is part of the Waikanae Future Urban Zone. The existing Waikanae Future Urban Zone has been fragmented over time into a number of smaller areas. Due to their size and unusual geometry, there is little value in structure planning these fragments.
- There are cohesive areas of relatively unconstrained land within the area suitable for development.
- Reticulated potable water supply and wastewater services pass through the area.
- Existing constraints, (such as those associated with flood hazard and the stream corridor that passes along the northern edge of the area) can be managed through existing district plan provisions.
- Theoretical dwelling estimate is a high-level estimate only, based on a density of 40 dwellings per hectare (which is a reasonable density assumed to provide for the Medium Density Residential Standards) applied to unconstrained land within the area.
- Refer Area 1 outlined in *Boffa Miskell (2022), Waikanae Future Urban Zone High-level Issues Analysis* (appendix O of the S32 Report) for further information on the constraints and opportunities associated with development in this area.

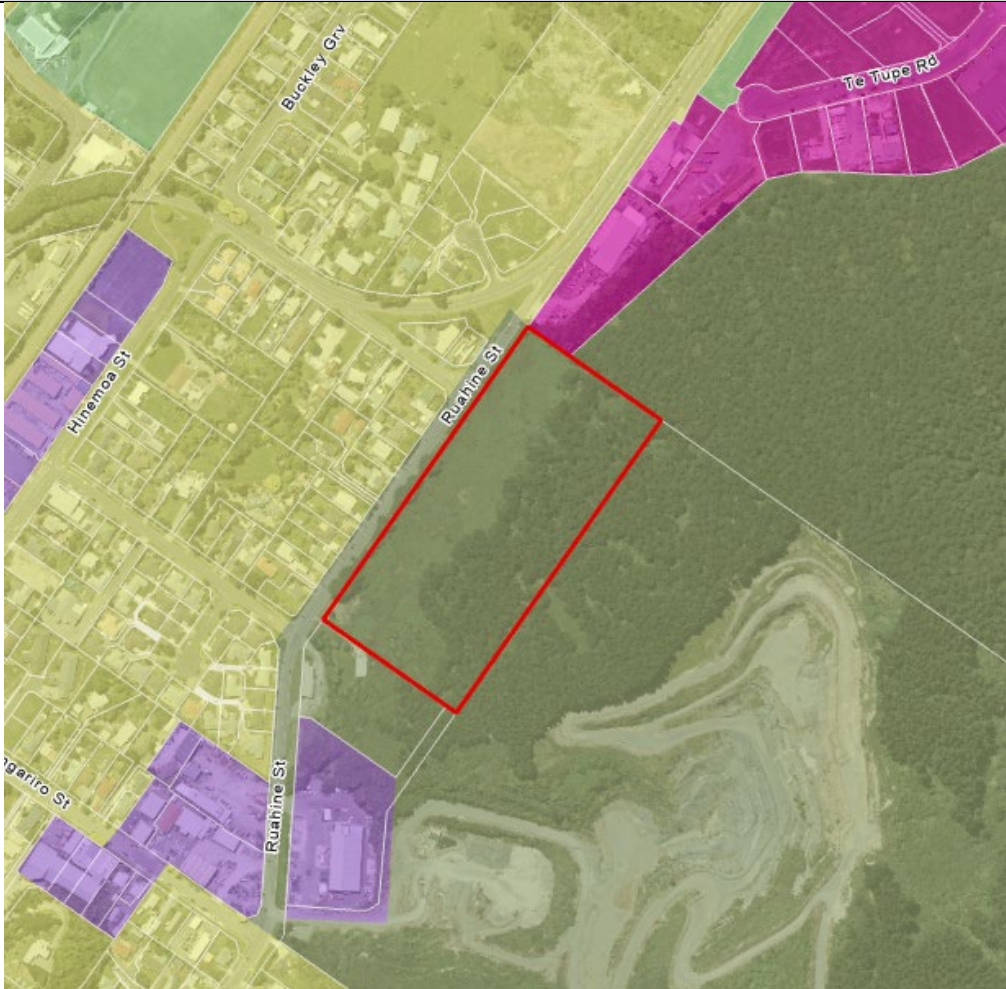
174 – 211 Ngarara Road, Waikanae		
	Legal description (for information only)	<ul style="list-style-type: none"> • Lot 1 Deposited Plan 78530 (WN45A/618) • Lot 1 Deposited Plan 50172 (WN20A/463) • Lot 2 Deposited Plan 50172 (WN20A/464) • Lot 2 Deposited Plan 557008 (974236) • Lot 1 Deposited Plan 557008 (974235) • Lot 9 Deposited Plan 542722 (914808) • Lot 2 Deposited Plan 24598 (WNB4/655) • Lot 3 Deposited Plan 542722 (914802) • Lot 2 Deposited Plan 542722 (914801) • Lot 4 Deposited Plan 542722 (914803) • Lot 5-6 Deposited Plan 542722 (914804) • Lot 13 Deposited Plan 542722 (914812) • Lot 1 Deposited Plan 534335 (880350) • Lot 10 Deposited Plan 542722 (914809) • Lot 7 Deposited Plan 542722 (914806) • Lot 1 Deposited Plan 82054 (WN48D/221) • Lot 11 Deposited Plan 542722 (914810) • Lot 12 Deposited Plan 542722 (914811) • Lot 8 Deposited Plan 542722 (914807)
	Existing zone	Future Urban Zone
	Proposed zone	General Residential Zone
	Area (hectares)	19.63ha
	Theoretical dwelling estimate	390 (see note below)
	Notes <ul style="list-style-type: none"> • This area is part of the Waikanae Future Urban Zone, which has been fragmented over time into a number of smaller areas. Due to the size and unusual geometry of the area, and the fact that development that is already occurring in the area, the area is unlikely to benefit from a structure planned approach. • There are cohesive areas of relatively unconstrained land within the area. • The area is adjacent to the existing serviced urban area. Reticulated potable water supply passes through the area. • Flood hazard constraints can be managed through existing district plan provisions. • Refer Area 3 outlined in <i>Boffa Miskell (2022), Waikanae Future Urban Zone High-level Issues Analysis</i> (appendix O of the S32 Report) for further information on the theoretical development capacity, and identification of constraints and opportunities associated with development in this area. 	

