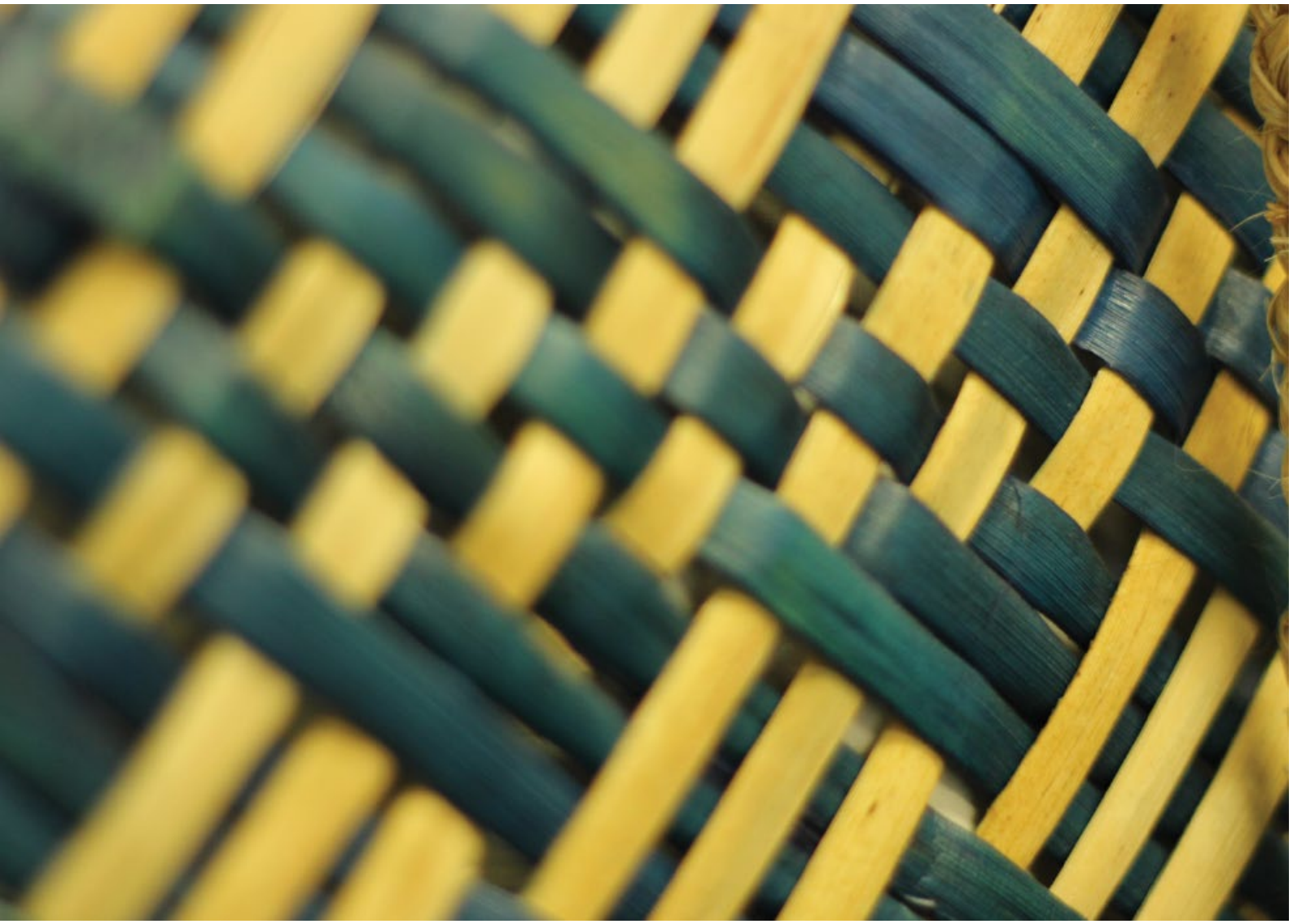
Boffa Miskell

Kāpiti Coast Urban Development Intensification Assessment

Prepared for Kāpiti Coast District Council

7 July 2022



Boffa Miskell is proudly a
Toitū carbonzero® consultancy

Document Quality Assurance

Bibliographic reference for citation: Boffa Miskell Limited 2022. *Kāpiti Coast Urban Development Intensification Assessment:*. Report prepared by Boffa Miskell Limited for Kāpiti Coast District Council.		
Prepared by:	Andrew Banks Planner, Senior Professional Boffa Miskell Limited	
Reviewed by:	Hamish Wesney, Planner, Partner Boffa Miskell Limited	
Status: FINAL	Revision / version: 2	Issue date: 7 July 2022

Use and Reliance
This report has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. Boffa Miskell does not accept any liability or responsibility in relation to the use of this report contrary to the above, or to any person other than the Client. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

Template revision: 20210624 0000

Executive Summary

The population of the Kāpiti Coast district is expected to increase by approximately 32,000 people by the year 2051, and this population increase is expected to result in demand for an additional 16,185 dwellings over the same period[1]. It is possible to meet this demand through a mixture of greenfield development and intensification within existing urban areas. This assessment addresses the potential for intensification enabled through the district plan to address some of this demand.

Unlike greenfield development, the nature and location of intensification is heavily driven by the National Policy Statement on Urban Development 2020 (NPS-UD), which requires that district plans enable intensification in existing urban environments based on specified parameters. At the same time, *Te tupu pai, Growing Well* (the District Growth Strategy) helps to provide local substance to the general policy direction provided by the NPS-UD. The government's Medium Density Residential Standards[2] also specify a baseline level of intensification that must be provided for across the urban environment.

This assessment has been prepared to provide an information base to inform the scoping and development of the Council's 2022 Urban Development plan change[3]. The assessment has identified 12 specific "intensification study areas"[4] across the district, based on direction provided by the NPS-UD and *Te tupu pai*.

The assessment finds that there is an estimated theoretical dwelling capacity of an additional 24,210 dwellings[5] across all 12 study areas that could be enabled through changes to the district plan. This is summarised in the following table:

Area	Enabled building heights	Estimated additional theoretical dwelling capacity
Intensification in and around the Metropolitan Centre and Paraparaumu railway station	12 storeys within the Metropolitan Centre Zone. 6 storeys within the surrounding Mixed Use and General Residential Zones.	12,543 dwellings
Intensification around rapid transit stops at Waikanae and Paekākāriki	6 storeys within the Town/Local Centre Zone and surrounding General Residential Zones.	5,788 dwellings
Intensification around Town Centres	6 storeys within the Town Centre Zone 4 storeys within the surrounding General Residential Zone.	4,904 dwellings

[1] Kāpiti Coast District Council and Greater Wellington Regional Council (2022). *Kāpiti Coast District Council Regional Housing and Business Development Capacity Assessment.*

[2] See https://environment.govt.nz/publications/medium-density-residential-standards/

[3] Referred to as Proposed District Plan Change 2, or 'PC2'.

[4] Also referred to in this assessment as "Urban Intensification Study Areas".

[5] See the note on limitations contained at the end of this Executive Summary.

Area	Enabled building heights	Estimated additional theoretical dwelling capacity
Intensification around Local Centres	4 storeys within the Local Centre Zone and surrounding General Residential Zone.	975 dwellings
	Total estimated additional dwelling capacity	**24,210 dwellings**

This additional theoretical dwelling capacity is a high-level estimate of the additional number of dwellings that could be enabled by changes to the district plan, and should be seen as reflecting a general quantum of dwellings rather than an exact estimate. Within existing urban environments, there can be a significant difference between plan-enabled dwelling capacity, and feasible and realisable development capacity, based on the range of complexities associated with the redevelopment of sites in urban areas. This assessment does not account for the impact of feasibility and realisability on theoretical dwelling capacity.

The level of intensification directed by the NPS-UD may not be appropriate in certain circumstances. The NPS-UD provides for a range of "qualifying matters", which are spatially defined matters that can be used to justify lower heights and densities than would otherwise be required by the NPS. These matters include natural hazards, historic heritage, low-density business land and the relationship of Māori with ancestral land, water and other sites of significance. This assessment has scoped the potential range of qualifying matters that could be considered in relation to each intensification study area. Section 5.0 provides a detailed discussion on qualifying matters.

Section 6.0 of the report includes a range of observations based on the assessment of each of the intensification study areas. Key observations include:

- 83% of theoretical additional development capacity is situated around three areas: Paraparaumu Metropolitan Centre (52%), Waikanae Town Centre (18%) and the twin centres at Ōtaki (13%).
- The theoretical additional development capacity at Paekākāriki is small compared to the remainder of the district (6%). However the area has infrastructure constraints. In particular, the area does not have access to Council reticulated wastewater.
- Many of the district's industrial areas are located within the intensification areas around Paraparaumu and Waikanae.

Notes on this report:

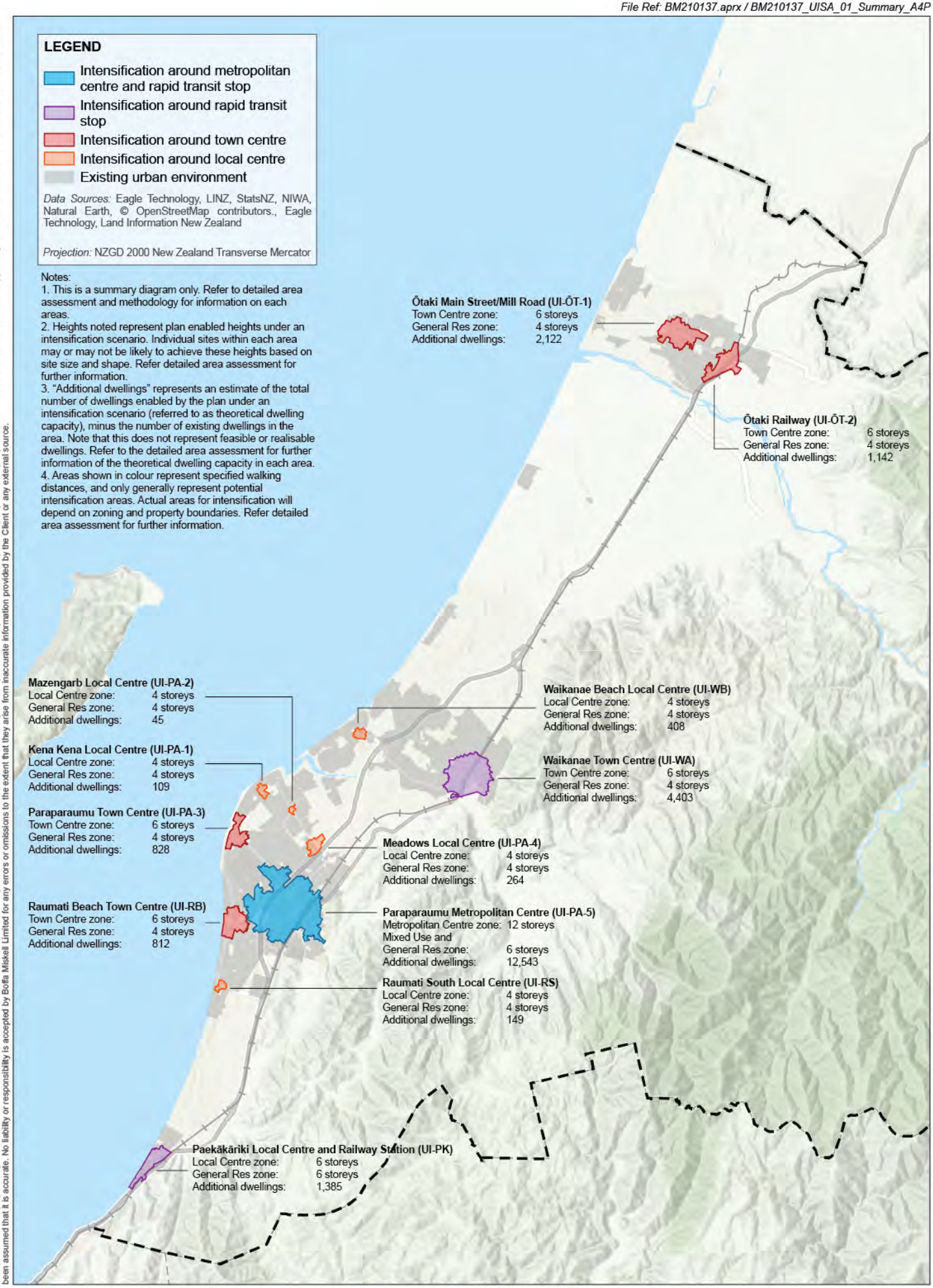
This report was prepared to provide an information based to inform the initial scoping and development of the Council's proposed District Plan Change 2 ('PC2'). Some aspects of this report have been superseded by more up-to-date information. Please note the following:

- The estimates of additional theoretical dwelling capacity contained in this report were developed prior to the Council developing an Intensification Scenario Model, and therefore should be viewed as an indicative study

only. Refer to the Council's Section 32 Evaluation Report for information on the Intensification Scenario Model.

- The methodology and underlying assumptions that inform the estimate of additional theoretical dwelling capacity contained in this report are different to those used to develop the Intensification Scenario Model. The two estimates cannot be compared on a 'like-for-like basis'.
- For a more up-to-date assessment of the level of development provided for within the Residential Intensification Precincts, refer also to the report prepared by *Property Economics (2022), Assessment of Kāpiti Coast Residential Intensification Area Feasibilities*. The report by Property Economics is based on the estimate of plan-enabled theoretical development capacity derived from the Intensification Scenario Model, and not the estimates outlined in this report.
- The "Urban Intensification Study Areas" identified in the report are based on early identification of potential walkable catchments. While there is a reasonable correlation, they do not represent the final calculation of walkable catchments, or final identification of Residential Intensification Precinct, proposed by PC2. For the calculation of walkable catchments and identification of Residential Intensification Precincts, refer to the study *Boffa Miskell (2022), Spatial Application of NPS-UD Intensification Policies*.
- The assessment contained in this report was prepared prior to the publication of *Jacobs (2022), Kāpiti Coast Coastal Hazards Susceptibility and Vulnerability Assessment Volume 2: Results*. As such, this assessment does not identify the spatial extent of coastal erosion hazard as a potential qualifying matter, but it does acknowledge that such a matter would be a relevant consideration as a potential qualifying matter.

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.



Boffa Miskell

www.boffamiskell.co.nz

0 3,600 m

1:150,000 @ A4

KĀPITI URBAN DEVELOPMENT

Urban Intensification Study Areas Summary

Date: 01.02.2022 | Revision: 1

Plan prepared for Kāpiti Coast District Council by Boffa Miskell Limited

Project Manager: hamish.wesney@boffamiskell.co.nz | Drawn: ABa

Figure 1

Contents

Appendices

Appendix 1: Assessment Criteria Framework

Appendix 2: Spatial influences and constraints mapping

Appendix 3A: Assessment of Intensification Study Areas – summary table

Appendix 3B: Detailed Assessment of Intensification Study Areas

Appendix 4: Aurecon Three-Waters Infrastructure Assessment

Appendix 5: KCDC Walkable Catchment Methodology

Appendix 6: Medium Density Residential Standards

1.0 Purpose

The population of the Kāpiti Coast district is expected to increase by approximately 32,000 people by the year 2051, and this population increase is expected to result in demand for an additional 16,185 dwellings over the same period. However, under the provisions of the operative District Plan, there is projected to be a shortfall in development capacity of approximately 8,400 dwellings over the long term[6]. It is possible to meet this shortfall through a mixture of greenfield and intensification development.

The purpose of this report is to provide a qualitative and quantitative assessment of the potential for residential development capacity associated with the intensification of identified areas within the existing urban environment.

To achieve this purpose, the report is structured as follows:

- Section 2 provides a background to the National Policy Statement for Urban Development 2020 (NPS-UD) and the Draft Kāpiti Coast District Growth Strategy, both of which form the basis for this assessment;
- Section 3 describes the location and extent of intensification study areas, based on the National Policy Statement for Urban Development 2020 and the Draft Kāpiti Coast District Growth Strategy;
- Section 4 provides a qualitative and quantitative assessment of each study area to identify the constraints and opportunities associated with the intensification of each, alongside an estimate of their theoretical dwelling capacity;
- Section 5 outlines a preliminary approach to "qualifying matters" that could apply to each study area.
- Section 6 outlines several key observations that have emerged through the assessment, for consideration alongside development of future changes to the district plan.

A separate report addresses the potential for greenfield growth to provide for residential development capacity outside of the existing urban environment[7]. These reports should be read together.

[6] Kāpiti Coast District Council and Greater Wellington Regional Council (2022). *Kāpiti Coast District Council Regional Housing and Business Development Capacity Assessment.*

[7] Refer: Boffa Miskell. (13 October 2021). *Kāpiti Coast Urban Development Greenfield Assessment (Draft).*

2.0 Background

Two key documents form the basis of the approach to intensification outlined in this assessment. These documents are:

- The National Policy Statement on Urban Development 2020[8];
- *Te tupu pai*, the District Growth Strategy[9].

In addition to this, amendments to the Resource Management Act passed in 2021 require the Council to incorporate Medium Density Residential Standards (MDRS) into the District Plan. The MDRS apply all relevant residential zones within the urban environment (which in the case of the Kāpiti District means the General Residential Zone).

The salient aspects of these documents, and the MDRS, that are relevant to this assessment are discussed below.

2.1 National Policy Statement on Urban Development (2020)

The National Policy Statement on Urban Development 2020 (NPS-UD) outlines a range of objectives and policies around planning for "well-functioning urban environments". Local authorities are required to amend their district plans in accordance with the National Policy Statement, and the NPS includes policies that provide direction on how to do this.

A core component of the NPS are the "intensification policies" that apply to Tier 1 local authorities and urban environments. The Kāpiti Coast District Council is defined as a "Tier 1 local authority" under the NPS. Policies 3 and 4 are the key intensification policies and are outlined as follows:

> ***Policy 3:*** *In relation to tier 1 urban environments, regional policy statements and district plans enable:*
>
> *a) in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and*
>
> *b) in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and*
>
> *c) building heights of least 6 storeys within at least a walkable catchment of the following:*
>
> *i. existing and planned rapid transit stops*
>
> *ii. the edge of city centre zones*
>
> *iii. the edge of metropolitan centre zones; and*

[8] Ministry for the Environment. (July 2020). *National Policy Statement on Urban Development 2020*.

[9] Kāpiti Coast District Council. (2022). *Te tupu pai*, *Growing Well*.

d) within and adjacent to neighbourhood centre zones, local centre zones and town centre zones (or equivalent) building heights and density of urban form commensurate with the level of commercial activities and community services.[10]

Policy 4: *Regional policy statements and district plans applying to tier 1 urban environments modify the relevant building height or density requirements under Policy 3 only to the extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area.*

Implementation of these policies is given further substance by clauses 3.31 to 3.33, which require that the local authority identify the locations for intensification. These clauses also provide for "qualifying matters", which are specific matters that the local authority, at its discretion, may use to modify the height and density of buildings otherwise required by policy 3 of the NPS. Qualifying matters are discussed later in this report.

2.2 *Te tupu pai,* the District Growth Strategy

Te tupu pai, the District Growth Strategy[11] is intended to set the overall vision and desired community outcomes for the growth and the development of the district over the next 30 years.

Of most relevance to this assessment is the draft approach to intensification of existing urban areas. This is summarised in the following table:

Location	Building heights anticipated by the draft Growth Strategy
Central Paraparaumu	12 storeys within central Paraparaumu, with up to 6 storeys within an 800m walkable catchment of central Paraparaumu and the railway station
Intensification around rapid transit stops at Paekākāriki, Paraparaumu and Waikanae (with acknowledgement that this would apply to new rapid transit stops in the future).	Up to 6 storeys within an 800m walkable catchment of rapid transit stops
Intensification in and around town centres at Raumati Beach, Paraparaumu Beach, Waikanae and Ōtaki.	Up to 6 storeys within the town centre, and up to 4 storeys within a 400m walkable catchment of the town centre.
Intensification in and around local centres at Kena Kena, Raumati South, Meadows Precinct, Mazengarb Road and Te Moana Road (Waikanae Beach)	Up to 4 storeys within the local centre, and up to 4 storeys within a 200m walkable catchment of the town centre.
Suburban areas	Up to 3 storeys

In addition to this, the *Te tupu pai* provides the following guidance around business uses:

- All business areas except industrial land will allow for mixed use activity, retaining and providing for more business activities as well as higher density residential uses;
- Industrial business areas will be protected from conversion to higher value residential use and from sensitive activities that if located close by may restrict lawful operations.

These aspects of *Te tupu pai* have been adopted as a basis for this assessment.

[10] Policy 3(d) as amended by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

[11] Kāpiti Coast District Council. (2022). *Te tupu pai*, *Growing Well.*

2.3 Medium Density Residential Standards

Amendments to the Resource Management Act[12] require the Council to apply "Medium Density Residential Standards" (or MDRS) to "relevant residential zones" throughout the district. In the context of the Kāpiti Coast District, the MDRS would be generally applicable to the General Residential Zone.

The MDRS provide for (but do not require) the construction and use of up to 3, three storey dwellings per site as a permitted activity, subject to specified density standards including height, height in relation to boundary, setbacks, building coverage, outdoor living space, outlook space, windows to street and landscape area.

For this assessment, the MDRS (in particular the additional building height enabled) have been considered as part of estimating the theoretical dwelling capacity of each of the urban intensification study areas outlined in this assessment. However it is acknowledged that the MDRS will also apply outside the intensification study areas outlined in this assessment, and enable a degree of medium density residential intensification across the district.

