

## 283 NGARARA ROAD, WAIKANAЕ



PLAN CHANGE 2 SUBMISSION SEPT 2022

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## Submitter Details

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<b>I would like my address for service to be my email</b>	Yes
<b>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]</b>	Yes

## 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 Kapiti 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.

## Submission Scope

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

- Proposed New Residential zones,

This submission supports the proposal that this area of the Waikanae Future urban Zone be rezoned to general Residential Zone, because;

- The site is a cohesive area of relatively unconstrained land within the Waikanae urban limit it is well connected and supported to existing social infrastructure, it is within an area suitable for development.

- The area has already been earmarked for future growth being identified as ‘future urban growth zone’ on the northern edges of Waikanae.
- Services pass through the area including water and wastewater.
- 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.
- The site has the potential to make a notable contribution to development capacity noting the theoretical dwelling estimate is 150 dwellings in Area 1 which based on a density of 40 dwellings per hectare (Appendix O - WAIKANAЕ FUTURE URBAN ZONE ANALYSIS *Boffa Miskel* June 2022).

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.	X
If others make a similar submission, I will not consider presenting a joint case with them at a hearing.	N/A

## SUBMISSION

### Site background/Profile

Site Address	283 Ngarara Road, Waikanae
Legal Description	Lot 1 Deposited Plan 68937
Study Area Reference	‘Area 1’
(Appendix O Waikanae Future Urban Zone Analysis BM 2022)	
Record of Title	WN36B/687
Registered Interests	Appurtenant hereto is a sewage drainage right specified in Easement Certificate B311257.1
Site Area	1.92ha
District Plan	Kāpiti Coast District Plan 2020
District Plan Zone	Future Urban Zone
District Plan Feature(s)	Special Amenity Landscape (SAL 19)
	Coastal Environment
District Plan Hazard(s)	Flood Hazard – Ponding
District Plan Transport Network Hierarchy	Local Community Connector



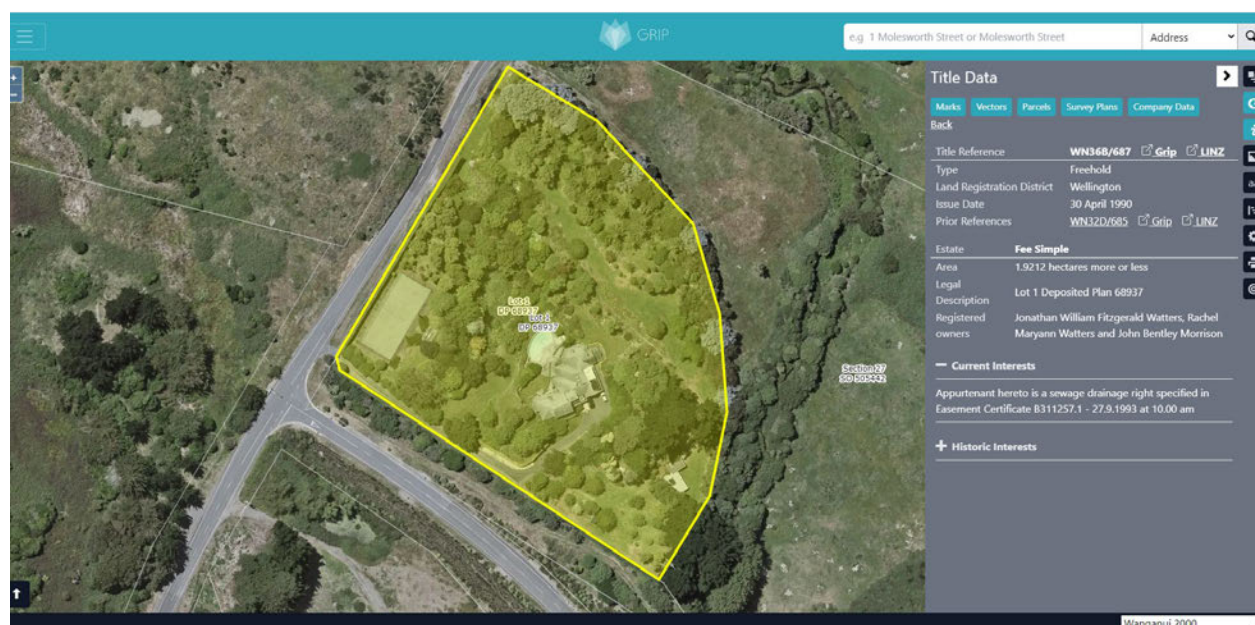
Proposed Plan change 2	Rezone to general Residential
Regional Policy Statement	Regional Policy Statement for the Wellington Region 2013
Regional Policy Statement Feature(s)	N/A
Regional Plan	Proposed Natural Resources Plan Appeals Version 2019
Regional Plan Feature(s)	Category 2 Surface Water Bodies Lowland areas for Category 2 Surface Water Bodies
Regional Hazard(s)	Combined Earthquake Hazard Moderate