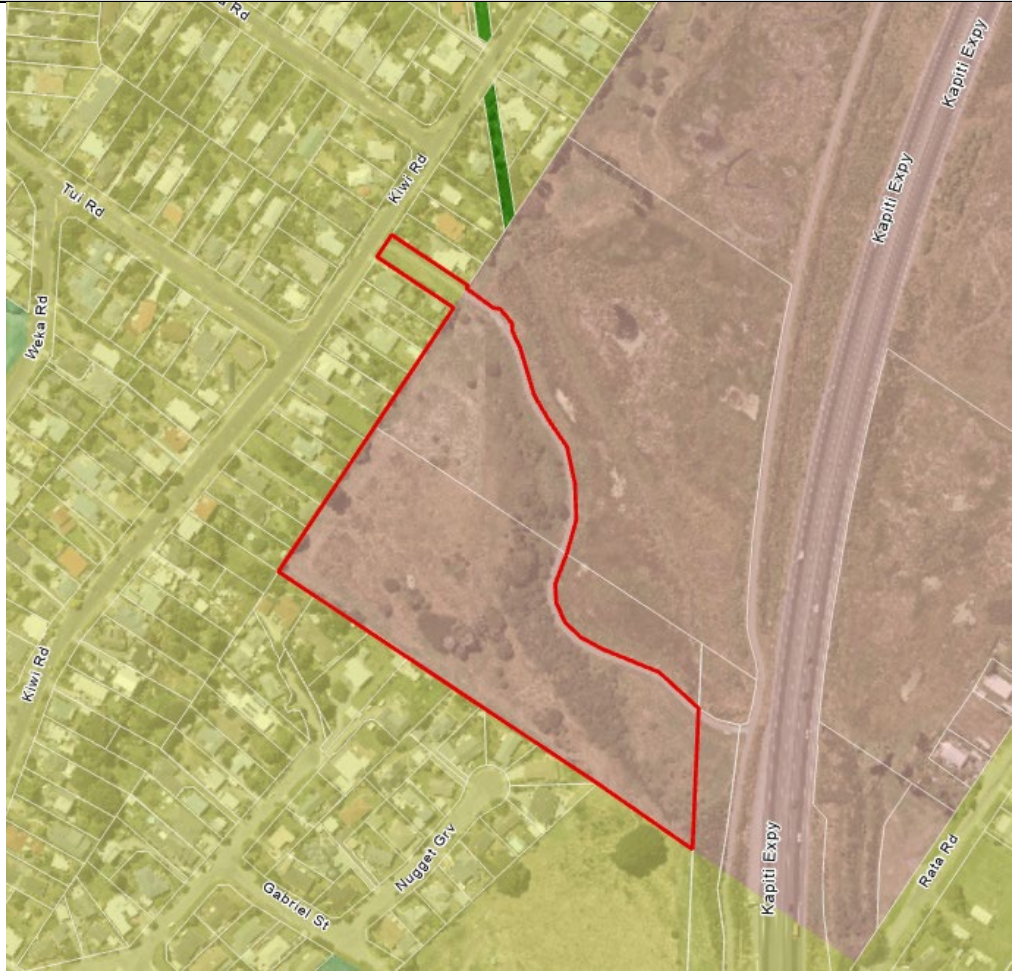
112 Ngarara Road, Waikanae	
	Legal description (for information only) • Lot 1 Deposited Plan 80073 (WN46D/652)
	Existing zone Future Urban Zone
	Proposed zone General Residential Zone
	Area (hectares) 0.24ha
	Theoretical dwelling estimate 10 (see note below)
Notes <ul style="list-style-type: none"> The existing Waikanae Future Urban Zone has been fragmented over time into a number of smaller areas. Due to their size, there is little value in structure planning these fragments. As a result, it is appropriate to rationalise the zoning of the area by re-zoning to a zone that is consistent with adjacent development patterns. Constraints associated with the National Grid can be managed through existing district wide rules. Rezoning the area General Residential rationalises the zoning of the site based on the surrounding zoning. Refer Area 5 outlined in <i>Boffa Miskell (2022), Waikanae Future Urban zone High-level Issues Analysis</i> (appendix O of the S32 Report) for further information on the theoretical dwelling estimate, and identification of constraints and opportunities associated with development in this area. 	