Appendix 6 provides a summary of the MDRS, as compared to the operative residential development standards in the General Residential Zone.

[12] Refer to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

3.0 Intensification Study Areas

The identification of intensification study areas[13] was undertaken based on the following steps:

- Review the intensification policies under the NPS-UD and identify those relevant to the Kāpiti Coast district;
- Identify areas based on the NPS-UD and draft District Growth Strategy;
- Map the areas for assessment.

The following section describes each step in this process.

3.1 Intensification under MDRD and the NPS-UD

The MDRS and Policy 3 of the NPS articulates several types of intensification that are relevant to the Kāpiti district. These are summarised in the following table:

NPS Policy	Type of intensification	Applicable area	Interpretation of applicable area for the Kāpiti District
3(b)	Building height and density to reflect demand for housing and business use, and in all cases building heights of at least 6 storeys.	The Metropolitan Centre Zone.	The Metropolitan Centre Zone at Paraparaumu.
3(c)(i)	Building heights of at least 6 storeys.	Within at least a walkable catchment of existing and planned rapid transit stops.	The area within a walkable catchment of Paekākāriki, Paraparaumu and Waikanae stations[14].
3(c)(iii)	Building heights of at least 6 storeys.	Within at least a walkable catchment of the edge of the Metropolitan Centre Zone.	The area within a walkable catchment of the edge of the Metropolitan Centre Zone.
3(d)	Within and adjacent to neighbourhood centre zones, local centre zones and town centre zones (or equivalent) building heights and density of urban form commensurate with the level of commercial activities and community services	Parts of the urban environment that are adjacent to neighbourhood, local and town centre zones.	The parts of the General Residential Zone that are within a walkable catchment of the Town Centre and Local Centre Zones.
MDRS	3 three-storey dwellings per site.	Relevant residential zones.	The General Residential Zone.

[13] Also referred to in this assessment as “Urban Intensification Study Areas”.

[14] Ōtaki railway station is deemed not to meet the definition of an existing or planned rapid transit stop under the NPS-UD. Ōtaki railway station is not served by an existing rapid transit service. An extension of the commuter rail network to Ōtaki is not planned for in the Wellington Regional Land Transport Plan 2021 or the Wellington Regional Public Transport Plan 2021-2031.

3.1.1 Interpretation of "walkable catchment" under policy 3(c)

The term "walkable catchment" is not defined in the NPS-UD, however guidance provided by the Ministry for the Environment[15] suggests that an 800m walking distance (or an approximate 10 minute walk) is an appropriate minimum distance that should be used by Tier 1 territorial authorities to determine a "walkable catchment". This interpretation has been adopted for this assessment, with respect to the interpretation of "walkable catchments" from the edge of the Metropolitan Centre Zone and rapid transit stops[16] under policy 3(c).

It is noted that other Tier 1 territorial authorities within the region are considering a range of sizes for walkable catchments. For example:

- The Wellington City Council proposed a 15-minute walk time from the central city, 10 minute walk time from Johnsonville and Tawa railway stations, and a 5 minute walk from other stations[17]. Walkable catchments were mapped using a GIS-based method that accounts for topography affecting walking speed.
- The Hutt City Council is consulting with the community on reasonable distances to walk to train stations, proposing a range of 400m to 800m[18].

3.1.2 Interpretation of policy 3(d)

Policy 3(d) requires that "*within and adjacent to neighbourhood centre zones, local centre zones and town centre zones (or equivalent) building heights and density of urban form commensurate with the level of commercial activities and community services*". The policy does not prescrive what adjacent means, nor does it prescribe building height or density. This requires the consideration of two questions:

- What does "adjacent" mean in the context of the level of commercial activities and community services associated with the centre zone?
- What could be an appropriate height and density within and adjacent to the centres zones, based on the level of commercial activities and community services?

Both of these questions should be considered in the context of policies 3(b) and 3(c), which sit above this policy, and the MDRS, which sets a 'floor' for the level of intensification to be enabled within the General Residential Zone.

It is also appropriate that the answer to both questions is underpinned by an understanding of the centres hierarchy in the Kāpiti Coast district, as the hierarchy outlines an expectation of the planned level of commercial activities and community services within each zone. The District Plan currently outlines a clear, three-tier hierarchy of centres zones[19]:

---

[15] MfE (2020). *Understanding and implementing intensification provisions for the NPS-UD*, p.23.

[16] "Rapid transit stops" in the context of the Kāpiti Coast District include the railway stations at Paekākāriki, Paraparaumu and Waikanae. "Rapid transit stops" are defined in the NPS-UD as "a place where people can enter or exit a rapid transit service, whether existing or planned", and a "rapid transit service" is defined as "any existing or planned frequent, quick, reliable and high-capacity public transport service that operates on a permanent route (road or rail) that is largely separated from other traffic".

[17] Wellington City Council. (2020). *Draft Spatial Plan for Wellington City, Integrated Land-use and Transport Strategy*. p.26.

[18] Hutt City Council. (August 2021). *Walking distances from Lower Hutt city centre, Petone commercial centre and railway stations of Lower Hutt*. http://iportal.huttcity.govt.nz/Record/ReadOnly?Tab=3&Uri=5982002

[19] Refer to district objective DO-016 "Centres" in the Operative Kāpiti Coast District Plan.

- The Metropolitan Centre Zone is the principle commercial, retail, cultural, civic and tourist centre for the District;
- The Town Centre Zone provides the urban focus for commercial activities and community services where these meet the needs of the surrounding township community; and
- The Local Centre Zone provides for commercial activities within a residential context, to primarily serve the local convenience, community and commercial needs of the surrounding residential community.

Based on this understanding of the existing centres hierarchy, it is appropriate that interpretation of "adjacent" areas is consistent with the hierarchy. On the basis that an 800m walking distance was used to determine the walkable catchment for the Metropolitan Centre Zone (under policy 3(c) discussed above), an approximate 400m walking distance from Town Centre zones and an approximate 200m walking distance from Local Centre zones are considered to be appropriate, reflecting the existing or planned level of activity associated with their respective status in the centres hierarchy[20].

Following on from this, it is also appropriate that the consideration of heights and densities under policy 3(d) is consistent with the centres hierarchy. Within the centres zones themselves, given that policy 3(b) requires heights of at least (i.e. equal to or greater than) 6-storeys to be enabled within the Metropolitan Centre Zone, and the MDRS provide for a baseline height of 3-storeys within the General Residential Zone surrounding centres, it is appropriate that building heights enabled within the Town and Local Centre Zones are situated within the range between 3 and 6 storeys.

A similar approach can be taken to determining appropriate heights and densities within the areas adjacent to each centres zone. Given that under policy 3(c) the area within a walkable catchment of the Metropolitan Centre Zone is required to enable buildings of 6-storeys, and the MDRS provide for a baseline height of 3-storeys, it would be appropriate for intensification under policy 3(d) to sit between the two.

3.1.3 Summary of interpretation of intensification policies

On the basis of the analysis above, the approach to interpreting the intensification policies of the NPS-UD in the context of the Kāpiti Coast district is based primarily on appropriate heights and adjacency to centres being determined through each centre's position within the centres hierarchy. This is an appropriate approach for a district made up of several distributed urban areas that each rely on their own centre(s) to provide for current and future local commercial activities and community services. It also acknowledges the logic of the centres hierarchy established through the District Plan, and reinforces this hierarchy by providing that the planned level of intensification within and around each centre is consistent with its position within the centres hierarchy.

[20] Note that this approach is reflected in the specification walkable catchments outlined in the draft consultation document for the District Growth Strategy. Refer KCDC. (30 September 2021). *Growing Well: Community Consultation Document (Draft)*.

In summary, in considering the NPS-UD, the MDRS and *Te tupu pai* together, the following approach has been taken to interpretation of the intensification policies of the NPS-UD:

Area	Interpretation of NPS-UD intensification policy		Relevant NPS-UD policy
	Height and density	Walkable catchment	
Within the Metropolitan Centre Zone	Enable buildings of up to 12-storeys[21].		3(b)
Within a walkable catchment of the Metropolitan Centre Zone and Rapid Transit Stops	Enable 6-storey buildings.	800m	3(c)
Within the Town Centre Zone	Enable 6-storey buildings.		3(d)
Within a walkable catchment of the Town Centre Zone	Enable 4 storey buildings.	400m	3(d)
Within the Local Centre Zone	Enable 4 storey buildings.		3(d)
Within a walkable catchment of the Local Centre Zone	Enable 4 storey buildings.	200m	3(d)
The General Residential Zone	*Enable 3 storey buildings.*		*MDRS*

Note: the application of the MDRS to the General Residential Zone is shown for comparison purposes.

3.2 Identification of intensification study areas

Based on the interpretation of the NPS-UD intensification policies outlined above, alongside the initial direction provided by the draft Kāpiti Coast District Growth Strategy, several intensification study areas have been identified across the district. These are summarised in the following table:

Ref. (note 1)	Location	Area description	Building heights to be enabled
Metropolitan centre zone			
UI-PA-5	Paraparaumu metropolitan centre and railway station	Approximate 800m walkable catchment from the Metropolitan Centre zone and the Paraparaumu railway station. Excludes the extents of the area that are located within Future Urban Study Areas PA-01, PA-02 and RB-01.	Up to 12 storeys within the Metropolitan Centre Zone. At least 6 storeys within an 800m walkable catchment of the Metropolitan Centre Zone.
Rapid transit stops			
UI-WA	Waikanae town centre and railway station	Approximate 400m walkable catchment from the Waikanae Town Centre zone and an approximate 800m walkable catchment from the Waikanae Railway Station.	At least 6 storeys.
UI-PK	Paekākāriki local centre and railway station	Approximate 800m walkable catchment from the Paekakariki railway station, and approximate 200m walkable catchment from the Paekakariki local centre zone.	At least 6 storeys.
Town centres			

[21] 12-storeys within the Metropolitan Centre Zone is derived from the consultation document on the District Growth Strategy. This is consistent with policy 3(b), as it enables dwellings that are at least 6-storeys. Refer KCDC. (30 September 2021). *Growing Well: Community Consultation Document (Draft)*.

Ref. (note 1)	Location	Area description	Building heights to be enabled
UI-ŌT-1	Ōtaki Main Street/Mill Road	Approximate 400m walkable catchment from the Ōtaki Main Street Town Centre Zone	Up to 6 storeys in the Town Centre Zone. Up to 4 storeys within a 400m walkable catchment of the Town Centre Zone.
UI-ŌT-2	Ōtaki railway station	Approximate 400m walkable catchment from the Ōtaki Railway Town Centre Zone	Up to 6 storeys in the Town Centre Zone. Up to 4 storeys within a 400m walkable catchment of the Town Centre Zone.
UI-PA-3	Paraparaumu Beach town centre	Approximate 400m walkable catchment from the Paraparaumu Beach town centre zone.	Up to 6 storeys in the Town Centre Zone. Up to 4 storeys within a 400m walkable catchment of the Town Centre Zone.
UI-RB	Raumati Beach town centre	Approximate 400m walkable catchment from the Raumati Beach town centre zone.	Up to 6 storeys in the Town Centre Zone. Up to 4 storeys within a 400m walkable catchment of the Town Centre Zone.
Local centres[22]			
UI-WB	Waikanae Beach local centre	Approximate 200m walkable catchment from the Waikanae Beach Local Centre zone.	Up to 4 storeys.
UI-PA-1	Kena Kena local centre	Approximate 200m walkable catchment from the Kena Kena local centre zone.	Up to 4 storeys.
UI-PA-2	Mazengarb local centre	Approximate 200m walkable catchment from the Mazengarb local centre zone.	Up to 4 storeys.
UI-PA-4	Meadows local centre	Approximate 200m walkable catchment from the Meadows precinct local centre zone. Excludes the extent to the north of Mazengarb Road, which is associated with Future Urban Study Area OH-01.	Up to 4 storeys.
UI-RS	Raumati South local centre	Approximate 200m walkable catchment from the Raumati South local centre zone.	Up to 4 storeys.

Notes:

1. Area reference numbers are for internal purposes only, and are used to identify each area within the Spatial Influences maps (refer Appendix 2).
2. Where parts of an area fall within a greenfield study area, then these have been excluded from the assessment. Refer to the separate report *Boffa Miskell (2022), Kāpiti Urban Development Greenfield Assessment* for further information on these areas.
3. "Building heights to be enabled" is a synthesis of policy 3 of the NPS-UD and the initial direction provided by the draft Kāpiti District Growth Strategy.

[22] The Local Centre Zone site near the corner of the Parade and Paneta Street in Paekākāriki has been on the basis that is not listed as a local centre within the District Plan centres hierarchy, and in any case would provide for only marginal activity (as it is a single site). The District Plan also refers to some precincts or areas within the Ngārara Development Area and the Waikanae North Development Area as being 'local centres', however these have not been included on the basis that they do not meet the definition of a Local Centre Zone under the RMA or the NPS-UD.

3.3 Mapping of intensification study areas

Each of the intensification study areas identified above were mapped to determine the spatial extent to be assessed. The mapping process was undertaken as follows:

- Kāpiti Coast District Council provided walkable catchment areas as a polygon feature class. The methodology for calculating these areas is contained in Appendix 5.
- Boffa Miskell overlaid the walkable catchment polygons on to property boundaries, and created study areas based on the group of property boundaries that overlapped or fell within the walkable catchment polygons provided by KCDC.

Where some walkable catchment polygons overlapped, these were amalgamated into single study areas. These areas that have been amalgamated include:

- The walkable catchment for the Metropolitan Centre Zone and Paraparaumu railway station;
- The walkable catchment for the Waikanae railway station and Waikanae Town Centre Zone;
- The walkable catchment for the Paekākāriki railway station and Paekākāriki Local Centre Zone.

The extent of each area is shown in Figure 1 and in the detailed assessment contained in Appendix 3B. Note that the primary purpose of the mapping exercise was to identify areas to study for intensification as a part of this assessment. They do not necessarily represent proposed zone or precinct boundaries.

4.0 Qualitative and quantitative assessment of intensification study areas

4.1 Methodology

Following the identification of intensification study areas, a qualitative and quantitative assessment was undertaken for each area. The purpose of the assessment was to:

- Identify the range of constraints and opportunities (including potential qualifying matters) associated with the intensification of each area;
- Estimate the theoretical dwelling capacity of each area, based on the intensification scenario outlined in *Te tupu pai* and as directed by the NPS-UD.

The following section outlines the methodology used to undertake the assessment, and then discusses the overall results of the assessment.

4.1.1 Qualitative assessment

The methodology for undertaking the qualitative assessment was similar to the approach adopted for the greenfield assessment[23], although it was tailored to address matters specific to the intensification of existing urban environments. The purpose of adopting a similar methodology was to provide a degree of consistency to the assessment of both greenfield and intensification areas, to allow them to be considered alongside each other.

The following section summarises the approach to the qualitative assessment for the intensification study areas, and identifies where this approach differs from the greenfield assessment:

Step 1: assessment framework

Prior to undertaking the assessment, a list of assessment criteria was developed to cover the range of matters relevant to the consideration of urban development within the district. The purpose of the assessment criteria is to provide the terms of reference for the subsequent qualitative assessment. The assessment framework is contained in Appendix 1.

Development of the assessment criteria was informed by a range of strategy and policy documents. A key influence on the development of the assessment criteria was the development of *Te tupu pai, Growing Well,* the District Growth Strategy[24,25]. *Te tupu pai* outlines a series of principles for "growing well". These are acknowledged in the assessment framework and include[26]:

- Supporting mana whenua aspirations;
- Embracing the opportunities of growth;

[23] Refer section 2.0 of the Greenfield Assessment for a detailed description of the qualitative assessment methodology. See: Boffa Miskell. (2022). *Kāpiti Urban Development Greenfield Assessment.*

[24] KCDC. (30 September 2021). *Growing Well: Community Consultation Document*.

[25] Kāpiti Coast District Council. (2022). *Te tupu pai*, *Growing Well.*

[26] Kāpiti Coast District Council. (2022). *Te tupu pai*, *Growing Well.* p.7.

- Valuing our environment;
- Encouraging low-carbon living;
- Fostering strong communities;
- Enabling choice.

In addition to *Te tupu pai*, the following policy and strategy documentation also informed the development of the assessment criteria:

- All gazetted National Policy Statements;
- The draft National Policy Statements for Indigenous Biodiversity and Highly Productive Land (to the extent that they have been developed);
- The Wellington Regional Growth Framework (July 2021);
- The Kāpiti Long Term Plan 2021;
- Ināia tonu nei: a low emissions future for Aotearoa (Climate Change Commission, 2021).

Step 2: identification of spatial influences and constraints

Similar to the approach taken for the Greenfield Assessment, a series of spatial influences and constraints were assembled into a GIS using ArcGIS Pro, from which spatial influences and constraints maps were produced that covered each intensification area. To enable the maps to be legible, the maps were organised into themes, with each theme representing several assessment criteria. The themes and their associated assessment criteria are identified in the assessment framework, and are broken down as follows:

Map theme	Assessment criteria
Urban environment	Urban form Local neighbourhoods Activity centres
Urban function	Residential development Business land Transport networks Infrastructure and servicing
Natural environment and landscape	Natural ecosystem values Water bodies Landscape and open space values Heritage Values
Hazards	Natural hazards and land risks
Land development constraints	Topography Land use compatibility Climate change (low-carbon futures)
Mana whenua	Mana whenua Iwi development

The information contained in the maps has been assembled from publicly available sources, and the source of each data layer is noted in parenthesis within the legend to each map. The data sources include:

- The Kāpiti Coast District Council;

- The Greater Wellington Regional Council;
- Waka Kotahi;
- Department of Conservation;
- Heritage New Zealand Pouhere Taonga;
- The New Zealand Archaeological Association;
- Land Information New Zealand;
- The New Zealand Land Resource Inventory (Landcare Research);
- Te Puni Kōkiri.

It is noted that the areas, sites and places of significance to mana whenua identified in the maps have been sourced from publicly available sources, including KCDC, GWRC, Heritage New Zealand, Te Puni Kōkiri and Land Information New Zealand. It is acknowledged that there may be more sites of significance to mana whenua that are known to them but not identified in publicly available data, and not shown on these maps.

The key differences between the Greenfield Assessment and Intensification Assessment spatial influences and constraints maps are:

- Special character area, medium density and focussed infill precincts from the KCDC District Plan have been added to the "Urban Environment" map theme;
- Key public stormwater reticulation networks have been added to the "Urban Function" map theme;
- Highly productive land has been removed from the "Land Development Constraints" map theme;
- All designations have been added to the "Land Development Constraints" map theme.

The assessment is based on the information available at the time of the assessment.

Map books identifying the spatial influences and constraints associated with each theme are contained in Appendix 2.

Step 3: qualitative assessment

Similar to the process used to undertake the Greenfield Assessment, the qualitative assessment involved a desktop review of each intensification study area, based on the mapping of spatial influences and constraints outlined in the previous step.

For each criterion, observations were recorded and a rating given in accordance with the "traffic light" system described in the following table:

Rating	Description
	Intensification in the area is likely to align with the assessment criteria. The area is relatively free of constraints, or there are some constraints but these could be readily managed. Development in the area may also be an opportunity to resolve existing constraints or achieve positive outcomes.
	Intensification in the area would be somewhat inconsistent with the assessment criteria. The area is relatively constrained, and management of the constraints are likely to have impacts on the cost, complexity or timing of development. Development is unlikely to resolve existing constraints in the area.

Rating	Description
	Intensification in the area is inconsistent with the assessment criteria. The area is heavily constrained, and management of the constraints are likely to have a significant impact on the cost, complexity or timing of development. Development is likely to significantly increase the impact of existing constraints in the area.

It should be noted that the assessment is not a linear or weighted combination assessment and does not use a numerical scoring system. This is partly because it can be difficult to numerically weight the relative importance of the diverse range of matters associated with urban development. Rather, the purpose of the qualitative assessment is to provide an indication of the relative complexity associated with urban intensification in each of the study areas.

Similar to the Greenfield Assessment, the assessment is based on the information available at the time of the assessment.

4.1.2 Estimate of theoretical dwelling capacity

Notes on the estimate of theoretical dwelling capacity contained in this report:

- The estimates of additional theoretical dwelling capacity contained in this report were developed prior to the Council developing an Intensification Scenario Model, and therefore should be viewed as an indicative study only. Refer to the Council's Section 32 Evaluation Report for information on the Intensification Scenario Model.
- The methodology and underlying assumptions that inform the estimate of additional theoretical dwelling capacity contained in this report are different to those used to develop the Intensification Scenario Model. The two estimates cannot be compared on a 'like-for-like basis'.
- For a more up-to-date assessment of the level of development provided for within the Residential Intensification Precincts, refer also to the "Assessment of Kāpiti Coast Residential Intensification Area Feasibilities" report prepared by Property Economics (2022). The report by Property Economics is based on the estimate of plan-enabled theoretical development capacity derived from the Intensification Scenario Model, and not the estimates outlined in this report.

An assessment of the theoretical dwelling capacity of each of the intensification study areas has been undertaken. This assessment adopted a GIS-based approach to identify the theoretical dwelling capacity for each area, based on the following high-level scenarios:

- intensification of the General Residential zoned land within each area; and
- intensification of the General Residential zoned land within each area, plus intensification of all floors above the ground floor in Centres or Mixed Use zoned land within the area.