## Site background

The site is located to the North of the Ngārara development area and within reasonable proximity of existing urban areas and local/town centres. The site is approximately 2.5km from the local Ngārara centre and just beyond that is the proposed local centre for Waikanae Beach. Waikanae town centre and train station are also within reasonable proximity. The Peka Peka community is also a short cycle to the North. The site is a prime location to support future growth which can be approached in a cohesive manner given existing site lot composition and surrounding development.

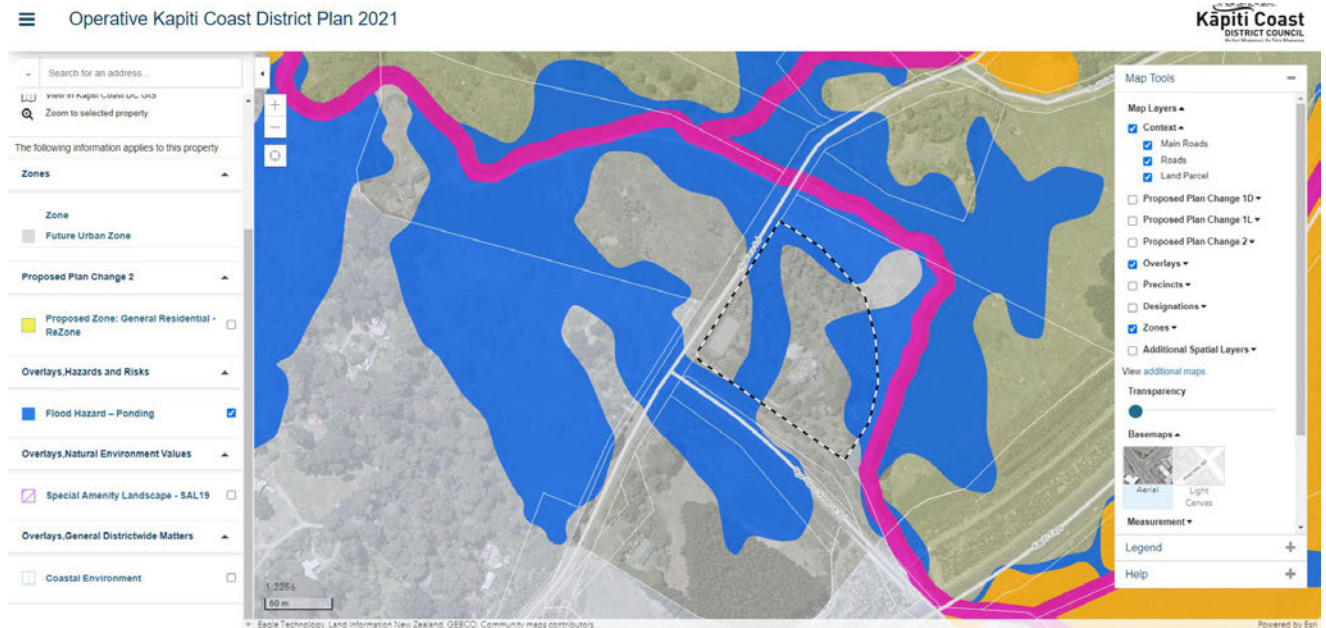
The proposed residential area has been identified to the southern side of the existing stream corridor. This approach has the potential to retain natural features as part of any future development of the site.

FIGURE 1 TITLE INFORMATION & SITE AREA



Source: GRIP

FIGURE 1 OPERATIVE KCDC DISTRICT PLAN 2021



Source: <https://eplan.kapiticoast.govt.nz/eplan/#/Property/19065>

## Current Zoning

Currently the site is within the future urban zone which is “and identified for future urban growth south of the northern urban edges of Waikanae and Ōtaki” (KCDC Operative District Plan 2021). The site is also part of a special amenity landscape and the coastal environment. The site is also part of a special amenity landscape and the coastal environment.

The SAL19 references is to the Ngārara Dunes - A sequence of dune ridges and intervening wetlands and dune lakelets. These features do not prohibit development but ensure development management with regards to these special features. With no natural wetland identified on this specific site we are confident future development in this area can have regard for its character and contribute to the vitality of nearby existing and developing centres.