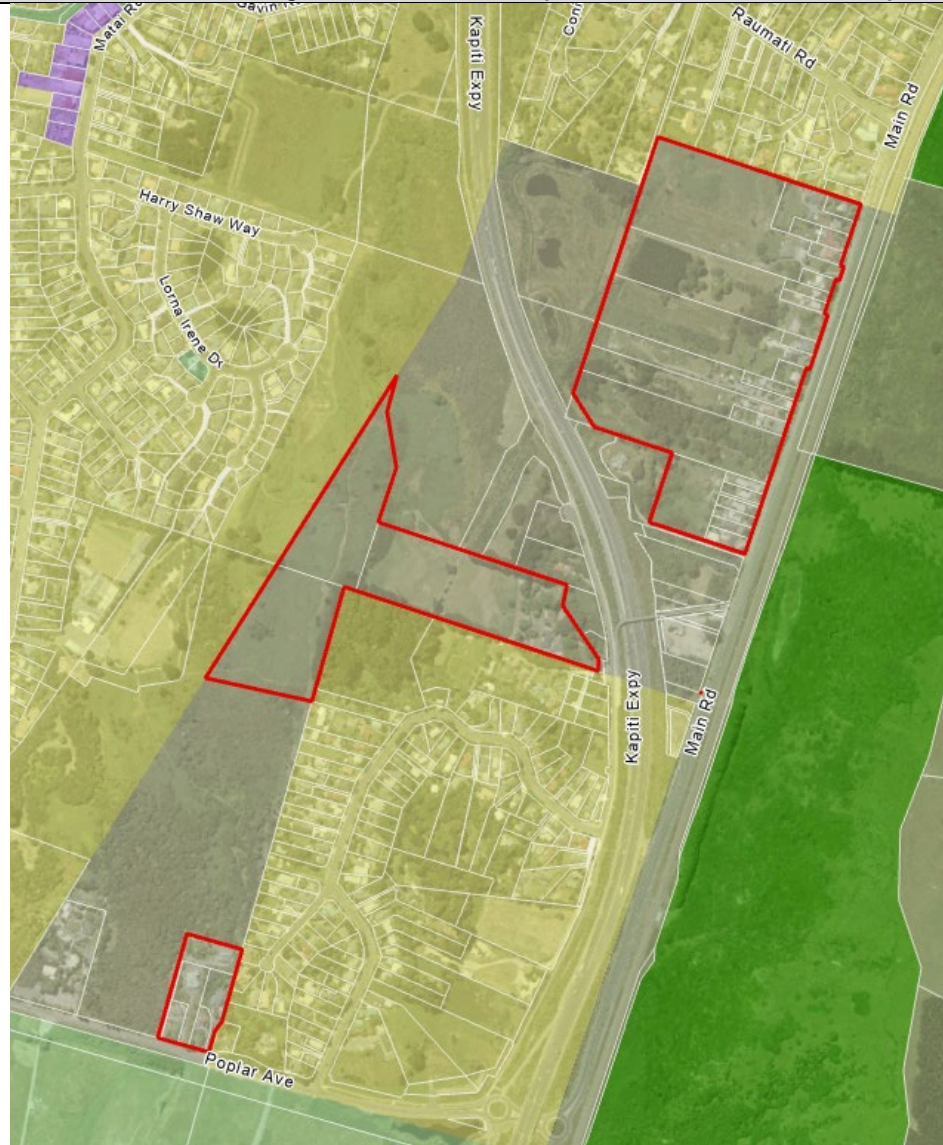
18 Huiawa Street, Waikanae Beach	
	Legal description (for information only) • Lot 1 Deposited Plan 90811 (19267)
	Existing zone Open Space Zone (PREC35 – Open Space Private Recreation and Leisure Precinct)
	Proposed zone General Residential Zone (PRECx2 – Residential Intensification Precinct B)
	Area (hectares) 0.48ha
	Theoretical dwelling estimate 19 (see note below)
Notes <ul style="list-style-type: none"> General Residential Zone is consistent adjacent zoning, and enables the supply of housing. The area is also located within a 200m walkable catchment of the Waikanae Beach Centre Zone. The land is privately owned, and is not open space for public use. There are existing constraints in the area, including flood hazard and an adjacent stream corridor. These constraints can be managed through existing district plan provisions, although this is likely to result in reduced development capacity. Theoretical dwelling estimate is a high-level estimate only, based on a density of 40 dwellings per hectare (which is a reasonable density assumed to provide for the Medium Density Residential Standards). Realised density may be impacted by measures required to mitigate flood hazards on site. 	