The process for estimating theoretical dwelling capacity is based on the following overall methodology:

1. Sites zoned General Residential, Centres and Mixed Use were identified within each of the study areas. Roads, designated sites, and sites within the Rural, Future Urban, Open Space, Institutional/Special Purpose and General Industrial zones were excluded.

2. For each site, a plan-enabled building height was identified, based on the intensification area within which the site is located (refer to section 3.2 for the enabled heights to each area).

3. For each site, the plan enabled building height was translated into a nominally permitted building height. The nominally permitted building height recognises that even where a district plan may enable a particular height in an area through a height standard, other factors including the site width and size may preclude that height from being achieved as a permitted activity. In particular, this assessment takes in to account the potential effects of height in relation to boundary standards[27] in reducing building heights that would otherwise be permitted by a height standard. The grading of individual sites into site size/width categories was undertaken in GIS.

4. Once the nominally permitted building height for each site is established, this was translated into a nominal density for each site (in dwellings per hectare). The densities used were translated pro-rata from the consultation document for *Te tupu pai*, which assigns indicative densities to different building heights[28]. The density assigned to each site was multiplied by the site area to calculate the estimated theoretical dwelling capacity of the site.

5. For each site, the existing number of dwellings currently located on the site was estimated, and this is subtracted from the theoretical dwelling capacity of the site (calculated in the previous step) to identify the number of additional dwellings enabled.

[27] Also commonly referred to as “recession planes” or “daylight access planes”.

[28] Kāpiti Coast District Council. KCDC. (30 September 2021). *Growing Well: Community Consultation Document*. These densities are similar to those used in background reporting for the Wellington City Council as part of the preparation of the Wellington Spatial Plan. See: Beca. (8 February 2019). *Wellington City – Planning for Future Growth: Preliminary Baseline Scenario Development*, p.4.

The following table summarises the key parameters used to undertake the estimate (for comparison, the maximum building height currently enabled through the district plan is noted):

Sites within the...	Existing maximum building height (Operative District Plan, for comparison)	Enabled building height (refer also section 3.2)	Recession plane assumption
Metropolitan Centre Zone (at Paraparaumu)	4 storeys (15m) in precinct A1, 3 storeys (12m) elsewhere	12 storeys	No recession plane between sites
Town Centre Zone and Mixed Use Zone (within intensification areas)	3 storeys (12m)	6 storeys	No recession plane between sites
Local centre zone	3 storeys (12m)	4 storeys	No recession plane between sites
General residential zone within the walkable catchment of the Metropolitan Centre Zone and rapid transit stops	2 storeys (8m), or 3 storeys (10m) in the Medium Density precinct	6 storeys	8m vertical at the boundary with 60 degree recession plane (from Auckland Terrace House and Apartment Building Zone) (see note)
General residential zone within the walkable catchment of the Town and Local Centre Zone	2 storeys (8m), or 3 storeys (10m) in the Medium Density precinct	4 storeys	8m vertical at the boundary with 60 degree recession plane (from Auckland Terrace House and Apartment Building Zone) (see note)

Note: the height in relation to boundary standard is greater than that required as a minimum by the MDRS (which is 4m vertical at the boundary). This estimate therefore tests a more enabling intensification outcome.

The methodology is based on the following key assumptions:

- All sites are assumed to be redeveloped;
- All sites are assumed to maintain their current geometry (it is assumed that there are no boundary adjustments or lot amalgamations);
- The estimate does not account for any potential reductions in height or density as a result of a qualifying matter.
- The estimate does not account for infrastructure constraints, or whether an area is considered “infrastructure ready”.
- Recession plane assumptions are based on equivalent Centres and higher density residential zones in the Auckland Unitary Plan. These have been used as a starting point, and do not preclude exploration of other height in relation to boundary approaches at a later date;
- Sites within the Mixed Use and Centres zones are assumed to have a non-residential ground floor. However, on the basis that no recession plane has been assumed for sites within these zones, the effective residential density for these sites has been kept the same as for residential sites with the same height, on the assumption that the loss of dwellings at the ground floor could be balanced by the gain in dwellings enabled through a lack of recession planes;
- The estimate is intended to represent dwelling capacity enabled by the district plan, and does not represent feasible or realisable development.

Further detailed assumptions are listed at the end of the detailed assessment contained in Appendix 3C.

The estimates that result from this methodology should be seen as high-level estimates based on the application of the densities identified by the draft District Growth Strategy to individual sites. They should not be viewed as a precise estimate of the number of dwellings that might otherwise result through site specific design. There are a range of factors that could influence the precise number of dwellings that might be able to fit on individual sites, such as local topography, boundary geometry, frontage width, chosen dwelling typologies, unit sizes, the provision of on-site parking, and a host of other site-specific factors that have not been taken into account as part of this estimate. As a result, the planning of individual sites may be able to achieve more or less dwellings than outlined in this estimate. Nevertheless, the estimate provides a useful general indication of the relative quantum of dwellings that could be enabled in each intensification area.

4.2 Overall assessment

Based on the qualitative assessment, the intensification study areas have been grouped into the categories outlined in the following table. Areas have been grouped into these categories based on a review of the overall degree of constraints or opportunities associated with each individual area. As outlined in the methodology, this grouping was not a linear weighted process, rather a qualitative judgement based on the observations made against individual assessment criteria for each area. The groupings used are similar to those used for the Greenfield Assessment. However, unlike the Greenfield Assessment, the purpose of this assessment is not to prioritise areas for intensification[29]. Rather it is to identify the range and scale of combined issues that could emerge from the intensification of each area. This approach enables a more informed planning response to enabling intensification throughout the district.

Overall assessment	Description
1	Intensification of the area is likely to achieve a range of positive outcomes. There are relatively few constraints to development in the area, and those that do exist could be managed through the district plan or other planning mechanisms.
2A	Intensification of the area is likely to achieve a range of positive outcomes, however there are a number of constraints that need to be overcome.
2B	Intensification of the area is likely to achieve a range of positive outcomes, however there are a number of constraints associated with the area, some of which are significant. Overcoming these constraints them is likely to have an impact on Council's long-term planning and strategic decision-making.

A detailed assessment of each area is contained in Appendix 3A and 3B. The following table summarises the overall assessment for each area:

[29] On the basis that (notwithstanding the consideration of potential qualifying matters) policy 3 of the NPS-UD directs district plans to enable intensification regardless of the level of constraints associated with the area.

Ref.	Location	Extent	Enabled heights	Additional estimated dwelling capacity	Overall assessment
Intensification in and around the Metropolitan Centre and Paraparaumu railway station					
UI-PA-5	Paraparaumu Metropolitan Centre	Approximate 800m walking distance from the Metropolitan Centre zone and the Paraparaumu railway station.	12 storeys within the Metropolitan Centre Zone. 6 storeys within the surrounding Mixed Use and General Residential Zones.	12,543 (of which 1,400 is subject to flood storage hazard)	2B
Sub-total additional estimated dwellings				**12,543**	
Intensification around rapid transit stops					
UI-PK	Paekākāriki Local Centre and Railway Station	Approximate 800m walking distance from the Paekākāriki railway station, and approximate 200m walking distance from the Paekākāriki local centre zone.	6 storeys within the Local Centre Zone and surrounding General Residential Zones.	1,385	2B
UI-WA	Waikanae Town Centre and Railway Station	Approximate 400m walking distance from the Waikanae Town Centre zone and an approximate 800m walking distance from the Waikanae Railway Station.	6 storeys within the Town Centre Zone and surrounding General Residential Zone.	4,403	2A
Sub-total additional estimated dwellings				**5,788**	
Intensification around Town Centres					
UI-ŌT-1	Ōtaki Main Street/Mill Road	Approximate 400m walking distance from the Ōtaki Main Street Town Centre Zone.	6 storeys within the Town Centre Zone. 4 storeys within the surrounding General Residential Zone.	2,122	2B
UI-ŌT-2	Ōtaki Railway	Approximate 400m walking distance from the Ōtaki Railway Town Centre Zone.	6 storeys within the Town Centre Zone. 4 storeys within the surrounding General Residential and Future Urban Zones.	1,142	2A
UI-PA-3	Paraparaumu Beach Town Centre	Approximate 400m walking distance from the Paraparaumu Beach town centre zone.	6 storeys within the Town Centre Zone. 4 storeys within the surrounding General Residential Zone.	828	1
UI-RB	Raumati Beach Town Centre	Approximate 400m walking distance from the Raumati Beach town centre zone.	6 storeys within the Town Centre Zone. 4 storeys within the surrounding General Residential Zone.	812	2A
Sub-total additional estimated dwellings				**4,904**	
Intensification around Local Centres					

Ref.	Location	Extent	Enabled heights	Additional estimated dwelling capacity	Overall assessment
UI-WB	Waikanae Beach Local Centre	Approximate 200m walking distance from the Waikanae Beach Local Centre zone.	4 storeys within the Local Centre Zone and surrounding General Residential Zone.	408	2A
UI-PA-1	Kena Kena Local Centre	Approximate 200m walking distance from the Kena Kena local centre zone.	4 storeys within the Local Centre Zone and surrounding General Residential Zone.	109	2A
UI-PA-2	Mazengarb Local Centre	Approximate 200m walking distance from the Mazengarb local centre zone.	4 storeys within the Local Centre Zone and surrounding General Residential Zone.	45	2B
UI-PA-4	Meadows Local Centre	Approximate 200m walking distance from the Meadows precinct local centre zone.	4 storeys within the Local Centre Zone and surrounding General Residential Zone.	264	2B
UI-RS	Raumati South Local Centre	Approximate 200m walking distance from the Raumati South local centre zone.	4 storeys within the Local Centre Zone and surrounding General Residential Zone.	149	1
Sub-total additional estimated dwellings				**975**	
Total additional estimated dwelling capacity				**24,210**	

Notes:

1. Additional estimated dwelling capacity means the estimated theoretical dwelling capacity, minus the estimated number of existing dwellings within an area.
2. The detailed assessment of each area identifies two intensification scenarios, one which considers the intensification of Residential and Future Urban zoned sites only, and the other which considers intensification of Centres and Mixed Use zoned areas in addition to General Residential Zoned sites. The estimate presented in this table represents the latter.
3. As noted in section 4.1.2, estimated dwelling capacity is a plan enabled estimate, and does not account for feasibility and realisability.

4.3 Three-waters infrastructure

In addition to the assessment outlined above, Aurecon have provided an assessment of the issues associated with stormwater, water supply and wastewater infrastructure for each of the intensification study areas. This assessment is contained in appendix 4.

The following is a summary of the key issues raised by this assessment.

Stormwater

- Flood storage requirements in Paraparaumu Metropolitan Centre could restrict development options in this area. Because of the potential significance of this issue, the extent of yield potentially effected by this has been highlighted in the estimate of dwelling capacity for this area. The assessment has identified that approximately 1,400 dwellings within the estimated dwelling capacity of the Metropolitan Centre is subject to flood storage hazard, and this reflects the number of dwellings in our estimate that may not be able to be realised should flood storage not be able to be resolved through engineering approaches.
- Flood hazard is widespread in parts of Ōtaki. This is largely associated with breakout of the Haruatai stream to the north, and residual risk associated with the Ōtaki river breaching its stop banks to the south. Addressing this hazard may require review of existing river control measures.
- Areas of flooding associated with waterways may require compensatory flood storage to be developed in order to compensate for increased impervious surfaces.
- In general, a hydraulic neutrality approach would likely be required to manage any increase in impervious surfaces.
- Low-lying coastal catchments in dune areas are potentially impacted by climate change (sea level rise). There will be limited gravity options to resolve this, and pumped solutions may be required (similar to those that already exist at Raumati South).

Water supply

- In all areas, the adequacy of bulk storage (reservoirs) needs to be confirmed. A minimum volume will be required for storage per person, so a significant increase in population may necessitate wider reservoir upgrades (which could be incremental with development).
- While the majority of existing urban areas within the district are well supplied with water, the exception is Ōtaki. The supply at Ōtaki is known to be near capacity and in poor condition. Upgrades will likely be required in coordination with intensification.
- Security of the water source supply for Ōtaki and Paekākāriki should be reviewed and confirmed as this has been identified as a constraint in the past.
- Bulk storage ponds for longer term bulk supply may need to be brought forward where development is accelerated.

Wastewater

- The absence of a wastewater network at Paekākāriki is a major constraint to development.
- Localised pump station and storage upgrades will likely be required in all areas across the network to accommodate excess flows.
- The long term tipping point for the Paraparaumu Waste Water Treatment Plant should be reviewed and confirmed. The existing plant has been designed to accommodate a certain growth horizon, and accelerated development will bring this forward. Long term solutions, including the potential to relocate the plant, could be considered to address this.
- The Paraparaumu network daisy-chains near the beach through numerous localised gravity catchments, pump stations and rising mains. Upgrades will likely be required to these facilities locally to accommodate increased densities. This would include storage, pump and power upgrades.
- The Ōtaki wastewater network is known to be aging and at capacity. There is a risk that significant upgrades may be required to accommodate intensification.
- In addition to this, the capacity of the Ōtaki Wastewater Treatment Plant should be reviewed and confirmed to ensure that it can accommodate planned growth in the area.

5.0 Potential Qualifying Matters

Note on potential qualifying matters discussed in this report:

- The assessment contained in this report was prepared prior to the publication of *Jacobs (2022), Kāpiti Coast Coastal Hazards Susceptibility and Vulnerability Assessment Volume 2: Results*. As such, this assessment does not identify the spatial extent of coastal erosion hazard as a potential qualifying matter, but it does acknowledge that such a matter would be a relevant consideration as a potential qualifying matter.

Policy 4 of the NPS-UD provides for consideration of "qualifying matters", which can be used to justify lower building heights and densities otherwise required to be enabled under policy 3. Clause 3.32 of the NPS outlines the definition of qualifying matters. This section outlines an initial potential scope of qualifying matters only, and is not intended to be a detailed statutory assessment of qualifying matters required for a section 32 report.

5.1 Scoping of potential qualifying matters

The following table outlines a potential range of qualifying matters that could apply to the Kāpiti Coast district.

The detailed assessment contained in Appendix 3B identifies whether there is any overlap between each of these potential qualifying matters each of the intensification study areas.

Potential qualifying matter	NPS-UD implementation clause	Spatial reference
Natural character in the coastal environment	3.32(1)(a) (referring to RMA s6(a))	Areas of High or Outstanding Natural Character in the Coastal Environment (KCDC). The definition and extent of the coastal environment within the district is currently being reviewed, and KCDC have prepared a Natural Character Evaluation to support this.
Wetlands, lakes, rivers and their margins, and fresh water generally	3.32(1)(a) (referring to RMA s6(a)), and 3.32(1)(b) (referring to the NPS Freshwater Management)	Significant Natural Wetlands (GWRC). Outstanding waterbodies (GWRC). Rivers, streams and drains (KCDC). Rivers and lakes (LINZ). Water collection areas (KCDC).
Outstanding natural features and landscapes	3.32(1)(a) (referring to RMA s6(b))	Outstanding natural features and landscapes (KCDC).
Significant indigenous vegetation and significant habitats of indigenous fauna	3.32(1)(a) (referring to RMA s6(c))	Key native ecosystems (GWRC). Indigenous biodiversity coastal (GWRC). Ecological sites (KCDC). Key indigenous trees (KCDC).
Relationship of Māori and their culture and their traditions with their ancestral lands, water, sites, wāhi tapu and other taonga	3.32(1)(a) (referring to RMA s6(e))	Wāhi tapu sites (KCDC). Additional sites informed through engagement with Iwi.

Potential qualifying matter	NPS-UD implementation clause	Spatial reference
Historic heritage	3.32(1)(a) (referring to RMA s6(g))	Historic heritage area (KCDC). Historic heritage place (KCDC). Notable trees (KCDC). Geological sites (KCDC). Heritage listed sites (Heritage New Zealand).
Flood hazard	3.32(1)(a) (referring to RMA s6(h))	Flood hazard areas (KCDC).
Earthquake hazard	3.32(1)(a) (referring to RMA s6(h))	Fault avoidance areas (KCDC). High combined earthquake hazard (GWRC).
Areas potentially susceptible to coastal hazard	3.32(1)(a) (referring to RMA s6(h)); or 3.32(1)(b) (referring to the New Zealand Coastal Policy Statement)	Coastal hazard mapping (currently being prepared by KCDC[30]).
Nationally significant infrastructure	3.32(1)(c)	State highway designation (KCDC). Rail corridor designation (KCDC). National grid lines (KCDC). High pressure gas network (KCDC).
Public open space	3.32(1)(d)	Open space zones (KCDC).
Designations	3.32(1)(e)	Designations (KCDC).
Business land for low density uses	3.32(1)(g)	Quarries (KCDC). The Mixed Use Precinct of the Airport Zone (KCDC). General industrial zone (KCDC).

5.2 Scoping of "other" qualifying matters

Clause 3.32(1)(h) provides for "any other matter that makes high density development as directed by policy 3 inappropriate in an area". However, there is a higher burden of evidence to establish whether a matter is a qualifying matter under this clause. This includes a requirement for site specific analysis to identify whether the qualifying matter exists in relation to any area.

In addition to the qualifying matters identified above, potential "other" qualifying matters that could be given consideration in the context of the Kāpiti Coast District include matters outlined in the following sections.

5.2.1 Special character areas

There are currently four "Beach Residential Precincts" identified in the district plan (at Ōtaki Beach, Waikanae Beach, Raumati and Paekākāriki). The Beach Residential Precincts are given effect to in the district plan through standards embedded in the residential building rule (GRZ-R6), the standards and matters of discretion embedded in the residential subdivision rule (SUB-RES-27), and the Special Character Area Design Guidelines (which are referred to as a matter of discretion in the subdivision rule). In addition to this, the Waikanae Garden Precinct is also a

[30] This information has since been prepared. See: *Jacobs (2022), Kāpiti Coast Coastal Hazards Susceptibility and Vulnerability Assessment Volume 2: Results*.

special character area that specially recognises the contribution that established vegetation makes to the character of the area, in the context of low-density residential development.

The general thrust of the special character areas in the district plan is to ensure that new development maintains, amongst other things, the low-density, low scale character of each area. This could be seen as contrary to the intensification policies, as well as other objectives and policies, of the NPS-UD. In order for rules that limit density in special character areas to continue to apply, these would need to be justified as an "other" qualifying matter under clause 3.32(h) of the NPS-UD.

5.2.2 Lack of reticulated wastewater infrastructure at Paekākāriki

Paekākāriki is in a unique situation of being subject to the rapid transit stop intensification policy (policy 3(c)(i)), while at the same time not having a reticulated wastewater system that would practically enable the level of intensification anticipated by the NPS. However, a lack of infrastructure is not prescribed as a qualifying matter, and the general thrust of the NPS-UD is that Councils plan for the development of infrastructure to ensure that there is sufficient development capacity over the short, medium and long terms.

In order for a lower level of development to be provided for than otherwise required by the NPS-UD, a lack of infrastructure would need to be justified as an "other" qualifying matter under clause 3.32(h) of the NPS-UD.

6.0 Observations

The following section provides observation on a range of matters associated with the intensification of existing urban areas that have emerged as a result of this assessment.

6.1 Key intensification areas – Paraparaumu, Waikanae and Ōtaki

This assessment highlights that the key opportunities for intensification in the district are:

- Paraparaumu Metropolitan Centre (12,543 additional estimated dwellings, or 52% of total);
- Waikanae Town Centre (4,403 additional estimated dwellings, or 18% of total);
- The "twin" town centres at Ōtaki (3,264 additional estimated dwellings, or 13% of total).[31]

Combined, these areas are likely to provide a significant majority of the plan-enabled intensification opportunity that falls within the scope of this study (83% of total). As a set, they have the advantage of being geographically distributed across the district. Over time, this means that the potential benefits associated with intensification, including the ability for intensification to support existing and new commercial activities and community services in each of these areas, will also be distributed across the district. This pattern of development and intensification benefits may also improve the existing population's access to commercial activities and services in each of these areas.

In general, land within each of the intensification study areas is already subdivided and developed to some degree. However, both the Paraparaumu Metropolitan Centre and the areas around the twin centres at Ōtaki contains large blocks of unsubdivided and in some cases undeveloped land. This includes the Coastlands site, the undeveloped land within Paraparaumu metropolitan centre, and a number of large blocks of land in the northern half of Ōtaki. While these blocks of land present opportunities for comprehensive intensification, the degree to which they are developed, and the timing of their development, will be dependent on the aspirations and timing of the land owners.

6.2 Intensification at Paekākāriki

Intensification at Paekākāriki is estimated to theoretically enable 1,385 additional dwellings[32] (6% of total).

Because Paekākāriki railway station is a rapid transit stop, the area is subject to policy 3(c)(i) of the NPS-UD. However, unlike the areas around the Paraparaumu and Waikanae railway stations, which are subject to the same policy, significantly fewer dwellings are anticipated to be enabled at Paekākāriki. This is primarily due to the following:

[31] As noted previously, these estimates are theoretical only and do not account for feasibility or realisability of development.

[32] As noted previously, this estimate is theoretical only and do not account for feasibility or realisability of development.

- Paekākāriki has a narrow settlement pattern as a result of being located between steep hills to the east and the coast to the west. This pattern results in fewer sites being located within the walkable catchment.
- Individual sites within Paekākāriki are narrower than those found in Waikanae or Paraparaumu. As a result, 6 storey building heights are less likely to be achieved.