It is also pertinent to note that the site borders the Ngārara development area which is a special zone/comprehensively designed settlement seeking to provide for a variety of residential development clusters. A dedicated neighbouring residential use would be complementary to the anticipated future mix of development in this area.

## Proposed Zoning

It is proposed the site is rezoned to general residential as shown in Figure 3. This would enable residential development on the site in accordance with district plan provisions and enable potential for future development, whilst managing and considering other factors through the application of the district plan e.g. Flood Hazard.



FIGURE 2 PROPOSED KCDC PLAN CHANGE 2 2022



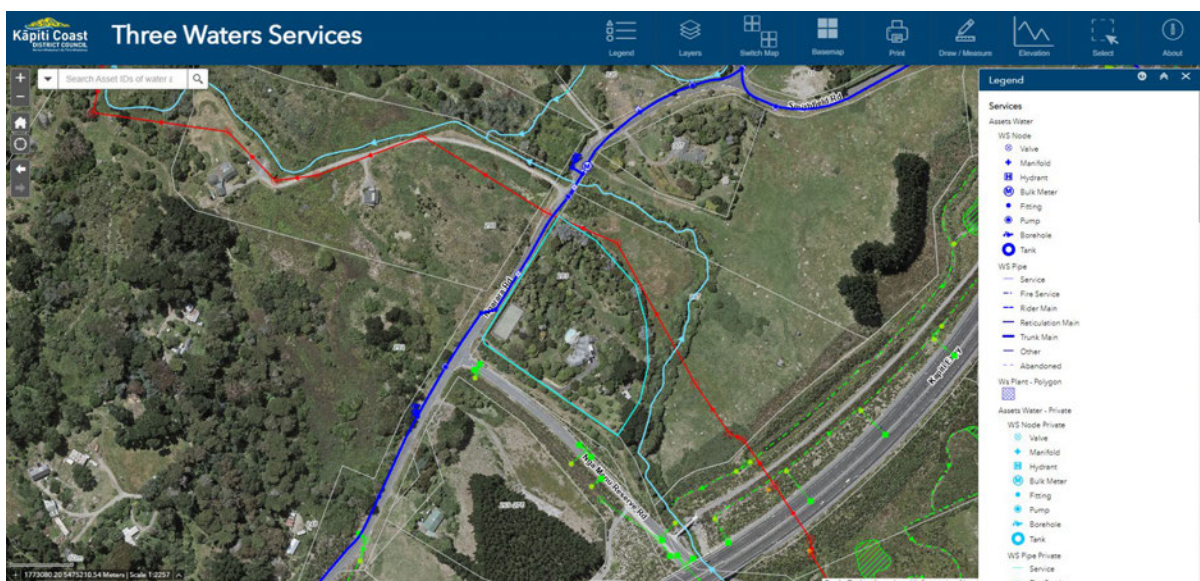
Source: <https://eplan.kapiticoast.govt.nz/eplan/#/Property/19065>

## Infrastructure

The site has the Waikanae trunk sewer main running along the northern boundary, accessible at Ngārara Road. There also water infrastructure running through the site which could be utilised for future development.

Network providers are also aware of planned growth in the area and we understand are engaged to plan network capacity for future development in the area. In terms of existing infrastructure the site is accessible and largely 'ready to go'.

FIGURE 4 THREE WATERS SE RVICES KCDC GIS 2022



## Access

Road access is available from Ngārara Road which is well formed and could feasibly accommodate future growth. The land adjoins a notional east to west road link.

## Constraints and Hazards

Although there is a flood risk identified on the site, the land is generally unconstrained, and any potential future flood risk issues can be managed through the appropriate District plan provisions – flood risk is a common hazard across residential zones throughout the Kapiti Coast.