1 – 3 Karu Crescent, Waikanae	
	Legal description (for information only)
	• Part Lot 27-28 Deposited Plan 14701 (WN566/247)
	Existing zone
	Open Space Zone (PREC34 – Open Space Local Parks Precinct)
	Proposed zone
	General Residential Zone (PRECx1 – Residential Intensification Precinct A)
	Area (hectares)
	0.10ha
	Theoretical dwelling estimate
	6 (see note below)
	Notes
	<ul style="list-style-type: none"> • This is a proposed re-zone of Council owned land where reserve status has previously been removed. • General Residential Zone is consistent adjacent zoning, and enables the supply of housing. A change in level at the eastern edge of the area provides for a physical separation of the area from the adjacent Industrial Zone. • The area is located within the 800m walkable catchment of the Waikanae train station. • The site is subject to flood hazard, however this can be managed through existing district plan provisions. • Theoretical dwelling estimate is a high-level estimate only, based on a density of 40 dwellings per hectare (which is a reasonable density assumed to provide for the Medium Density Residential Standards)


106 – 188 Milne Drive, Paraparaumu	
	<p>Legal description (for information only)</p> <ul style="list-style-type: none"> • Lot 1 Deposited Plan 87806 (WN55B/239) • Lot 2 Deposited Plan 87806 (WN55B/240) • Lot 3 Deposited Plan 88456 (WN55B/717) • Lot 7 Deposited Plan 303674 (14676) • Lot 6 Deposited Plan 90003 (WN57D/83) • Lot 112 Deposited Plan 90002 (WN57D/81) • Lot 1 Deposited Plan 316637 (64901) • Lot 9 Deposited Plan 303674 (14678) • Lot 8 Deposited Plan 303674 (14677) • Lot 2 Deposited Plan 316637 (64902)
	<p>Existing zone</p> <p>Rural Lifestyle Zone</p>
	<p>Proposed zone</p> <p>General Residential Zone (with 132-188 Milne Drive being included in PREC_x1 – Residential Intensification Precinct A)</p>
	<p>Area (hectares)</p> <p>8.93ha</p>
	<p>Theoretical dwelling estimate</p> <p>110 (see note below)</p>
<p>Notes</p> <ul style="list-style-type: none"> • The area is located within the walkable catchment of the Paraparaumu Metropolitan Centre zone. Rezoning the area as General Residential Zone is consistent with the zoning pattern to the east. • The area is not sufficiently large to benefit from a structure plan approach. • The sites include areas of relatively unconstrained land suitable for urban development. • Flood hazard constraints in the area can be managed through existing district plan provisions, although this is likely to have an impact on development capacity. • Development in relation to existing waterbodies can be managed through existing District Plan provisions, and the provisions of the NES-F. • Development in relation to the operation of the airport is managed through a range of existing District Plan provisions as well as the designation associated with the airport. • Refer to area PA-02 outlined in <i>Boffa Miskell (2022), Kāpiti Coast Urban Development Greenfield Assessment</i> (appendix N of the S32 Report) for further information on the theoretical dwelling estimate, and constraints and opportunities associated with development in this area. 	