Alongside the lower degree of intensification enabled at Paekākāriki compared to other areas, there are a number of factors unique to the area that make intensification of the area more challenging. These include:

- The area is not connected to a reticulated wastewater system. Existing sites generally dispose of wastewater on site through septic tank systems. The lack of a reticulated system is likely to impact on the feasibility and realisability of intensification in the area.
- The area has only one primary road access point, with the intersection at Beach Street and State Highway 1 being relatively congested and subject to a number of safety issues. These issues may be partly ameliorated by the opening of Transmission Gully Motorway.
- The area has lower access to a range of commercial activities and community services compared to Waikanae and Paraparaumu.
- Compared with other intensification study areas, topography in the area is variable and in some places steep. This is likely to make the development of more intensive dwelling typologies such as apartments and terraced housing more challenging.

6.3 Intensification in and around local centres

Intensification in and around local centres represents a small proportion of the total intensification potential of the district (975 additional estimated dwellings, or 4% of total). While the potential contribution to the district's dwelling supply in these areas is smaller than other areas, targeted intensification around local centres could have the following potential benefits:

- Intensification immediately surrounding local centres is likely to support existing commercial activity in those centres and could encourage their growth and development. Over time this would lead to increased access to commercial activities and community services for the surrounding community. This would be particularly beneficial for communities with low access to existing centres, such as Waikanae Beach.
- Intensification around local centres would have the benefit of improving their legibility within the overall urban form. That is, the increased height and density of buildings within and around centres will help distinguish them as distinct places within the broader urban environment.

6.4 Industrial areas

A significant proportion of the district's industrial land use is located within the walkable catchments of the Paraparaumu Metropolitan Centre zone and railway station, as well as the Waikanae railway station. This is likely to lead to tensions between industrial land uses and residential intensification, specifically around noise, heavy vehicle traffic and hazardous

substances. At the same time, Kāpiti's industrial areas provide the benefit of being local centres for employment and provide access to a range of services.

6.5 Infrastructure

This assessment has identified that at a high level, there are a range potential infrastructure constraints that may be impacted by (and impact on) intensification. In particular:

- **Stormwater.** Intensification is likely to result in an increase in impermeable surfaces and associated run-off, putting increasing emphasis of effective implementation of hydraulic neutrality solutions. In addition, areas subject to current flood storage requirements (in particular at the Paraparaumu Metropolitan Centre) may be challenging to develop because of the need to provide compensatory flood storage in order to enable development. Low-lying coastal stormwater catchments may require pumped solutions to manage the impacts of climate change.
- **Water supply.** While the district is generally well supplied with potable water, the exception is Ōtaki, which is known to be at capacity. Growth across the district is likely to put pressure on existing bulk storage across the district. The long term security of water supply at Ōtaki and Paekākāriki has been identified as a constraint.
- **Wastewater.** The absence of a wastewater system at Paekākāriki is a constraint to development in that area. In Paraparaumu and Waikanae, increase in dwellings because of intensification is likely to put further pressure on the existing daisy chain network, including pump stations, storage, and power supply. At Ōtaki, the existing network is known to be aging and at capacity. Acceleration of growth in the district may bring forward capacity tipping points at the Paraparaumu and Ōtaki Wastewater Treatment Plants.
- **Public transport.** Ōtaki is likely to continue to have a low level of public transport service until it becomes connected to the commuter rail network.
- **Road transport.** Residential intensification is likely to put additional pressure on east-west road connectivity across the district, as well as at key intersections in Waikanae, Paraparaumu and Paekākāriki, where roads cross the railway line.
- **Road reserves.** In intensified urban environments, road reserves are likely to come under increasing pressure to accommodate a range of uses, including on-street parking, stormwater treatment and disposal, landscaping and planting, waste collection, and pedestrian and cycle movements. This may become a particular issue where developers choose not to provide on-site vehicle parking.
- **Open space.** Many of the identified intensification areas have reasonable access to existing open space, however the Paraparaumu Metropolitan Centre and Waikanae Town Centre have relatively lower provision of public open space.

6.6 Natural hazards

Existing urban areas in the district are subject to a range of natural hazards.

- **Flood hazard.** Flood hazards across the district's urban areas are identified in the District Plan. Undertaking development in a manner that meets the requirements of the District Plan's flood hazard provisions may impact on the feasibility and realisability of

intensification in areas subject to flood hazard. In particular, areas subject to flood storage hazard in the Paraparaumu Metropolitan Centre Zone may be challenging to develop due to the requirement to provide for compensatory flood storage, and this is likely to impact on development capacity. The effects of climate change may increase the frequency and intensity of flood events, and it is noted that the Council is currently in the process of updating existing flood hazard models across the district.

- **Earthquake hazard.** Apart from at Ōtaki and Waikanae town centre, all other centres are subject to a high liquefaction potential. This could have impacts on the engineering requirements and construction costs associated with more intensive building types, in particular multi-storey terraces and apartment buildings.
- **Coastal hazard.** A number of Kāpiti's centres are located on or within close proximity to the coast. These areas could be subject to increased exposure to coastal hazards, including those impacted by climate change. It is noted that the Council is preparing up-to-date information on coastal hazards, as part of preparatory work for a future coastal environment plan change[33].

6.7 Refinement of intensification areas

As noted in section 3.0, the methodology for identifying intensification study areas is based on walkable catchment mapping that has been translated into property boundaries. While this is an appropriate method for identifying the general extent of intensification study areas, the areas identified in this assessment may need to be refined in order to provide for a rational planning response. In other words, the boundaries of intensification study areas identified in this assessment should not be interpreted as the exact spatial extent of a proposed plan change.

There are a range of factors that could influence the refinement of intensification areas to ensure a rational planning response. These factors include whether intensification areas are aligned to streets and city blocks, whether there are topographic or other site-specific features that might influence the boundary of intensification areas. Direction provided by the NPS-UD notes that intensification is to be enabled within *at least* a walkable catchment, so this suggests that refined intensification areas may be larger than the intensification study areas outlined in this assessment.

[33] This information has since been prepared. See: *Jacobs (2022), Kāpiti Coast Coastal Hazards Susceptibility and Vulnerability Assessment Volume 2: Results*.

7.0 Conclusion

The population of the Kāpiti Coast district is expected to increase by approximately 32,000 people by the year 2051, and this population increase is expected to result in demand for an additional 16,185 dwellings over the same period. However, under the provisions of the operative District Plan, there is projected to be a shortfall in development capacity of approximately 8,400 dwellings over the long term[34]. It is possible to meet this shortfall through a mixture of greenfield and intensification development.

This assessment has addressed the potential for intensification enabled through the district plan to address some of this demand.

Unlike greenfield growth, the nature and location of intensification is heavily driven by the MDRS and the National Policy Statement on Urban Development 2020 (NPS-UD). At the same time, *Te tupu pai* (the District Growth Strategy) helps to provide local substance to the general policy direction provided by the NPS-UD. This assessment has considered the MDRS, the NPS-UD and *Te tupu pai* in coordination.

The assessment has identified 12 “intensification study areas”, based on direction provided by the NPS-UD and *Te tupu pai*. Following a qualitative and quantitative methodology, this assessment has found that across the intensification study areas considered by this assessment, there is an estimated additional theoretical capacity of 24,210 dwellings that could be enabled through changes to the district plan. The majority of this capacity (83%) is located around three centres: Paraparaumu Metropolitan Centre, Waikanae Town Centre and the twin centres at Ōtaki. This presents a significant opportunity to improve the supply of dwellings within existing areas, particularly in areas that are close to commercial activities, community services and public transport. At the same time, there are a range of constraints associated with the intensification of each area, which may impact on the feasibility and realisability of intensification in each area.

[34] Kāpiti Coast District Council and Greater Wellington Regional Council (2022). *Kāpiti Coast District Council Regional Housing and Business Development Capacity Assessment.*

Appendix 1: Assessment Criteria Framework

BOFFA MISKELL
BM210137 Kāpiti Urban Development and Intensification

Assessment Criteria Framework

Theme		URBAN ENVIRONMENT				URBAN F
Assessment criteria		Urban form	Local neighbourhoods	Activity centres	Residential development	Business land
Description		Urban form is an overall condition which is derived from the combination of a the footprint of urban areas, their distribution, density, street pattern, distribution of open space, and building scale. Cohesive urban form is integral to the planning urban growth as it influences the accessibility, liveability, sustainability and adaptability of the place. New growth areas located adjacent to existing urban areas or along/near key transport corridors have the potential to link well with existing urban areas. In contrast, poorly connected new growth areas have the potential to undermine social connection and cohesion, increase the cost of providing infrastructure services, and reduce their accessibility, liveability, sustainability and adaptability. The Kāpiti district has a distinctive and established pattern of urban development which is primarily defined by a series of urban centres (Paraparaumu, Waikanae, and Ōtaki), connected along a north-south spine (the state highway and railway network), alongside a network of connected coastal neighbourhoods. The Wellingon Regional Growth Framework anticipates that urban growth will build upon the established hierarchy of centres, supplimented by the expansion of Waikanae and Otāki, as well as other potential greenfield areas. At the same time, other high level policy encourages the consolidation of urban areas within the coastal environment. Cohesive urban growth will respond to both the established pattern of urban development, as well as national, regional and local strategies and policies for how it should develop.	The Kāpiti district is composed of a diverse collection of connected centres and neighbourhoods. Each of these have their own place-based features and qualities that distinguish them from one another, and make them attractive places to live, work or play. The unique identity of a place can also contribute to the establishment and maintenance of a sense of local community. Urban growth and development has the potential to change existing centres and neighbourhoods. Change is not of itself a bad outcome, however it is important that urban intensification and growth responds to its local context, recognises the features and qualities that make a place distinctive, and builds upon these to ensure that the future centre or neighbourhood is an attactive and well functioning place to live, work and play. Areas of urban intensification will need to consider how intensification can be undertaken in a way that enhances the local sense of place, and enchances the demarkation between smaller communities and Kāpiti's main centres. Areas of new urban growth will need to consider their relationship to existing adjacent neighbourhoods, and whether the development is of a sufficient scale that it needs to consider how its own sense of neighbourhood is defined, maintained and distinguished from surrounding neighbourhoods.	Activity centres are where communities shop, work, access community services, relax and socialise. They function as a focal point for the provision of services and social interaction. Activity centres will provide for community facilities including libraries, community halls, schools, hospitals and parks. Activity centres both support, and are supported by, residential growth and intensification. For areas of urban intensification, activity centres provide the access to amenity that improves the attractiveness of living in a more densely occupied urban environment. This means that activity centres need to be supported to grow and develop to meet the needs of surrounding residential growth. Residential intensification will consider the form and function of existing activity centres, and their ability to provide for surrounding residential intensification. For new growth areas, proximity to activity centres and community facilities is important in ensuring the development of a viable and well functioning community, with ready accessibility to the amenity and services that these centres provide. New growth areas will need to consider how they provide for, or connect to, activity centres in order to support their development.	Providing for growth in housing supply is a key aspect of planning for growth. Residential development capacity refers to the potential for growth in the number of dwellings in the district enabled through integrated planning, in addition to the existing potential for growth already enabled. The target capacity will be informed by the Housing and Business Capacity Assessment. Residential development capacity will also consder the degree of choice in housing types enabled through integrated planning, and the degree to which housing choice is spatially distributed in a cohesive manner throughout the district.	A well functioning urban environment will provide for local employment in addition to housing capacity. Areas associated with commercial or industrial uses will be located, connected to and integrated with other land uses such as housing, open space and transport networks in a cohesive manner that acknowledges the scale, nature and character of its use. In districts and regions subject to growing housing demand, there may be pressure to convert existing or planned business land into housing. Cohesive urban growth will acknowledge the finite nature of land available for business uses, and in particular that some business land uses (such as industrial land) may not integrate well with housing growth.
Key Kāpiti growth principles	**Supporting mana whenua aspirations**	•	•	•	•	•
	Embracing the opportunities of growth	•	•	•	•	•
	Valuing our environment	•	•			
	Encouraging low-carbon living	•		•	•	•
	Fostering strong communities	•	•	•		
	Enabling choice	•		•	•	
Key policies from National Policy Statements	National Policy Statement on Urban Development 2020	Policy 1(e); 3(b), (c) and (d).		Policy 1(c).	Policy 1(a)(i); 2; and 8.	Policy 1(b); and 2.
	New Zealand Coastal Policy Statement 2010	Policy 6(1)(b) and (c).				
	National Policy Statement for Freshwater Management 2020	Clause 3.5(4).				
	National Policy Statement on Electricity Transmission 2008					
	National Policy Statement for Renewable Electricity Generation 2011					
	Draft National Policy Statement Indigenous Biodiversity 2019					
	Draft National Policy Statement for Highly Productive Land 2019					
Other key stategy and policy influences		~ Te Tupu Pai, Growing Well (2022) ~ Wellington Regional Growth Framework (2021) ~ Kāpiti Long Term Plan (2021)	~ Te Tupu Pai, Growing Well (2022) ~ Wellington Regional Growth Framework (2021) ~ Kāpiti Long Term Plan (2021)	~ Te Tupu Pai, Growing Well (2022) ~ Wellington Regional Growth Framework (2021) ~ Kāpiti Long Term Plan (2021)	~ Te Tupu Pai, Growing Well (2022) ~ Wellington Regional Growth Framework (2021) ~ Kāpiti Long Term Plan (2021) ~ Housing Strategy (2022)	~ Te Tupu Pai, Growing Well (2022) ~ Wellington Regional Growth Framework (2021) ~ Kāpiti Long Term Plan (2021)
Spatial influences and constraints		~ Existing urban areas (KCDC areas currently zoned for urban development). ~ Future urban development areas (KCDC Future Urban Development zone). ~ Extent of the metropolitan centre zone equivalent (KCDC). ~ Walkable catchment from the metropolitan centre zone equivalent (KCDC). ~ Rapid transit stops (train stations). ~ Walkable catchment from existing or planned rapid transit stops (KCDC). ~ The extent of the Coastal Environment (KCDC Coastal Environment layer).	~ Special character areas (KCDC).	~ Location of civic centres (KCDC Civic and Community zone). ~ Location of district, town and local centres (KCDC District, Town and Local Centre zones). ~ Location of schools. ~ Location of libraries. ~ Location of hospitals.	~ Existing areas zoned fo urban residential development (KCDC Residential and Beach Residential zones). ~ Areas planned for residential development (KCDC Future Urban Development zone, Potential Residential Areas layer). ~ Medium density housing precinct (KCDC). ~ Focussed infill precinct (KCDC).	~ Existing areas zoned for commercial purposes (KCDC Town Centre, District Centre and Local Centre zones). ~ Existing areas zoned for industrial or services purposes (KCDC Industrial/Service and Outer Business Centre zones).
Criteria (Future Urban Study Areas)		~ Growth builds cohesively on established patterns of urban development; ~ Development around established centres and networks.	~ Consideration of the impacts of growth on established neighbourhoods; ~ Recongition that urban development may require the establishment of new neighbourhoods to develop.	~ Urban growth in proximity to established district, town and local centres; ~ Recongition that new centres may be required to support expansive urban development.	~ Contribution to dwelling supply; ~ Contribution to dwelling diversity and choice.	~ Urban development does not come at the expense of business uses, particularly industrial uses.
Criteria (Urban Intensification Study Areas)		~ Height and density of development responds to the established centres hierarchy and access to rapid transit stops.	~ Consideration of the impacts of intensification on established neighbourhood character.	~ Intensification is accessible to a range of commercial activities and community services.	~ Contribution to dwelling supply; ~ Contribution to dwelling diversity and choice.	~ Intensification does not come at the expense of business uses, particularly industrial uses. ~ Intensification has the ability to accommodate a range of commercial uses, where appropriate.

BOFFA MISKELL
BM210137 Kāpiti Urban Development and Intensification

Assessment Criteria Framework

Theme		FUNCTION		NATURAL ENVIRONMENT AND LANDSCAPE		
Assessment criteria		**Transport networks**	**Infrastructure and servicing**	**Natural ecosystem values**	**Water bodies**	**Landscape and open space values**
Description		Transport networks are important for enabling people to move throughout urban areas to schools, work, commercial centres, and other activities and services. Choice in mode of transport is important to liveability and sustainability – active modes (walking and cycling), public transport, cars and heavy vehicle transport should be accessible options for people as the district grows. Transport networks within the Kāpiti district are influenced by the presence of the current, former and future location of State Highway 1, as well as the rail corridor, which form a north-south spine that traverses the district. Local networks provide connectivity to and between local centres that are prediominantly located to the west of this spine. At the same time, the relocation of the state highway network has opened up new opportunities for connected development to take place in the space between the new and existing network, particularly around Parapaumu and Waikanae. Regional public transport services focus on the railway line, which is services by stops at Paekakariki, Paraparaumu and Waikanae. Local public transport is serviced through a network of bus routes that connect local communities back to the railway line. New urban growth areas need to consider the degree to which they can readily connect in to these existing networks, including whether they can support the provision of public and active modes of transport. Areas of intensification, where individual car ownership is likely to become less necessary, will need to consider the degree to which they can connect into established or planned public transport, cycling or walking networks.	Sustainable urban growth needs to be cooridinated with the provision of infrastructure and services. The ability to connect easily with reticulated infrastructure can reduce the economic and environmental costs of new development and is a key influence on servicing feasibility. The feasibility of servicing an area with water and wastewater infrastructure is a key determinant of its overall development feasibility, with areas that have significant constraints in terms of the ability to provide cost-effective servicing being less feasible as growth options. Areas of residential intensification should consider the capacity constraints associated with existing reticulated infrastructure networks, and intensification will need to be coordinated with any work required to increase the capacity of existing infrastructure. Areas of new growth will need to consider their proximity to existing main trunk infrastructure networks, their ability to connect to these, and the effects of this on the wider network.	The Kāpiti district is home to a diverse range of natural environments and associated ecosystems that include terrestrial natural environments, riverine, wetland and freshwater environments and the natural coastal environment. These natural environments are not confined to rural areas, and are woven into both the urban and rural environments. Urban growth should seek to protect existing environmental values, and enhance or restore natural environmental values where there is the opportunity to. This includes protecting or enhancing existing ecological corridors across the district, and protecting significant natural areas, habitats, ecosystems, wetlands, fresh water resources with significant value and indigenous biodiversity, in both the coastal and terrestrial environments. Urban intensification should consider the presence of the existing natural ecosystems in the urban environment, and the entent to which they can be accommodated or supported by intensification.	The Kāpiti district is home to a large number and diverse range of water bodies. These not only include the larger Waikanae and Ōtaki rivers, but also the numerous networks of streams, drains, lakes and ponds that occupy the flatter coastal areas of the district. Recent fresh water reforms have established a national planning framework for freshwater. At the core of this framework is the concept of Te Mana o te Wai, which refers to the vital importance of water for sustaining life in New Zealand. When managing fresh water, it establishes a hierarchy that means prioritising the health and wellbeing of water first, then the health needs of people, followed by the ability for people and communities to provide for their social, economic and cultural wellbeing. A water body is fresh water in a river, lake, stream, pond, wetland or aquifer that is not located in the coastal marine area. Development has the potential to impact upon existing water bodies through increased runoff from impervious surfaces and increased contaminant loads from vehicle areas such as roads and car parking, and sediment runoff associated with earthworks. At the same time develoment can also have physical spatial effects on water bodies, particularly where they are accidentally or purposefully altererd (such as through reclamation, redirection or bridging) to enable development. In the context of Te Mana o te Wai, any effects of urban development that may cause degredation of existing water bodies will be considered as undesireable.	The Kāpiti district is composed of a diverse range of natural and modified landscapes that contribute to local identity and sense of place. These include a range of features and landscapes that are recognised at a regional and district level as being of value. At the same time, the existing network of coastal, rural and urban open spaces provide an underlying framework of amenity that supports the existing and future urban environment. Intensification of existing urban areas, and the growth of new urban area will need to be sensitive to the range of landscapes that are of value at a district, regional and national level. In particular, outstanding natural features and landscapes will be recognised and maintained, and natural coastal character along currently non-urbanised coastal margins will be maintained. Intensification of existing urban areas should seek to protect and enhance existing open space networks and the public amenity that they provide. At the same time it will consider the potential increase in demand for public open space in the context of residential intensfication. The development of new urban areas will need to be accompanied by suitable expansion of the open space network.
Key Kāpiti growth principles	**Supporting mana whenua aspirations**	•	•	•	•	•
	Embracing the opportunities of growth	•	•			
	Valuing our environment			•	•	•
	Encouraging low-carbon living	•		•		
	Fostering strong communities	•		•		•
	Enabling choice	•				
Key policies from National Policy Statements	National Policy Statement on Urban Development 2020	Policy 1(c).	Policy 10(b); and 3.2(1)(c).	Clause 3.32(1)(a).	Clause 3.32(1)(a) and (b).	Clause 3.32(1)(a) and (d).
	New Zealand Coastal Policy Statement 2010			Policy 12(1) and (2).		Policy 6(1)(i); 13(1)(a) & (b); 15(1)(a) and (b); & 18(b).
	National Policy Statement for Freshwater Management 2020			Policy 9.	Objective 1; policy 6; 7; and 8.	Policy 6; 7; 8; and 9.
	National Policy Statement on Electricity Transmission 2008					
	National Policy Statement for Renewable Electricity Generation 2011					
	Draft National Policy Statement Indigenous Biodiversity 2019			Policy 6; policy 7; clause 3.16; and clause 3.17(4).		
	Draft National Policy Statement for Highly Productive Land 2019					
Other key stategy and policy influences		~ Te Tupu Pai, Growing Well (2022) ~ Wellington Regional Growth Framework (2021)	~ Te Tupu Pai, Growing Well (2022) ~ Wellington Regional Growth Framework (2021) ~ Kāpiti Long Term Plan (2021) ~ Infrastructure Strategy (2021)	~ Te Tupu Pai, Growing Well (2022) ~ Wellington Regional Growth Framework (2021) ~ Kāpiti Long Term Plan (2021)	~ Te Tupu Pai, Growing Well (2022) ~ Wellington Regional Growth Framework (2021) ~ Kāpiti Long Term Plan (2021)	~ Te Tupu Pai, Growing Well (2022) ~ Wellington Regional Growth Framework (2021) ~ Kāpiti Long Term Plan (2021) ~ Open Space Strategy (2021)
Spatial influences and constraints		~ Location of National, Regional and Arterial roads (Waka Kotahi National Road Centreline data); ~ Transmission Gully, M2PP, PP2O, O2NL. ~ Railway lines. ~ Railway stations. ~ Bus routes (GWRC). ~ Cycle network (GWRC/KCDC).	~ Location of existing "main trunk" wastewater services (KDCD). ~ Location of existing "main trunk" water supply services (KCDC). ~ Identification of areas where existing 3 waters infrastructure capacity is constrained (KCDC).	~ Ecological sites (KCDC Ecological Sites). ~ Key indigenous trees (KCDC Key Indigenous Trees). ~ Key native ecosystem areas (GWRC Key Native Ecosystems). ~ Areas of significant indigenous biodiversity (GWRC). ~ Extent of the coastal environment (KCDC Coastal Environment layer).	~ Wetlands (GWRC). ~ Rivers, streams, lakes and their margins (KCDC Rivers, Streams and Drains, LINZ Rivers and Lakes). ~ Drinking water collection areas (KCDC);	~ Existing public open spaces (KCDC Open Space zones). ~ Existing DoC estate (DOC); ~ Existing regional parks (GWRC); ~ QEII Sites (QEII National Trust); ~ Outstanding waterbodies (GWRC); ~ Geological areas and features (GWRC & KCDC); ~ Areas of Outstanding and High Natural Character (KCDC); ~ Outstanding Natural Features and Landscapes (KCDC); ~ Special Amenity Landscapes (KCDC); ~ Notable treesand notable tree areas (KCDC); ~ Esplanade reserves, strips and riparian margins to the Coastal Marine Area (GWRC). ~ Extent of the coastal environment (KCDC Coastal Environment layer).
Criteria (Future Urban Study Areas)		~ Coordination of growth with the capacity of established transport networks; ~ Transport choice, and access to active modes and public transport.	~ Coodination of growth with the capacity of existing reticulated services networks; ~ Ability to connect new growth to reticulated services; ~ Recognition that growth in some areas may trigger significant upgrades to existing infrastructure systems.	~ Providing for natural environmental values; ~ Recognising the sensitivity of natural ecosystems.	~ Minimising the impacts of urban growth on exsiting water bodies; ~ Opportunities to improve water quality through urban development.	~ Recognition of Kāpiti's distinct landscapes; ~ Access to public open space.
Criteria (Urban Intensification Study Areas)		~ Intensification in proximity to rapid transit stops. ~ Intensification is accessible public and active transport networks.	~ Coodination of intensification with the capacity of existing reticulated services networks; ~ Recognition that intensification in some areas may trigger significant upgrades to existing infrastructure systems.	~ Providing for natural environmental values; ~ Recognising the sensitivity of natural ecosystems.	~ Minimising the impacts of intensification on exsiting water bodies; ~ Opportunities to improve water quality through urban development.	~ Recognition of Kāpiti's distinct landscapes; ~ Access to public open space.