### WAIKANAĒ FUTURE URBAN ZONE ANALYSIS MAP BOFFA MISKELL 2022

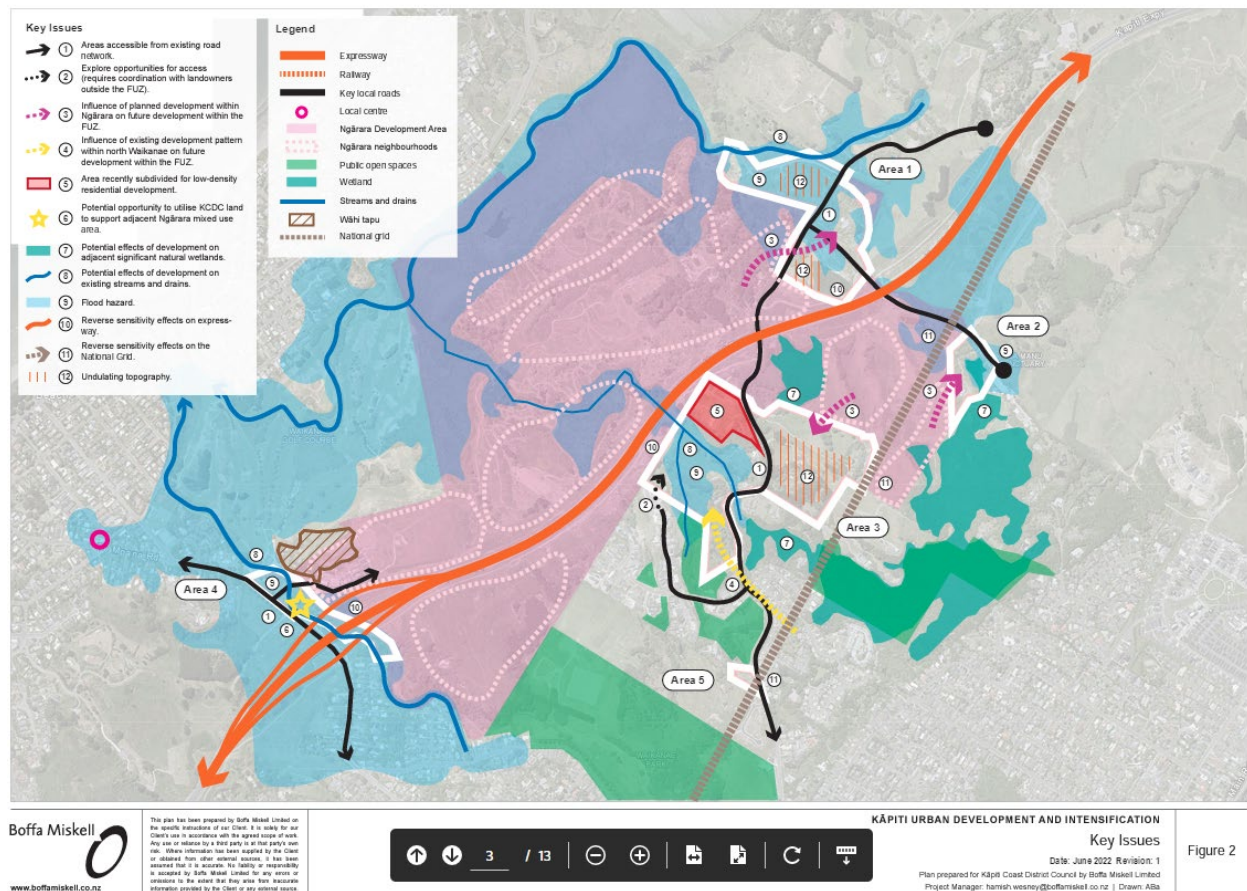


Figure 2

Source:

[https://www.kapiticoast.govt.nz/media/yicpqihw/pc2\\_s32\\_appendix0\\_waikanaefuzanalysis.pdf](https://www.kapiticoast.govt.nz/media/yicpqihw/pc2_s32_appendix0_waikanaefuzanalysis.pdf)



## Commentary Plan Change 2

Plan change 2 has identified several 'Future Urban Zoned' land parcels as proposed land to be rezoned to general Residential. Specifically 'Area 1' (Appendix O - WAIKANAE FUTURE URBAN ZONE ANALYSIS *Boffa Miskel* June 2022) identifies 283 Ngārara Road as one of these sites. As demonstrated through this submission there is strong rationale to support this proposal and the rezoning to residential, this has been further summarised below in the context of the NPS-UD direction and in relation to the regions growth objectives.