Part of 58 Ruahine Street, Paraparaumu	
	Legal description (for information only)
	<ul style="list-style-type: none"> Part of Lot 1 Deposited Plan 506144 (765895)
	Existing zone
	Rural Production Zone (PREC24 – Rural Hills Precinct)
	Proposed zone
	General Residential Zone
	Area (hectares)
	3.81ha
	Theoretical dwelling estimate
	70 (see note below)
Notes <ul style="list-style-type: none"> The site is located on the edge of the walkable catchment of the Paraparaumu Metropolitan Centre zone. The area is not sufficiently large or complex to benefit from a structure plan approach. The site includes areas of relatively unconstrained land suitable for urban development. Refer to area PA-04 outlined in <i>Boffa Miskell (2022), Kāpiti Coast Urban Development Greenfield Assessment</i> (appendix N of the S32 Report) for further information on the theoretical dwelling estimate, and constraints and opportunities associated with development in this area. 	

Part of 59-69 Raumati Road & part of 58 Kiwi Road, Raumati Beach, Paraparaumu	
	Legal description (for information only) <ul style="list-style-type: none"> Part of Section 9, 13 Survey Office Plan 505427 (841211) Part of Section 8 Survey Office Plan 505427 (845016)
	Existing zone
	Proposed zone
	Area (hectares)
	Theoretical dwelling estimate
	Notes <ul style="list-style-type: none"> The area is located on the edge of the walkable catchment of the Paraparaumu Metropolitan Centre zone. The area is not sufficiently large to benefit from a structure plan approach. The site includes areas of relatively unconstrained land suitable for urban development. Flood hazard constraints in the area can be managed through existing district plan provisions. Refer to area RB-01 outlined in <i>Boffa Miskell (2022), Kāpiti Coast Urban Development Greenfield Assessment</i> (appendix N of the S32 Report) for further information on the theoretical dwelling estimate, and constraints and opportunities associated with development in this area.

160-222 Main Road, 39 Rongomau Lane, & 99-105 Poplar Avenue, Raumati South, Paraparaumu		
	Legal description (for information only)	<ul style="list-style-type: none"> • Lot 5 Deposited Plan 18239 (WN10C/950) • Lot 1 Deposited Plan 24107 (WNA4/386) • Lot 1 Deposited Plan 13484 (WN525/171) • Lot 1 Deposited Plan 17418 and Part Lot 10 Block VII Deposited Plan 2391 (WN625/75) • Lot 6 Deposited Plan 18239 (WN10C/951) • Lot 1 Deposited Plan 89492 (WN56D/584) • Lot 4 Deposited Plan 18239 (WN10C/838) • Lot 1 Deposited Plan 15722 (WN584/288) • Lot 7 Deposited Plan 18239 (WN10C/952) • Lot 1 Deposited Plan 20686 (WN887/68) • Lot 17 Block VII Deposited Plan 2391 (WN533/109) • Part Lot 13 Block VII Deposited Plan 2391 (WN548/240) • Lot 2 Deposited Plan 89492 and Part Lot 11 Block VII Deposited Plan 2391 (WN56D/585) • Lot 3 Deposited Plan 15722 and Part Lot 10 Block VII Deposited Plan 2391 (WN637/15) • Lot 1 Deposited Plan 15018 (WN568/143) • Lot 1 Deposited Plan 13788 (WN536/246) • Part Lot 2 Deposited Plan 15018 (WN876/27) • Lot 1 Deposited Plan 22382 (WN948/66) • Lot 8 Deposited Plan 18239 (WN10C/953) • Lot 3 Deposited Plan 15018 and Part Lot 2 Deposited Plan 15018 (WN674/71) • Lot 4 Deposited Plan 15018 (WN589/160) • Lot 2 Deposited Plan 13788 (WN536/245) • Part Lot 2 Deposited Plan 13484 (WNA4/387) • Lot 3 Deposited Plan 18239 (WN10C/837) • Lot 9 Deposited Plan 18239 (WN10C/954) • Section 20 Survey Office Plan 459353 (638721) • Part of Section 29-30, 36 Survey Office Plan 505426 (840307) • Part of Section 2 Survey Office Plan 537569 (905968) • Lot 2 Deposited Plan 76798 (WN43B/532) • Lot 2 Deposited Plan 73723 (WN43B/530) • Lot 1 Deposited Plan 91006 (WN58C/953) • Lot 2 Deposited Plan 91006 (WN58C/954) • Lot 1 Deposited Plan 76798 (WN43B/531)
	Existing zone	General Rural Zone (PREC48 – Rural Dunes Precinct)
	Proposed zone	General Residential Zone
	Area (hectares)	22.24ha