BOFFA MISKELL
BM210137 Kāpiti Urban Development and Intensification

Assessment Criteria Framework

Theme		LAND DEVELOPMENT				
Assessment criteria		**Heritage values**	**Topography**	**Natural hazards and land risks**	**Land use compatibility**	**Highly productive land**
Description		The Kāpiti district has a rich history, and this is acknowledged through the range of heritage places and areas that are recognised at a district and regional level, as well as through the Heritage New Zealand list. In addition to this, there are a number of archeological sites distributed across the district. The intensification of existing urban environments will need to consider the potential effects of intensification on urban sites of historic significance. New growth areas will need to consider the potential effects of urbanisation on sites or areas of heritage siginificance that have normally been defined by their rural setting. In addition to this, new growth areas should acknowledge the likelyhood of archeaological discovery associated with development.	The Kāpiti district is defined by its location between the mountains and the sea. As a result, there are a range of topographies across the district, including steep mountainous and foothill terrain, intermediate valleys with moderate topographic complexity, and comparatively flat coastal land. Towards the north of the district, the amount of flat land increases as the distance between the mountans and the sea opens up. While it is possible to build new urban areas over relatively steep or very undulating ground, the requirements to prepare steep land for growth can be costly and have adverse effects on the land and the wider environment. Conversely, developing urban environments on relatively flat land is both cheaper, and likely to have lower impacts on the environment. Urban growth should acknoweldge that it will be easier to develop and intensify flat areas, and relatively more challenging to develop or intensify areas with steep or complex topography.	Natural hazards present a risk to the wellbeing of communities, as well as to their ongoing health and safety. Some areas are potentially subject to natural hazards which provide significant risks associated with occupation of the land for residential or business uses. Some areas already have physical works and mitigations in place, or effective measures could be put in place as part of new development. In other areas, natural hazard effects cannot easily be mitigated, so growth areas that avoid critical hazards are favoured. Intensification of existing urban areas and development of new urban areas should consider earthquake related hazards, hazards associated with river and stream flooding, and hazards associated with the coastal environment. When considering the exposure of development to natural hazards, the influence of climate change on the nature, scale and frequency of natural hazards such as flooding, coastal erosion and inundation will also be a key consideration in the planning of urban intensification and growth that is both adaptable to and resilient towards the potential effects of climate change. The potential presence of contaminated land will also be a consideration for development, as land remediation can contribute to the cost and complexity of urban development.	As urban areas grow there are increasing instances where relatively sensitive activities come into contact with potentially incompatible land uses such as industrial activities, intensive agriculture or horticultural land uses and significant infrastructure. This can result in residents raising concerns about noise and air emissions, odour and traffic. However, land uses which may be incompatible with residential living or business activities are vital to the overall functioning of urban areas and to the district's economy and are often limited in where they can locate. The growth and intensification of residential areas needs to recognise the potential for reverse sensitivity effects on existing established uses, and planned uses, particularly where these uses are significant to the local, regional or national economy. To minimise the potential for adverse effects on sensitive uses, it is considered more desirable to direct new growth areas away from incompatible types of land use.	Highly productive land (land with an LUC Class I, II or III) are valued by the community for their productive purpose as they are highly fertile and require less irrigation or fertiliser to grow plants and food. This is particularly the case for the Kāpiti district, which has a high degree of horticulture and agricultural land use. Areas of potential urban growth containing highly productive land should be considered carefully in the context of the district before being allocated for residential or business development. There is a preference to maintain the availability of highly productive land (particularly where it is well located in terms of climate, water availability, and access to transport routes and labour markets) for productive uses for future generations and to protect its productive capacity from inappropriate subdivision, use, and development. The presently proposed National Policy Statement for Highly Productive Land is likely to be highly relevant to the consideration of areas of potential future urban growth in the Kāpiti district, in the event that it becomes operative. Note that the proposed NPS is unlikely to effect areas of proposed urban intensification.
Key Kāpiti growth principles	**Supporting mana whenua aspirations**	•	•	•	•	•
	Embracing the opportunities of growth				•	
	Valuing our environment		•	•		•
	Encouraging low-carbon living					
	Fostering strong communities	•				
	Enabling choice					
Key policies from National Policy Statements	National Policy Statement on Urban Development 2020	Clause 3.32(1)(a).		Policy 1(f); and clause 3.32(1)(a).	Clause 3.32(1)(c).	Clause 3.32(1)(b).
	New Zealand Coastal Policy Statement 2010	Policy 6(1)(j); and 17.		Policy 25(b); and 25(f).		
	National Policy Statement for Freshwater Management 2020					
	National Policy Statement on Electricity Transmission 2008				Policy 10.	
	National Policy Statement for Renewable Electricity Generation 2011				Policy D.	
	Draft National Policy Statement Indigenous Biodiversity 2019					
	Draft National Policy Statement for Highly Productive Land 2019				Policy 5(b), (c) and (d).	Policy 2(d); and 3.
Other key stategy and policy influences		~ Te Tupu Pai, Growing Well (2022) ~ Wellington Regional Growth Framework (2021)	~ Wellington Regional Growth Framework (2021)	~ Te Tupu Pai, Growing Well (2022) ~ Wellington Regional Growth Framework (2021)	~ Wellington Regional Growth Framework (2021)	~ Te Tupu Pai, Growing Well (2022) ~ Wellington Regional Growth Framework (2021)
Spatial influences and constraints		~ District heritage areas and places (KCDC); ~ Sites on the Heritage New Zealand List (Heritage NZ); ~ Archaeological sites and areas (NZ Archaeological Association).	~ Steep slopes (areas with a slope of greater than 1:4, or 14 degrees).	~ Fault avoidance areas (KCDC Fault Avoidance Area). ~ Combined earthquake hazard areas (severity 4 and 5 only) (GWRC). ~ Rivers and streams (KCDC). ~ Flood hazard areas (KCDC Flood Hazard layer). ~ Flood extents (KCDC & GWRC). ~ Potentially contaminated land (GWRC SLUR). ~ Extent of coastal hazard data not available.	~ National grid lines and development buffer (KCDC); ~ Natural gas distribution (KCDC); ~ State highway network reverse sensitivity buffer areas (Waka Kotahi, may need a special request); ~ Rail corridor designation (KCDC). ~ Renewable electricity generation assets. ~ Quarries (KCDC); ~ Intensive horticultural or agricultural areas (KCDC TBC); ~ Location of industrial areas (KCDC Industrial zone); ~ Location of the airport designation, air noise boundary, and protected surfaces (KCDC). ~ Location of other sensitive land uses (KCDC). ~ Designations (KCDC).	~ LUC I, II and III soils (exclude KCDC existing and planned urban areas from this).
Criteria (Future Urban Study Areas)		~ Recognising existing heritage sites and areas; ~ Acknowledging the likelyhood of archaeological discovery.	~ Urban growth responds to topographical conditions	~ Urban growth seeks to avoid to flood hazard areas. ~ Exposure to earthquake hazard and liquefaction is minimised. ~ Urban growth seeks to avoid exposure to coastal hazards. ~ Remediation of contaminated land is acknowledged. ~ Increased hazards associated with climate change are acknowledged.	~ Minimising the potential for reverse sensitivity effects on infrastructure or key land uses.	~ Retaining the productive potential of highly productive land.
Criteria (Urban Intensification Study Areas)		~ Recognising existing heritage sites and areas; ~ Acknowledging the likelyhood of archaeological discovery.	~ Intensification responds to topographical conditions	~ Intensification seeks to avoid to flood hazard areas. ~ Exposure to earthquake hazard and liquefaction is minimised. ~ Intensification seeks to avoid exposure to coastal hazards. ~ Remediation of contaminated land is acknowledged. ~ Increased hazards associated with climate change are acknowledged.	~ Minimising the potential for reverse sensitivity effects on infrastructure or key land uses.	NOT APPLICABLE TO INTENSIFICATION.

BOFFA MISKELL
BM210137 Kāpiti Urban Development and Intensification

Assessment Criteria Framework

Theme			MANA WHENUA	
Assessment criteria		**Climate change (low-carbon futures)**	**Mana whenua**	**Iwi development**
Description		The Kāpiti district has a goal of transitioning to a low carbon future. The intensification of existing urban environments and the development of new urban environments can have long term implications for the ability for communities to reduce their emissions. The way in which urban environments develop determine the range of choices that people have in order to reduce their emissions, be it through lower transport emissions, reduced energy consumption associated with operating and maintaining a home. Communities, can be designed in a way that avoids locking in emissions if services, amenities, facilities and infrastructure are provided for at the planning stage. Areas of urban growth and intensification will need to consider the degree to which they support sustainable transport choices and consumption patterns, and whether or not development may be resource efficient or resource intensive. Note that the impacts of climate change on natural hazards are considered separately under the "Natural hazards and land risks" category.	The Council is working in partnership with mana whenua to on the implmentation and monitoring of *Te tupu pau, Growing well* , the District Growth Strategy. Feedback provided by iwi on the development of the district growth strategy identified a number of matters of importance to tangata whenua including (but not limited to): ~ Education of and representation of whakapapa to whenua and water in the district; ~ Careful location and implementation of development in relation to freshwater management and mahinga kai; ~ Ensuring wāhi tapu and other taonga are protected, and respecting the intellectual property that mana whenua hold over this knowledge; ~ Maintaining customary rights and access; ~ Enabling iwi to exercise kaitiakitanga, ensuring the sustainable utilisation of land, caring for the healthy wairua and mauri of the environment, the people and the community.	The Council is working in partnership with mana whenua to on the implmentation and monitoring of Te tupu pau, Growing well, the District Growth Strategy. Feedback provided by iwi on the development of the district growth strategy identified a number of development aspirations including (but not limited to): ~ Unlocking Māori owned-land; ~ Providing for business and papakāinga development aspriations; ~ Providing locally for the growth of iwi; ~ Growing the capacity of and skills of rangatahi and whānau to support their economic wellbeing.
Key Kāpiti growth principles	**Supporting mana whenua aspirations**	•	•	•
	Embracing the opportunities of growth	•	•	•
	Valuing our environment	•	•	•
	Encouraging low-carbon living	•	•	•
	Fostering strong communities		•	•
	Enabling choice		•	•
Key policies from National Policy Statements	National Policy Statement on Urban Development 2020	Objective 8; policy 1(e) and (f).	Policy 1(a)(ii); and 9(b).	Policy 1(a)(ii); and 9(b).
	New Zealand Coastal Policy Statement 2010	Policy 3(2).	Policy 2(a) and (f); and 6(1)(d).	Policy 2(a) and (f); and 6(1)(d).
	National Policy Statement for Freshwater Management 2020			
	National Policy Statement on Electricity Transmission 2008			
	National Policy Statement for Renewable Electricity Generation 2011			
	Draft National Policy Statement Indigenous Biodiversity 2019			
	Draft National Policy Statement for Highly Productive Land 2019			
Other key stategy and policy influences		~ Te Tupu Pai, Growing Well (2022) ~ Wellington Regional Growth Framework (2021) ~ Kāpiti Long Term Plan (2021) ~Ināia tonu nei: a low emissions future for Aoteroa (Climate Change Commission, 2021)	~ Iwi management plans ~ Te Tupu Pai, Growing Well (2022) ~ Wellington Regional Growth Framework (2021) ~ Kāpiti Long Term Plan (2021)	~ Iwi management plans ~ Te Tupu Pai, Growing Well (2022) ~ Wellington Regional Growth Framework (2021) ~ Kāpiti Long Term Plan (2021)
Spatial influences and constraints			~ Statutory acknowledgement areas (KCDC and GWRC); ~ Waahi tapu sites (KCDC); ~ Sites of significance to mana whenua (GWRC); ~ Location of marae (Maori Maps).	~ Māori freehold land (Ministry of Justice).
Criteria (Future Urban Study Areas)		~ Enabling low emissions choices by ensuring that urban growth is accessible to and integrated with amenities, facilites and infrastructure. ~ Preferring resource-efficient over resource intensive development types	~ Recognising tangata whenua values and kaupapa ~ Protecting sites and areas of significance to tangata whenua	~ Supporting tangata whenua to provide for their own needs ~ Enabling tangata whenua to meet their economic development and housing aspriations
Criteria (Urban Intensification Study Areas)		~ Enabling low emissions choices by ensuring that intensification is accessible to and integrated with amenities, facilites and infrastructure. ~ Preferring resource-efficient over resource intensive development types	~ Recognising tangata whenua values and kaupapa ~ Protecting sites and areas of significance to tangata whenua	~ Supporting tangata whenua to provide for their own needs ~ Enabling tangata whenua to meet their economic development and housing aspriations

Appendix 2: Spatial influences and constraints mapping

Urban Intensification Study Area
Spatial Influences and Constraints
Mapping

Urban Environment

Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 4 km

1:125,000 @ A3

Data Sources: KCDC, BML, Earthstar Geographics

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

Map Index

Urban Intensification Study Areas

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

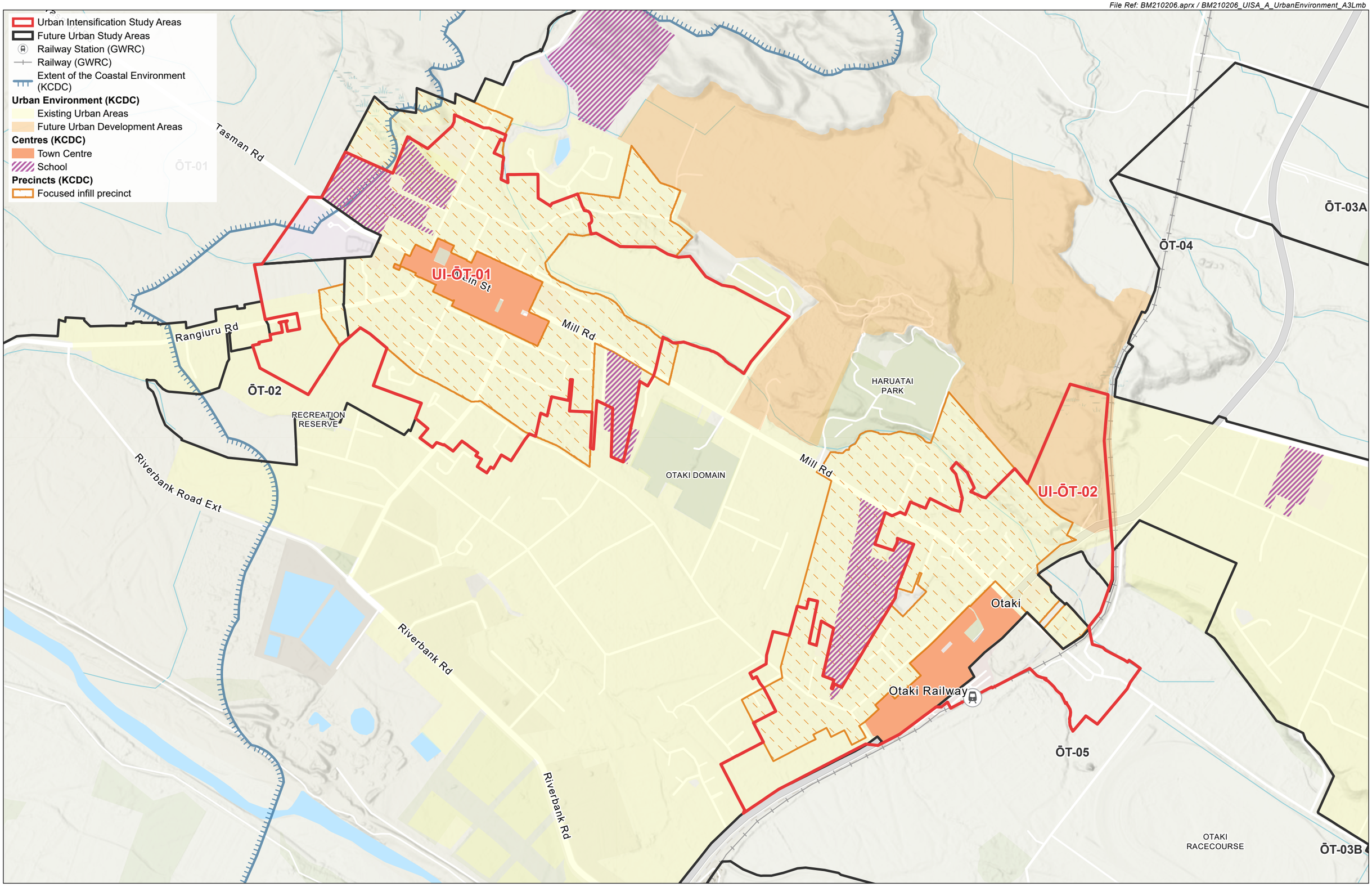
Urban Intensification Study Area Mapbook