- **Proximity to General Residential zone** - This site is within the urban area limits and is well connected to nearby and growing urban areas. The rezoning of this area has the potential to also further facilitate housing type and choice in the region. It is also noted as shown on the 'Key opportunities' plan in Appendix O, the site sits well within the adjoining residentially zoned land and provides opportunities for 'cohesive' growth.
- **Contributing to a well-functioning urban environment that enables a variety of homes** – as a blank canvass for opportunity this site has potential to help ensure the delivery of a variety of homes of different types and choice in the future. It provides an opportunity for variety in location and will contribute to much needed housing provision.
- **Alignment, context and urban form** - The inclusion of 'Area 1' as an area to be rezoned to general residential is consistent with the NPS-UD and supports a cohesive urban environment, particularly given the nearby sites within the Ngārara Development Zone facilitate residential uses and is a defined local centre in the District Plan.
- **Low constraints** – We note that some of the constraints previously identified include modest access to public transport, it is considered that this type of constraints can be overcome with innovation such as carpooling, the future expansion of public transport networks, increasingly supporting green modes of transport. It is further noted that flood hazards can be managed through the district plan as they are across much of the existing residential zone and that special amenity landscape features can be respectfully integrated into development.
- **Site would not require structure plan approach** – The site size and the existing residential and complementary uses would mean that a structure plan approach isn't considered appropriate for this rezoning proposal. We note that over the years a significant amount of analysis has been undertaken in this area around viability for growth and development which to date has led to its position as the 'future urban zone'. It is pragmatic to support this recommendation through proposed plan change 2.
- **Would provide a notable contribution** – The site is shown in supporting assessments to contain a net theoretical development of 3.8ha, containing a high proportion of the available development area potential in similarly zoned land (see dwelling estimate on page 5 of Appendix O). Given the low level of existing development in the area and the net developable area of 3.8ha this proposed change could result in an increasingly notable potential contribution to housing supply (150 dwellings).
- **'Ready to go infrastructure'** – Future development on site can be facilitated through existing infrastructure (and small upgrades). Wastewater, Roading and other Infrastructure provisions for the site align with the NPS-UD definition of 'Ready to go'.

**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.

## 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** – Incorporating the recommendation to proposed plan change 2 will contribute to a well-functioning urban environment
- **Policy 2** – Can contribute to sufficient development capacity to meet demand for housing in the short and medium term
- **Policy 3** – Would potentially enable density of urban form commensurate with the surrounding level of existing and planned commercial activity and community services. (i.e. nearby local/town centres and planned future development).
- **Policy 8\*** - Would provide a notable contribution to development capacity and contribute to a well functioning and growing urban environment.

We believe that the rezoning to General Residential zone will be consistent with the policies and direction of the NPS-UD. This proposal supports the efficient direction and implementation of NPS-UD.

## Recommendation

We support the rezoning of 283 Ngarara Road, and the other land within Waikanae FUZ Area 1 within areas to be rezoned residential.

Further, we support the rezoning of Areas 2, 3, 4, 5 and 6 to General Residential zone because they rationalise the current inappropriate zoning.

## Annexures

### Trade Competition

#### Trade Competition

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**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.

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### References and Sources

Kāpiti Coast Urban Development Greenfield Assessment *Boffa Miskell* 2022

Source: [www.kapiticoast.govt.nz/media/UDIADraft.pdf](http://www.kapiticoast.govt.nz/media/UDIADraft.pdf) [Accessed 13/09/2022]

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

Source:

[https://www.kapiticoast.govt.nz/media/wnic5k0t/pc2\\_s32\\_appendix\\_spatialapplicationpolicy3.pdf](https://www.kapiticoast.govt.nz/media/wnic5k0t/pc2_s32_appendix_spatialapplicationpolicy3.pdf)

KCDC Three Waters GIS

<https://maps.kapiticoast.govt.nz/LocalMaps/Viewer/?map=627d29f22676457ca22bc92c19a095cc> [Accessed 10/03/2022]

WAIKANAE FUTURE URBAN ZONE HIGH-LEVEL CONSTRAINTS AND OPPORTUNITIES ANALYSIS JUNE 2022 *Boffa Miskell* 2022

Source: chrome-

extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.kapiticoast.govt.nz/media/yicpqihw/pc2\_s32\_appendix\_waikanaefuzanalysis.pdf [Accessed 22/09/2022]

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]

Operative Kāpiti Coast District Plan 2021

Source: <https://eplan.kapiticoast.govt.nz/eplan/#Rules/0/216/1/0/0> [Accessed on 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](https://www.kapiticoast.govt.nz/media/04bbdt13/pc2_s32_appendixb_draftpc2feedback.pdf) [Accessed on 14/09/2022]



**From:** [Marie Payne](#)  
**To:** [Mailbox - District Planning](#)  
**Cc:** [Paul Turner](#)  
**Subject:** [#LL-2021] -2021 plan Change 2 Submission  
**Date:** Thursday, 22 September 2022 3:39:20 pm  
**Attachments:** [image002.png](#)  
[image004.png](#)  
[Plan Change 2 Site Submission 283 Ngarara 2021.pdf](#)

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Kia ora,

Please find attached submission in relation to Proposed Plan Change 2. If for any reason there is an issue with the submission or the information provided please let us know immediately.

Kind regards,

Marie



**Marie Payne**  
Senior Planner + [Landlink Ltd](#)  
04-902-6161