	Theoretical dwelling estimate	320 (see note below)
	<p>Notes</p> <ul style="list-style-type: none"> • The area is identified in the District Growth Strategy as an area for future urban growth. • The presence of the Expressway and the restrictions that this places on creating new access means that there would be little benefit to structure planning the areas either side of the Expressway. It is appropriate to rezone these areas without a structure plan. • Flood hazard constraints in the area can be managed through existing district plan provisions, although this may have an impact on development capacity. • Sites covered by the Expressway designation are excluded on the basis that many of them include stormwater management areas that may restrict the ability to undertake residential development. • Refer to area RS-01 outlined in <i>Boffa Miskell (2022), Kāpiti Coast Urban Development Greenfield Assessment</i> (appendix N of the S32 Report) for further information on the theoretical dwelling estimate, and constraints and opportunities associated with development in this area. 	

104 The Parade, Paekākāriki Paraparaumu		
	Legal description (for information only)	<ul style="list-style-type: none"> Section 20 Town of Paekakariki (WN503/213)
	Existing zone	Local Centre Zone
	Proposed zone	General Residential Zone (PRECx3 – Coastal Qualifying Matter Precinct)
	Area (hectares)	0.08ha
	Theoretical dwelling estimate	1 (under the Operative rules of the General Residential Zone)
Notes <ul style="list-style-type: none"> Rezoning to General Residential Zone provides for land use that is consistent with the zoning of surrounding sites (which are also General Residential). The landowner has indicated a desire for the site to be rezoned to General Residential Zone. The site is located within the proposed Coastal Qualifying Matter Precinct. Because of this, it would be inappropriate to increase height and density on the site and on adjacent sites to the extent required by policy 3(d). Rezoning the site to General Residential Zone provides for the height and density of development on the site to be consistent with surrounding sites within the Coastal Qualifying Matter Precinct. The site is the only single allotment Local Centre Zoned site in the district that is not recognised in the Centres hierarchy under policy LCZ-P2. Rezoning the site would not detract from the centres hierarchy outlined under policy LCZ-P2. 		

General notes:

- Aerial images.** Aerial images are not to scale and are intended to show the overall extent of the area proposed to be rezoned only. The boundary of the area proposed to be rezoned is shown in red. Existing district plan zoning is shown with a colour overlay, for information only. The proposed zoning for each area, including any proposed precincts, is identified in the information box associated with each precinct, and identified in the proposed District Plan maps.
- Legal descriptions.** Legal descriptions of parcels are shown for information only. All parcels within the area identified in the red line, and as shown on the proposed District Plan maps, are to be rezoned as part of PC2 (regardless of whether they are identified in the list of legal descriptions).
- Flood hazard modelling.** Refer to the separate memo *Awa Environmental (2022), Kapiti Coast District Council – Intensification Plan Change Infrastructure Input – Stormwater (Memo)*, contained in appendix P to the S32 Report, for more information of flood hazards associated with the areas outlined above. On the basis of this memo, it is considered that development in relation to flood hazards on the areas proposed to be rezoned as General Residential Zone can be managed through existing District Plan flood hazard provisions.