Date: 02 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UISA



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 300 m

1:10,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Urban Environment

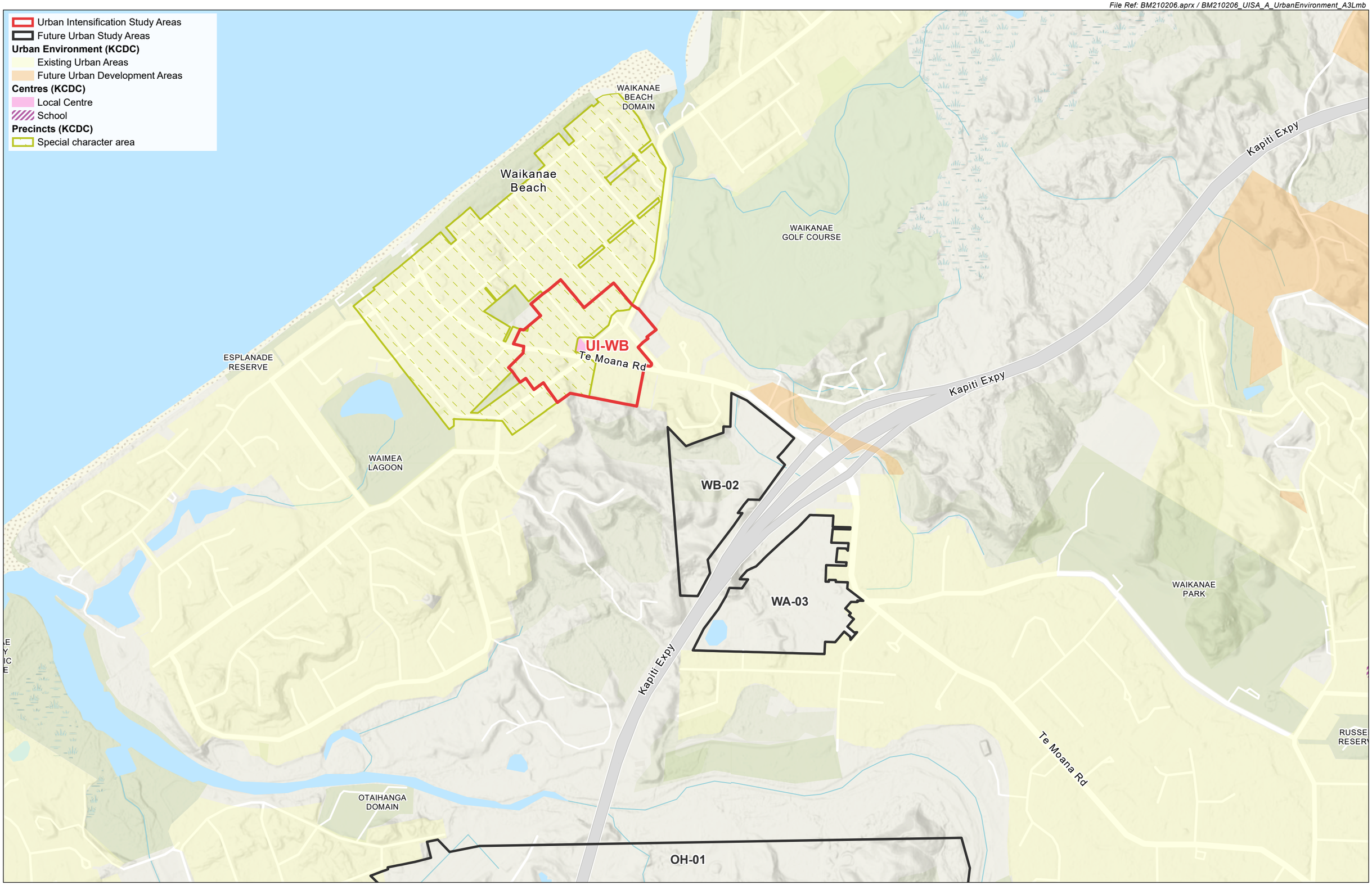
Urban Intensification Study: Otaki Centre

Date: 09 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.1.A



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 300 m

1:10,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Urban Environment

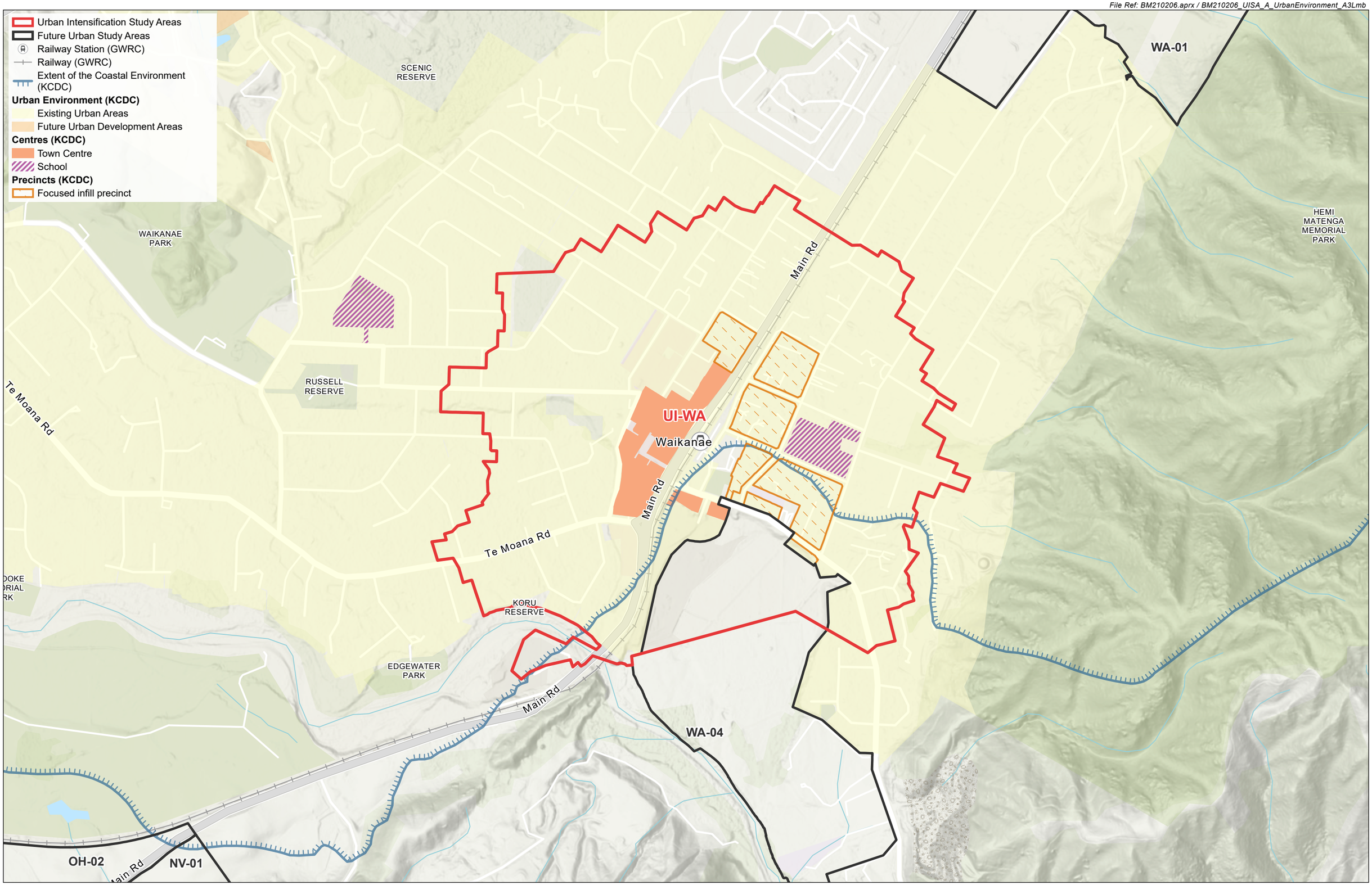
Urban Intensification Study: Waikanae Beach

Date: 09 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.2.A



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 300 m

1:10,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Urban Environment

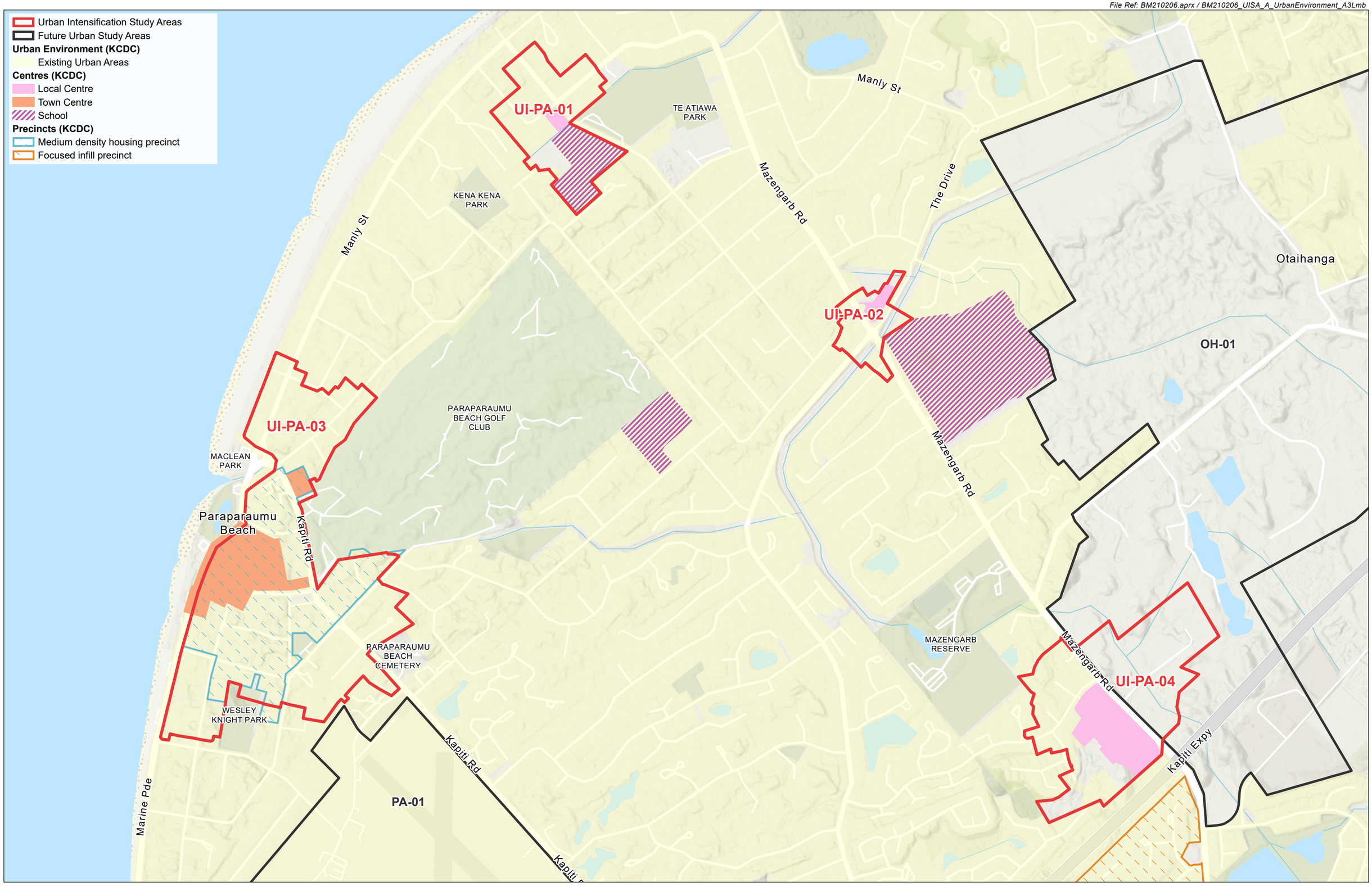
Urban Intensification Study: Waikanae Centre

Date: 09 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.3.A



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 300 m

1:10,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Urban Environment

Urban Intensification Study: Paraparaumu Local

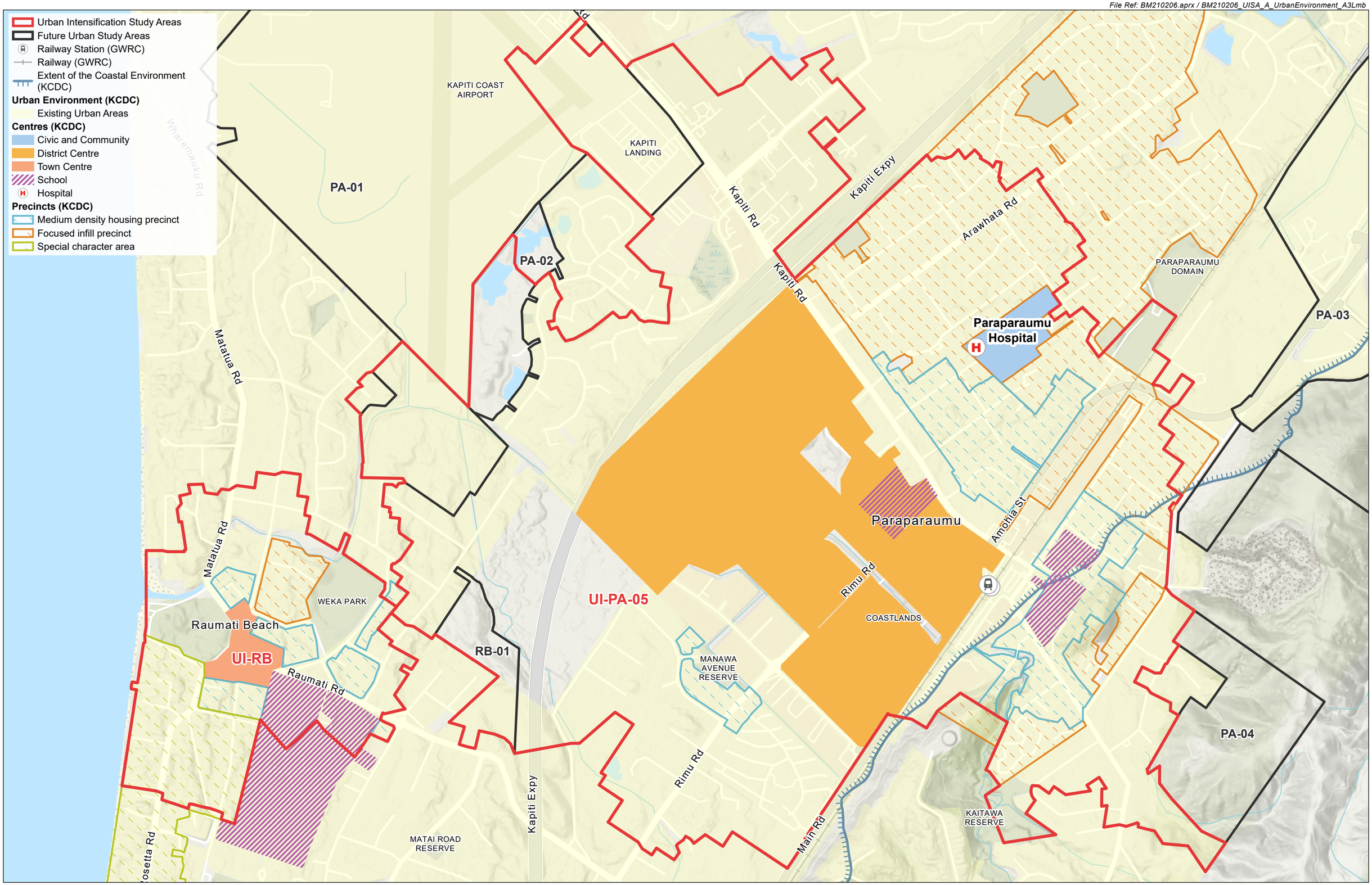
Date: 09 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.4.A

File Ref: BM210206.aprx / BM210206_UISA_A_UrbanEnvironment_A3Lmb



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 300 m

1:10,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Urban Environment

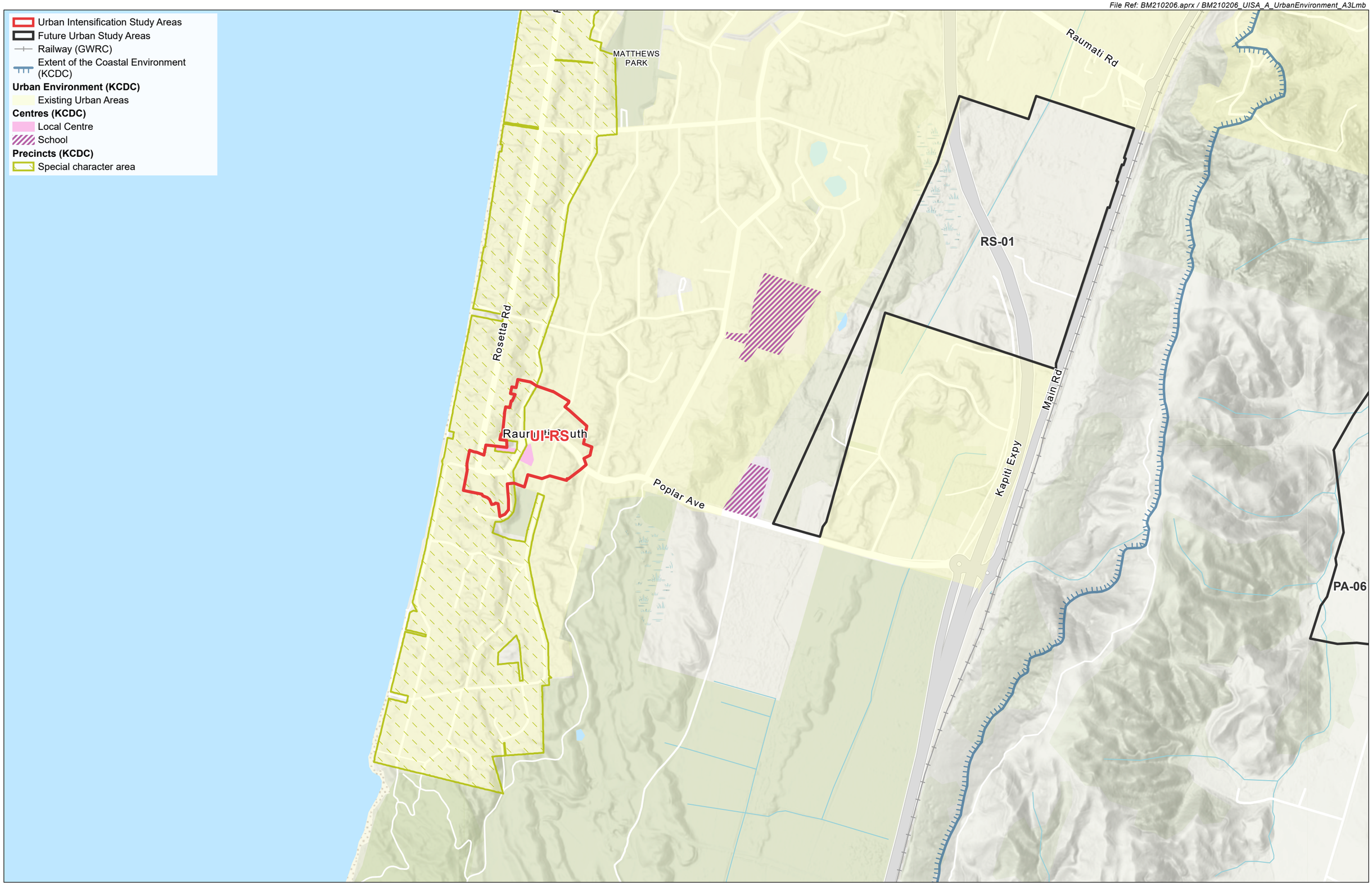
Urban Intensification Study: Paraparaumu

Date: 09 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.5.A



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 300 m

1:10,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Urban Environment

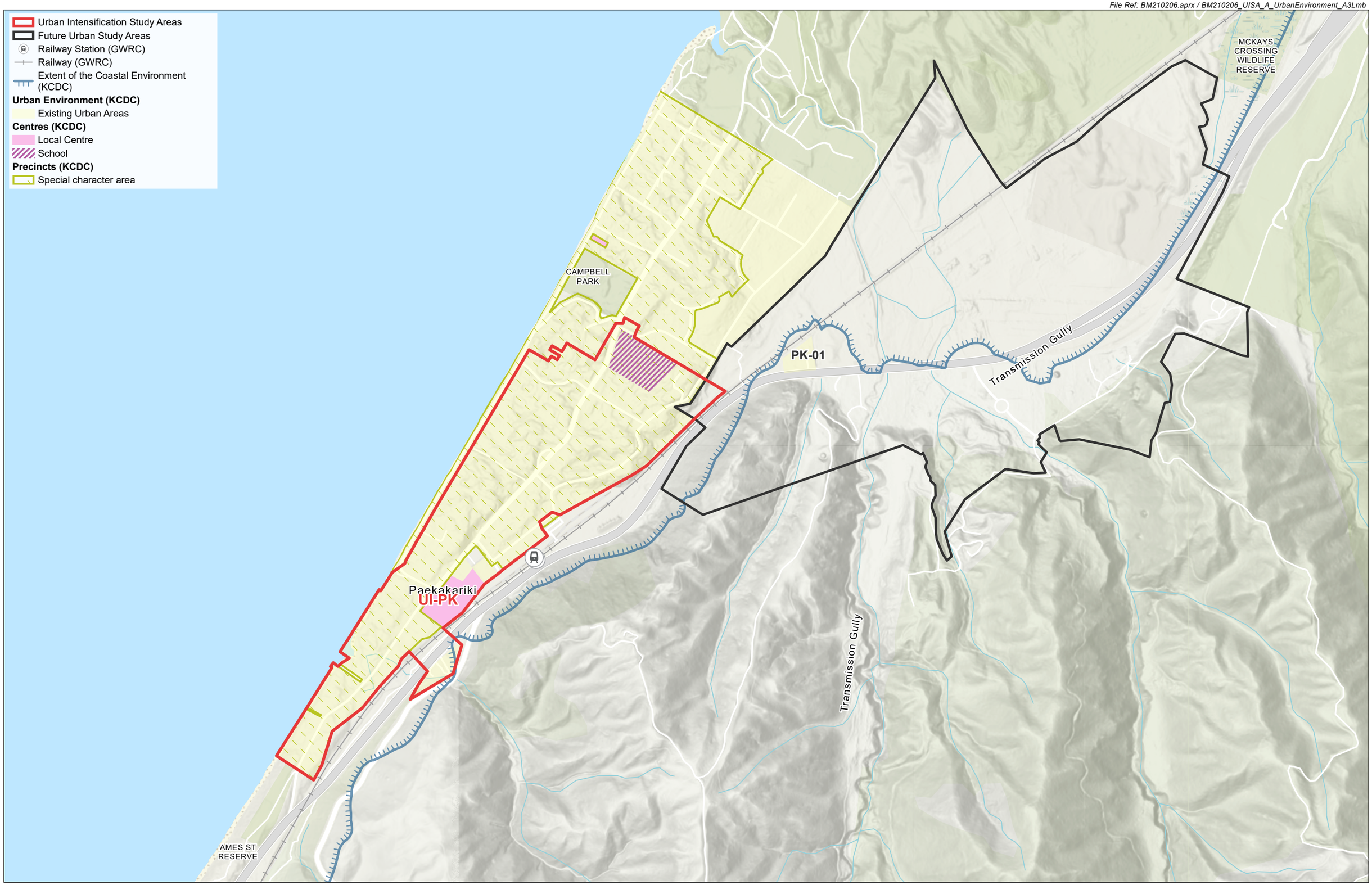
Urban Intensification Study: Raumati South

Date: 09 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.6.A



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 300 m

1:10,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Urban Environment

Urban Intensification Study: Paekakariki Station

Date: 09 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.7.A

Urban Intensification Study Area
Spatial Influences and Constraints
Mapping

Urban Function

Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 4 km

1:125,000 @ A3

Data Sources: KCDC, BML, Earthstar Geographics

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

Map Index

Urban Intensification Study Areas

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

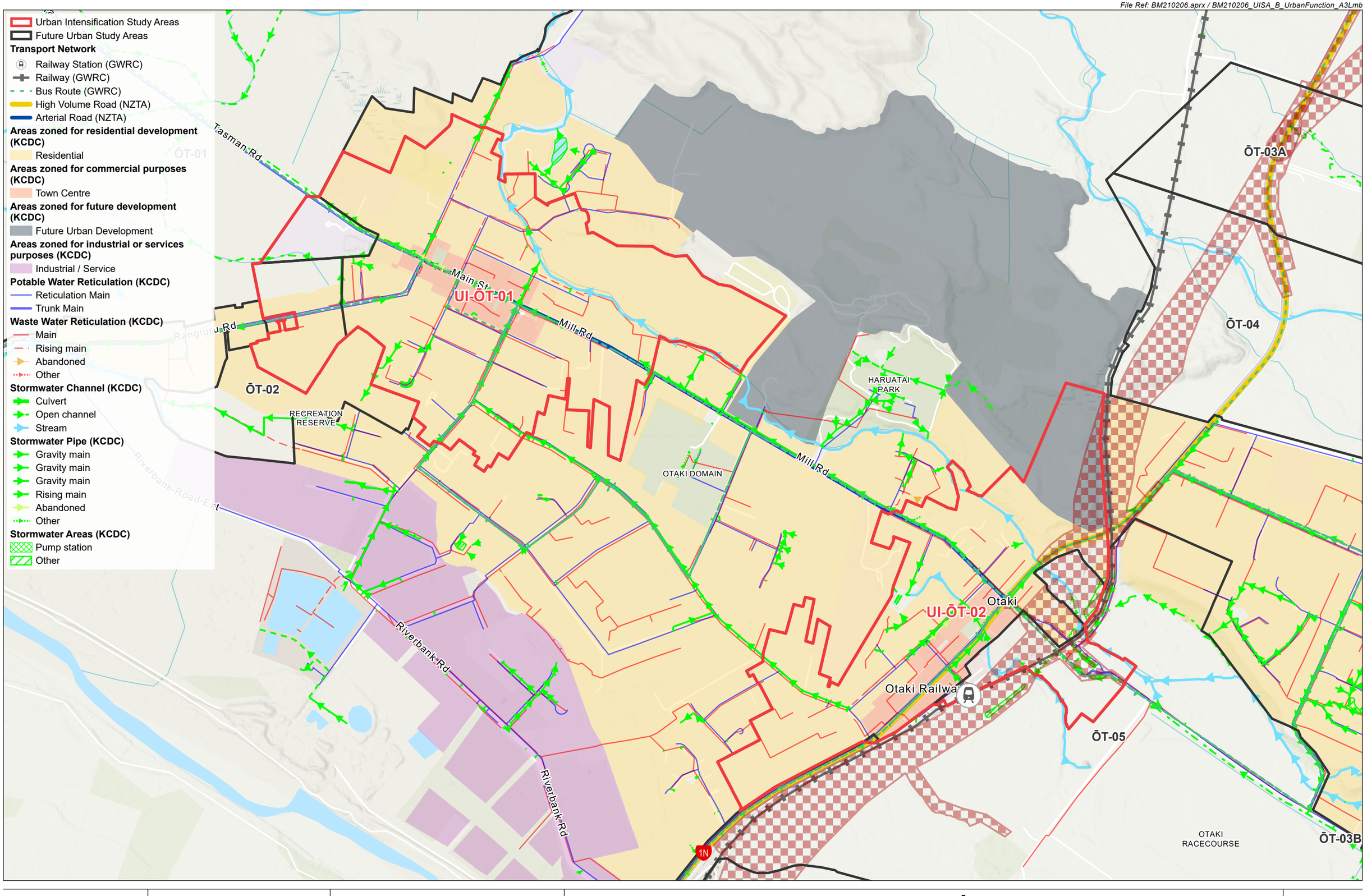
Urban Intensification Study Area Mapbook

Date: 02 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UISA



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 300 m

1:10,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Urban Function

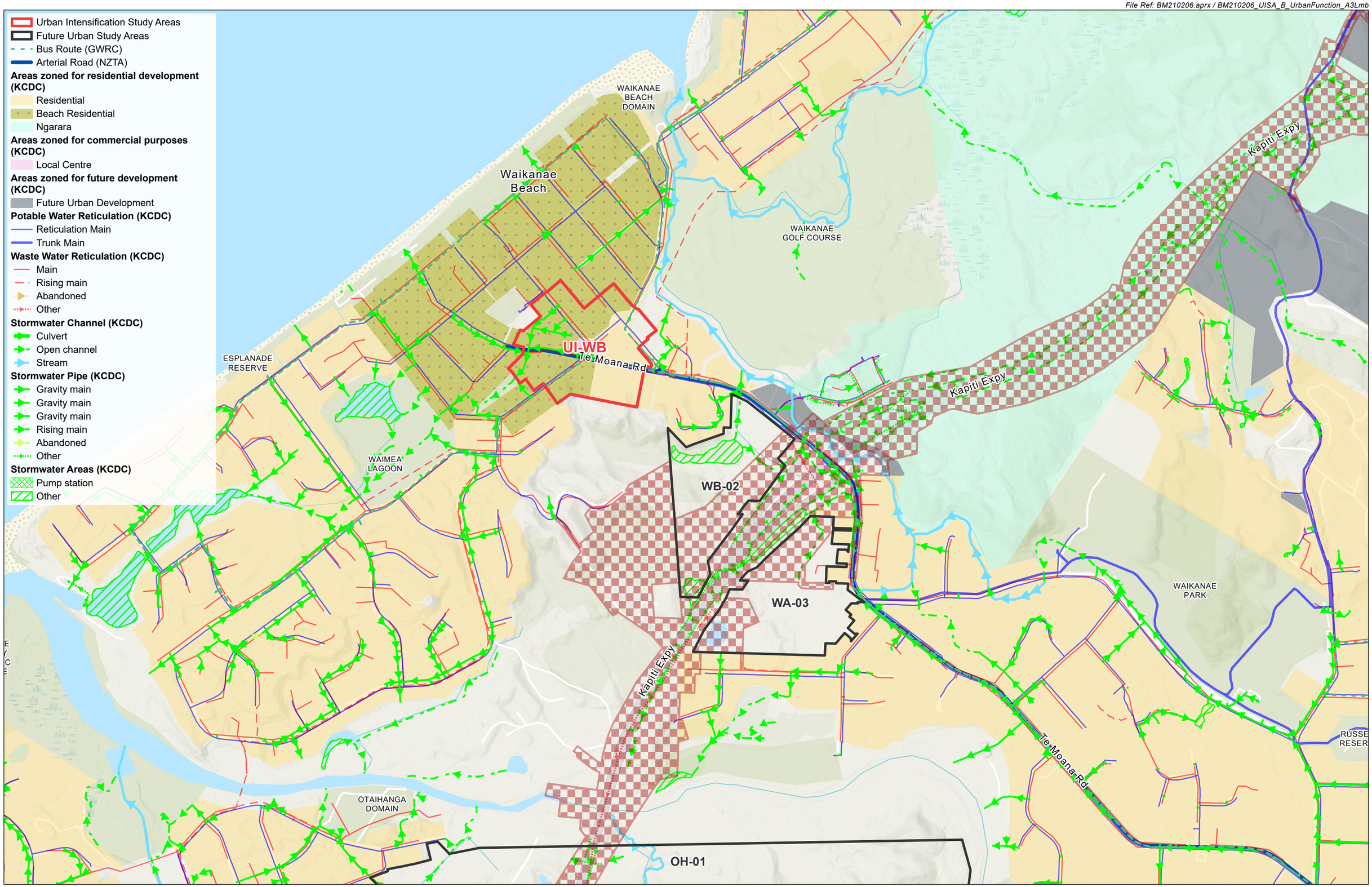
Urban Intensification Study: Otaki Centre

Date: 16 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.1.B



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 300 m

1:10,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Urban Function

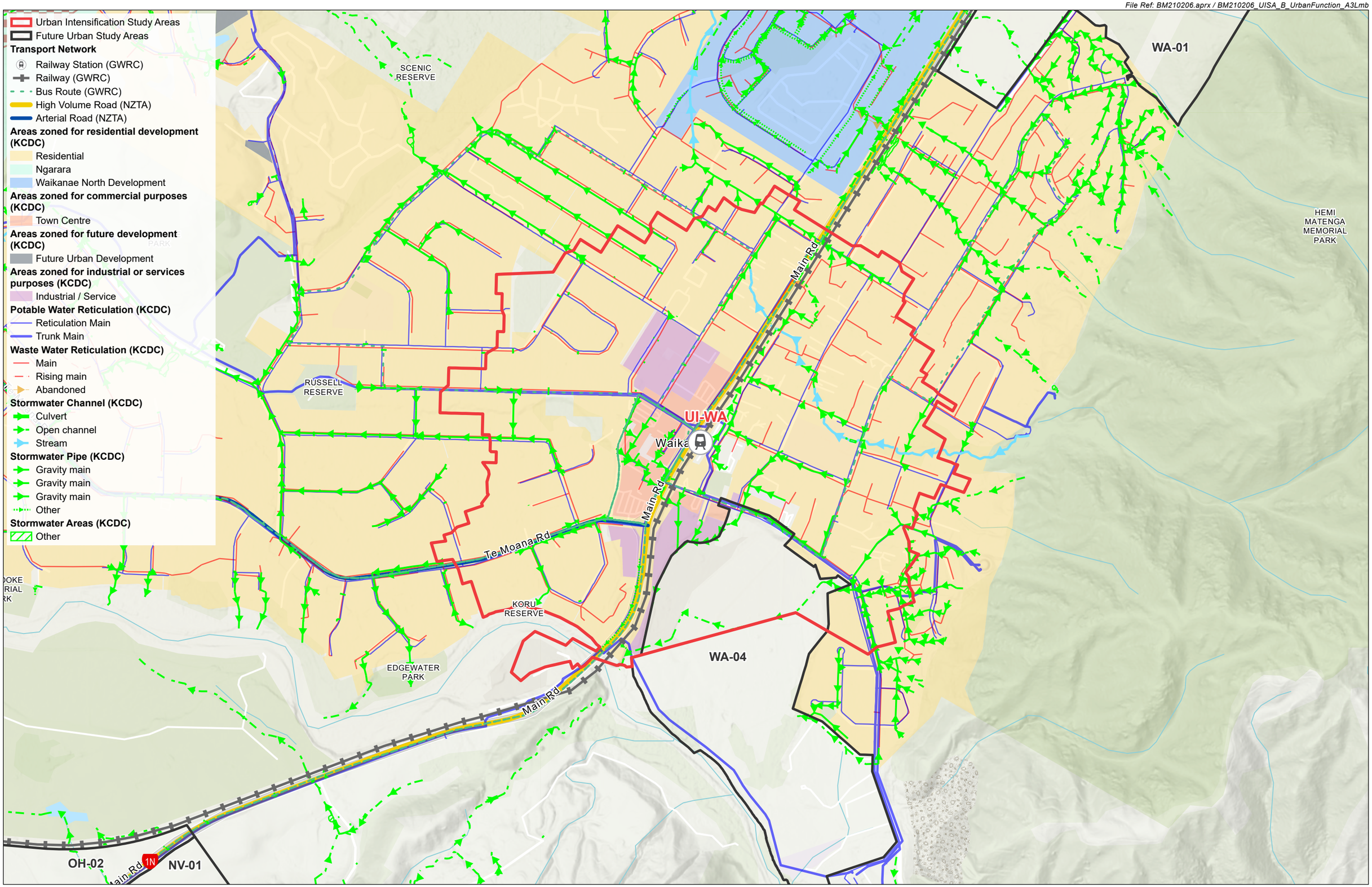
Urban Intensification Study: Waikanae Beach

Date: 16 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.2.B



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 300 m

1:10,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Urban Function

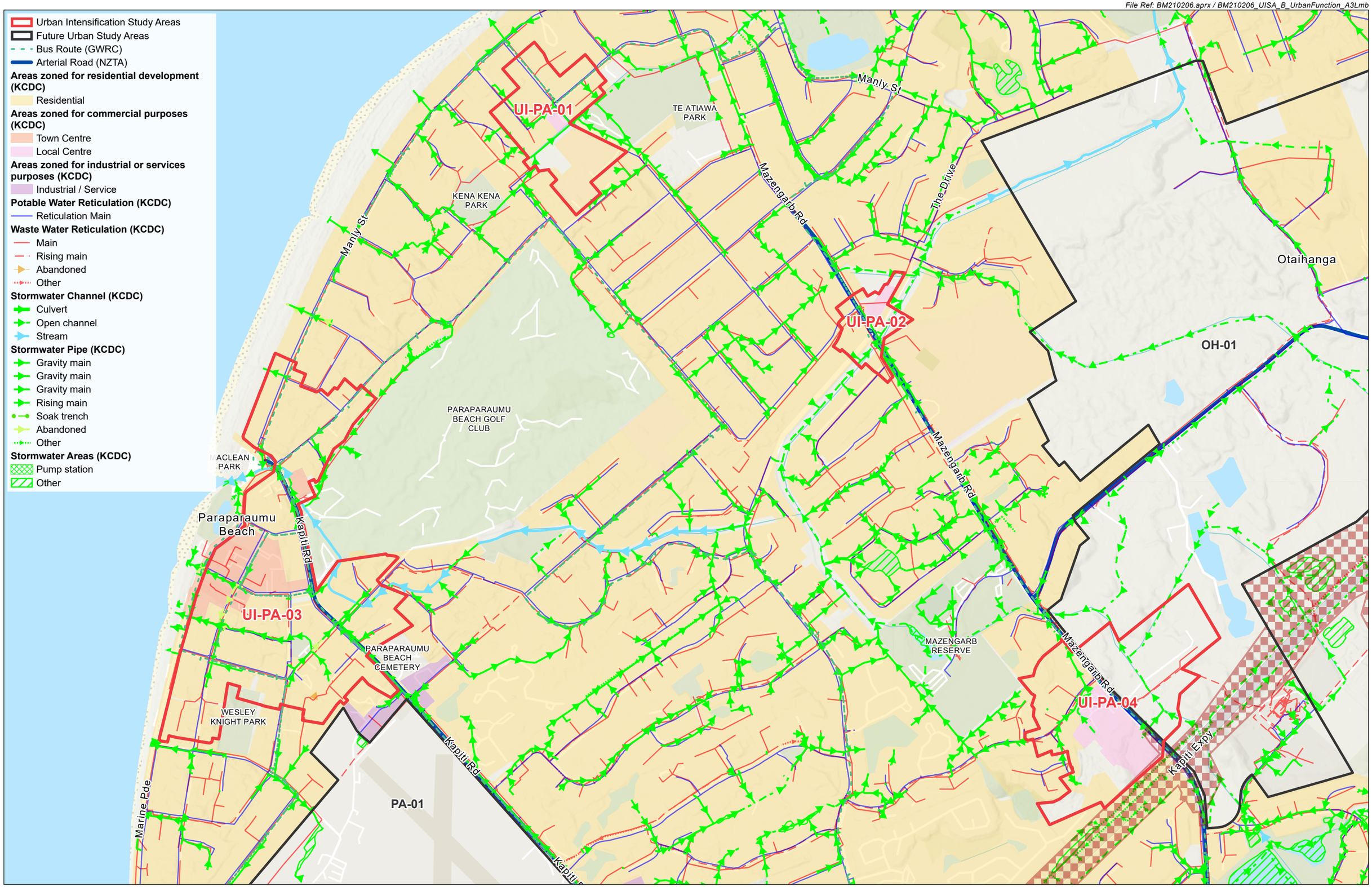
Urban Intensification Study: Waikanae Centre

Date: 16 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.3.B



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 300 m

1:10,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Urban Function

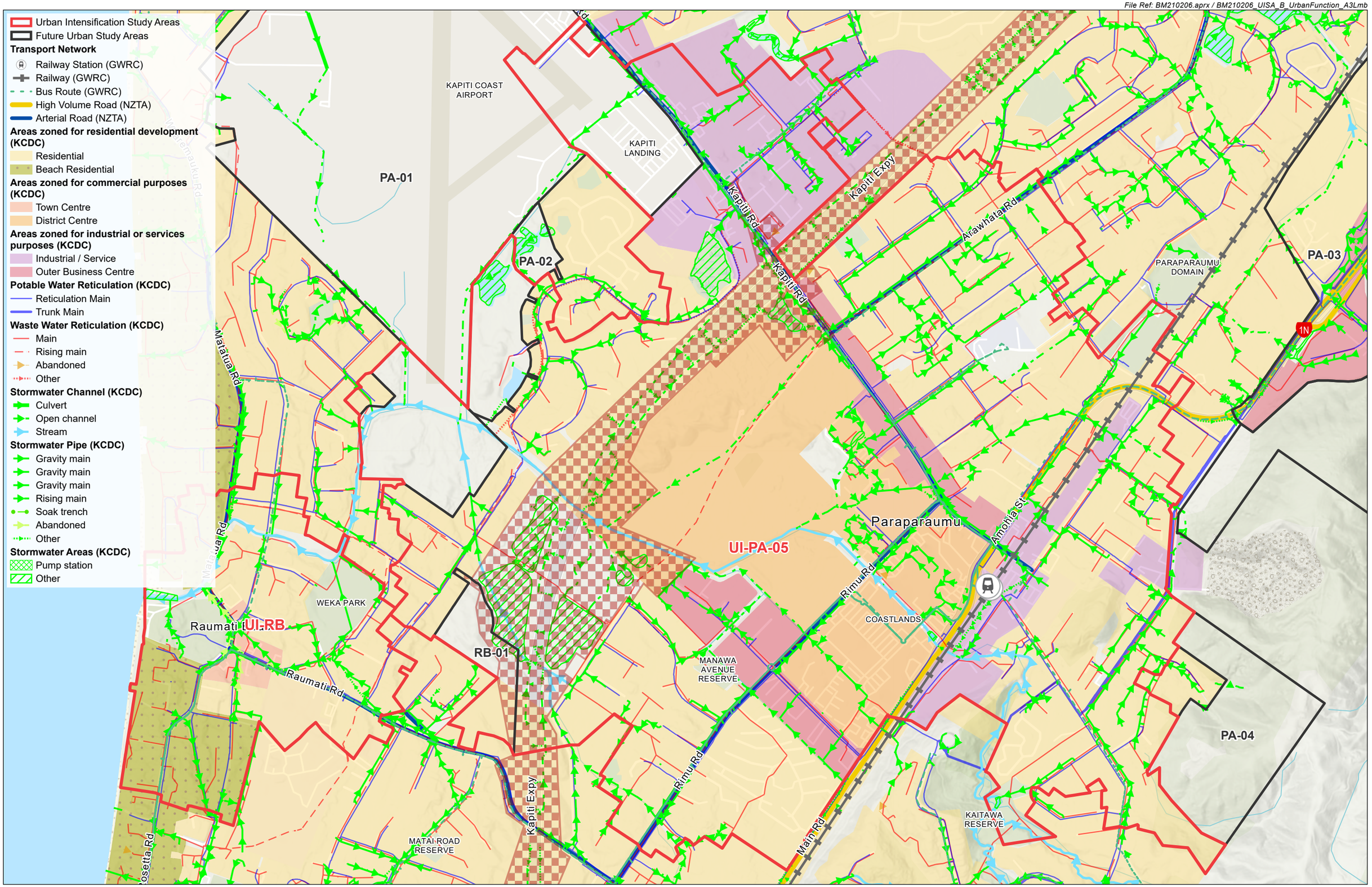
Urban Intensification Study: Paraparaumu Local

Date: 16 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.4.B



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 300 m

1:10,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Urban Function

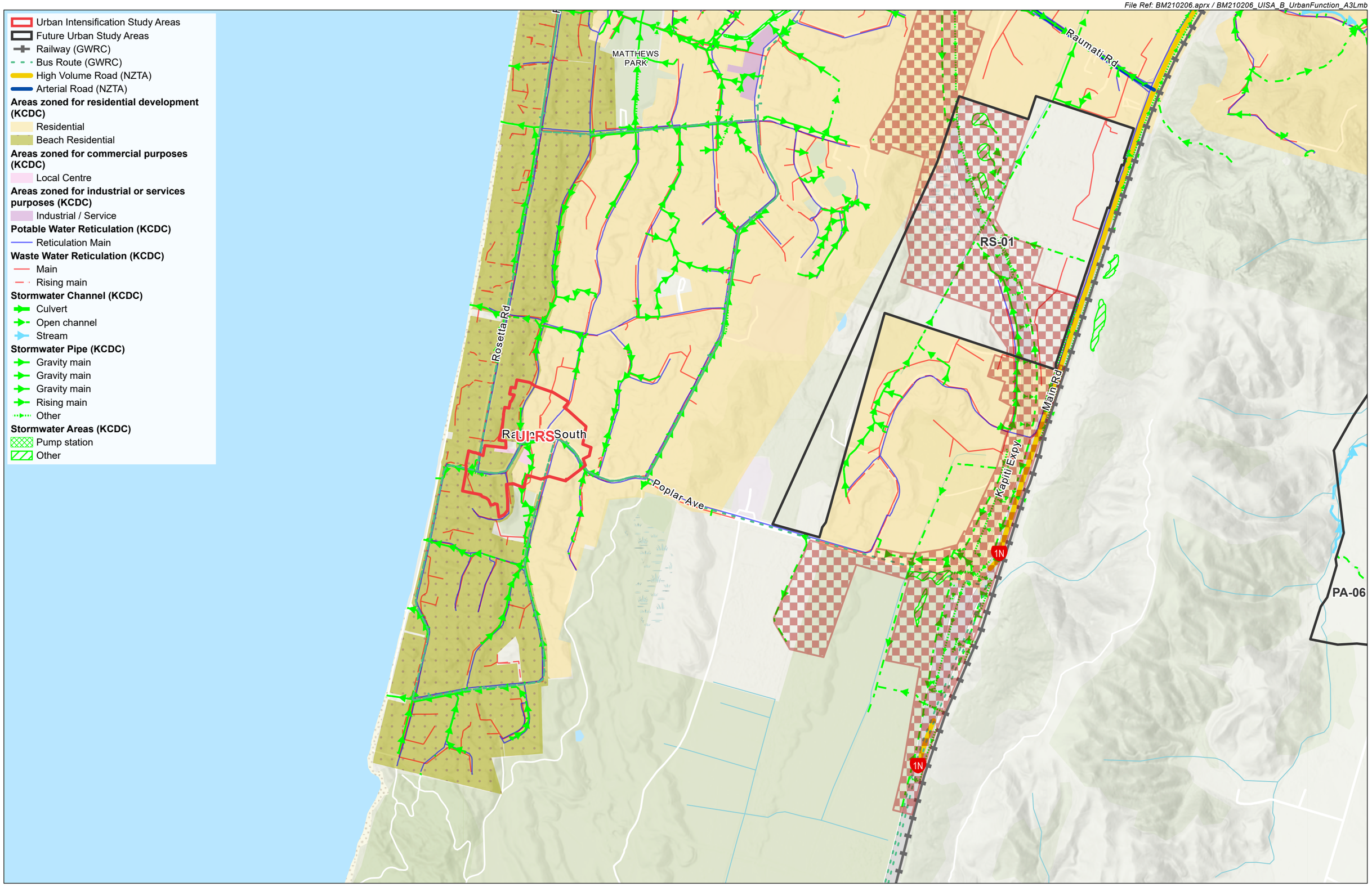
Urban Intensification Study: Paraparaumu

Date: 16 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.5.B



- Urban Intensification Study Areas
- Future Urban Study Areas
- Railway (GWRC)
- Bus Route (GWRC)
- High Volume Road (NZTA)
- Arterial Road (NZTA)

Areas zoned for residential development (KCDC)
- Residential
- Beach Residential

Areas zoned for commercial purposes (KCDC)
- Local Centre

Areas zoned for industrial or services purposes (KCDC)
- Industrial / Service

Potable Water Reticulation (KCDC)
- Reticulation Main

Waste Water Reticulation (KCDC)
- Main
- Rising main

Stormwater Channel (KCDC)
- Culvert
- Open channel
- Stream

Stormwater Pipe (KCDC)
- Gravity main
- Gravity main
- Gravity main
- Rising main
- Other

Stormwater Areas (KCDC)
- Pump station
- Other

Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 300 m

1:10,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Urban Function

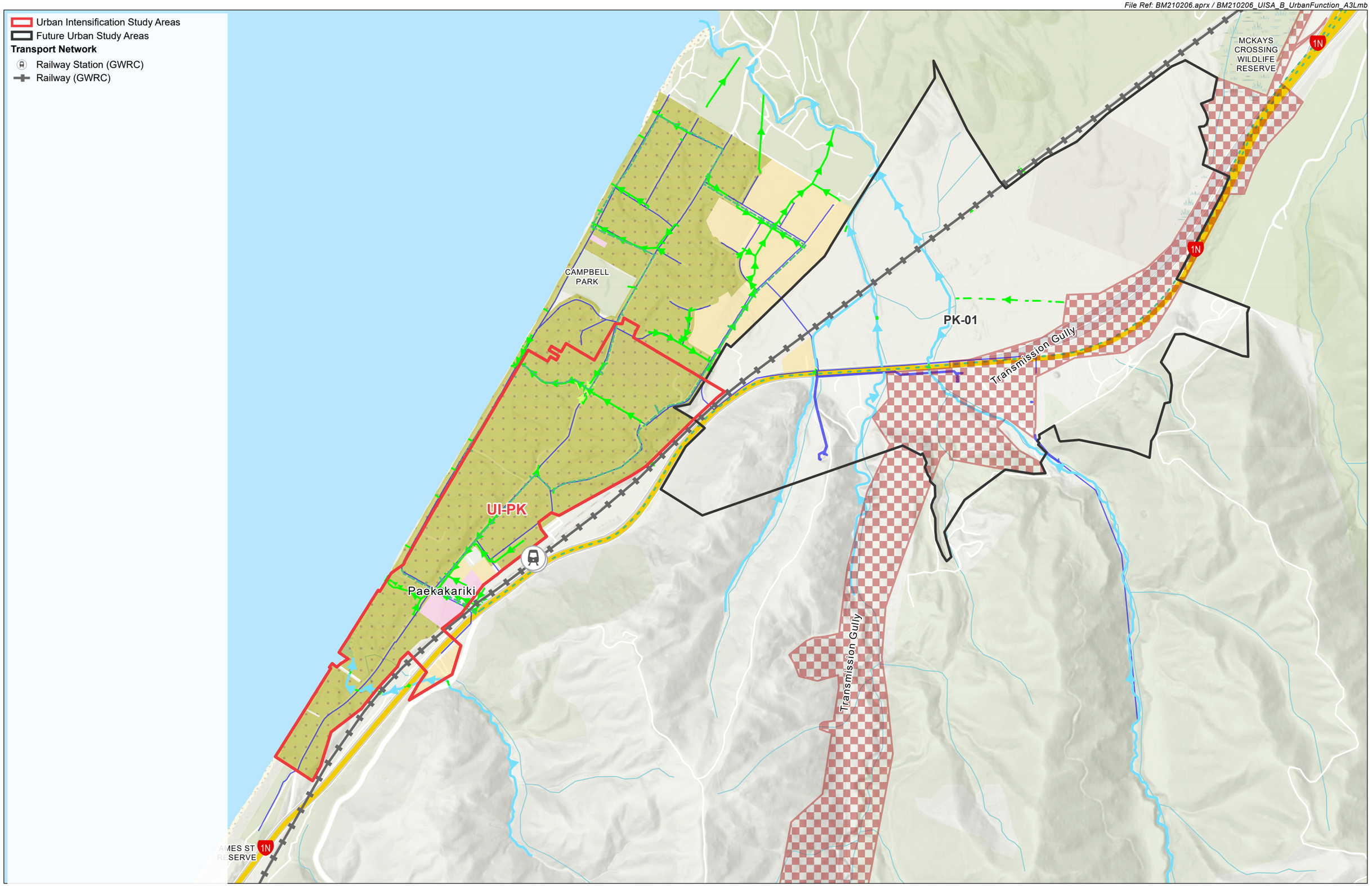
Urban Intensification Study: Raumati South

Date: 16 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.6.B



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 300 m

1:10,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Urban Function

Urban Intensification Study: Paekakariki Station

Date: 16 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.7.B

Urban Intensification Study Area
Spatial Influences and Constraints
Mapping

Natural Environment & Landscape

Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 4 km

1:125,000 @ A3

Data Sources: KCDC, BML, Earthstar Geographics

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

Map Index

Urban Intensification Study Areas

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

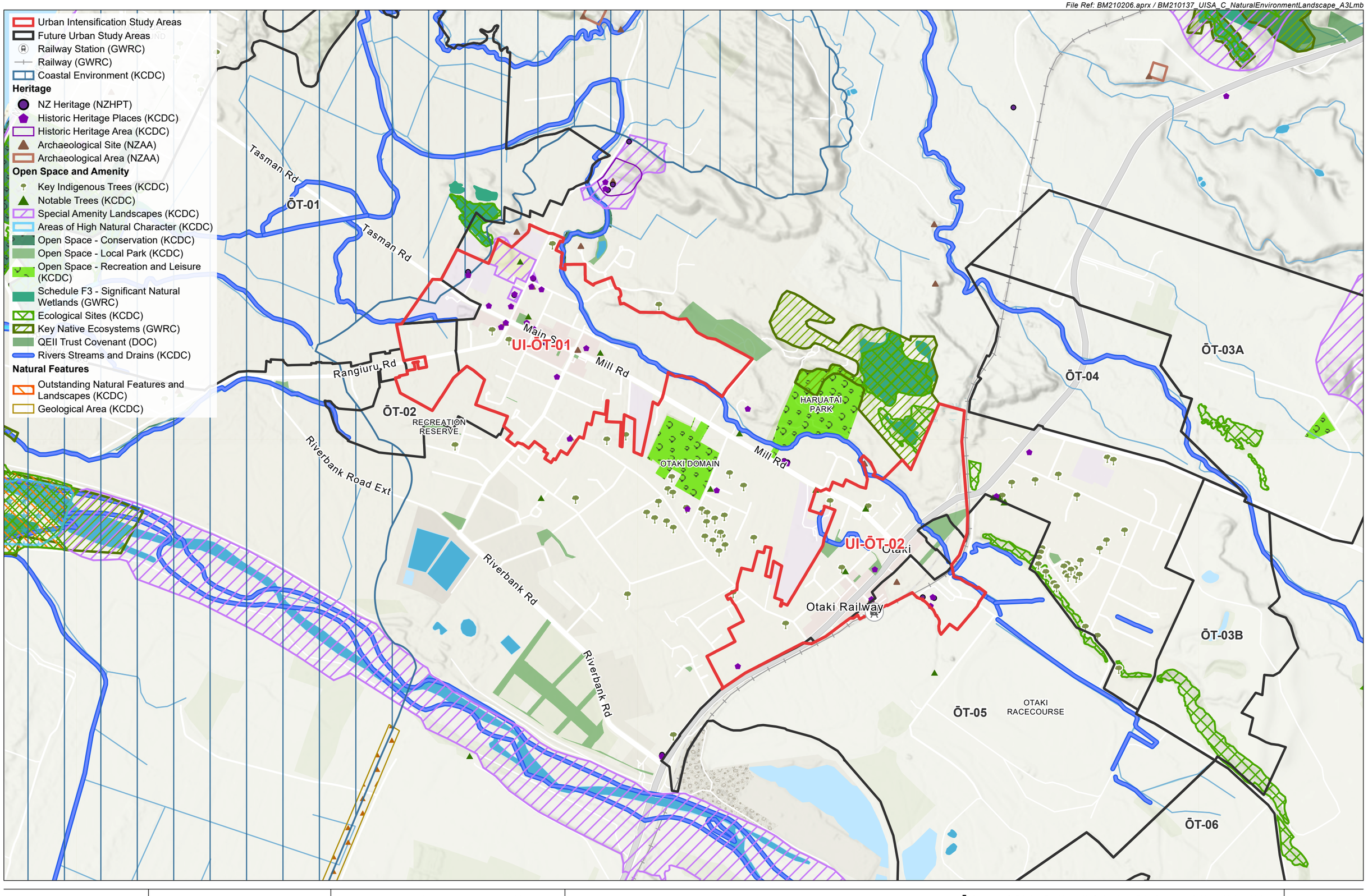
Urban Intensification Study Area Mapbook

Date: 02 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UISA



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 400 m

1:15,000 @ A3

Data Sources: KCDC, BML, Additional Basemap Imagery: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Natural Environment and Landscape
Urban Intensification Study: Otaki Centre

Date: 02 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.1.C

- Urban Intensification Study Areas
- Future Urban Study Areas
- Railway (GWRC)
- Coastal Environment (KCDC)

Heritage

- NZ Heritage (NZHPT)
- Historic Heritage Places (KCDC)
- Archaeological Site (NZAA)
- Archaeological Area (NZAA)

Open Space and Amenity

- Key Indigenous Trees (KCDC)
- Notable Trees (KCDC)
- Special Amenity Landscapes (KCDC)

Boffa Miskell
www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 400 m

1:15,000 @ A3

Data Sources: KCDC, BML, Additional Basemap Imagery: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Natural Environment and Landscape

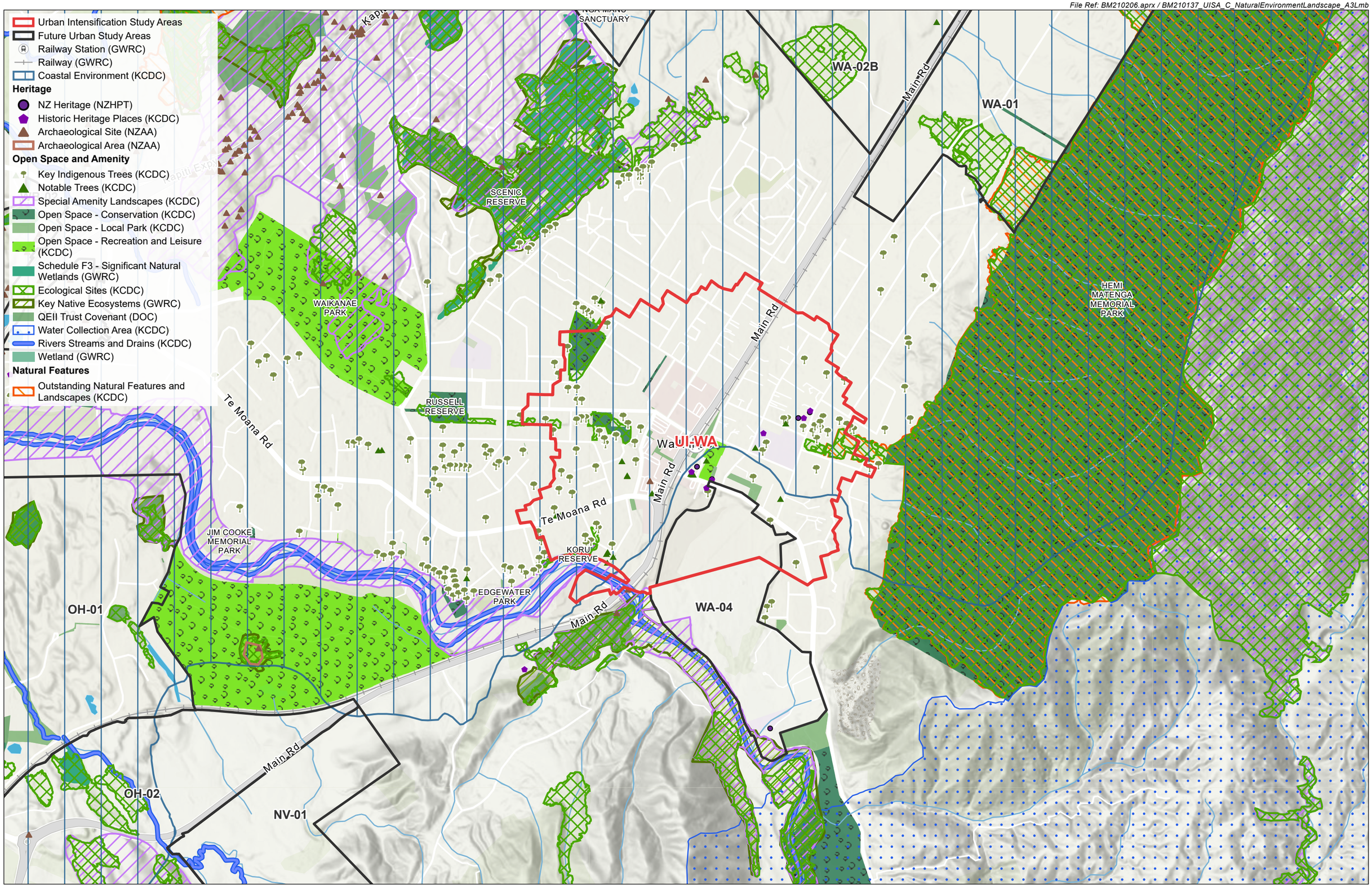
Urban Intensification Study: Waikanae Beach

Date: 02 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.2.C



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 400 m

1:15,000 @ A3

Data Sources: KCDC, BML, Additional Basemap Imagery: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Natural Environment and Landscape

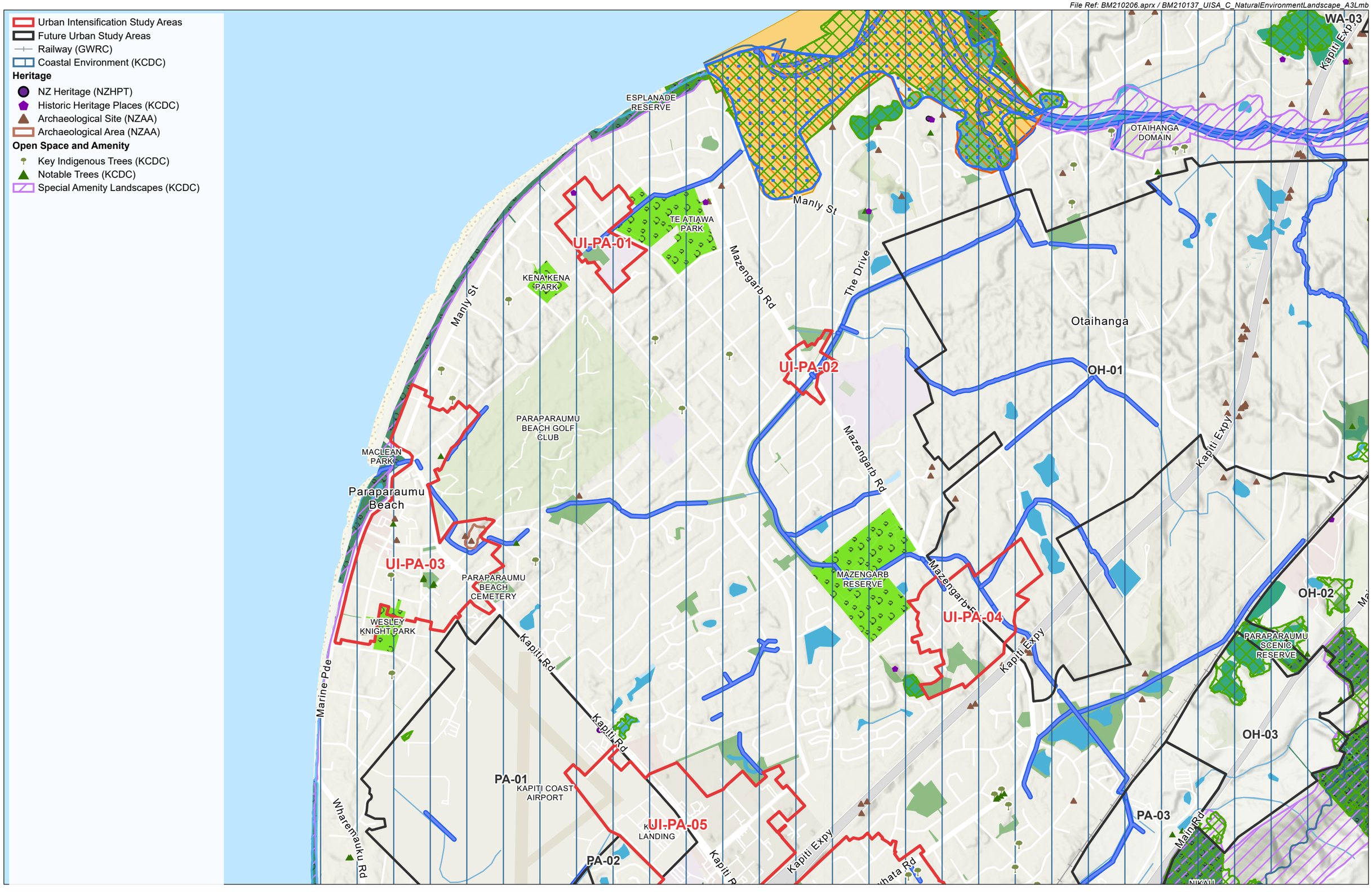
Urban Intensification Study: Waikanae Centre

Date: 02 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.3.C



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 400 m

1:15,000 @ A3

Data Sources: KCDC, BML, Additional Basemap Imagery: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Natural Environment and Landscape

Urban Intensification Study: Paraparaumu Local

Date: 02 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.4.C

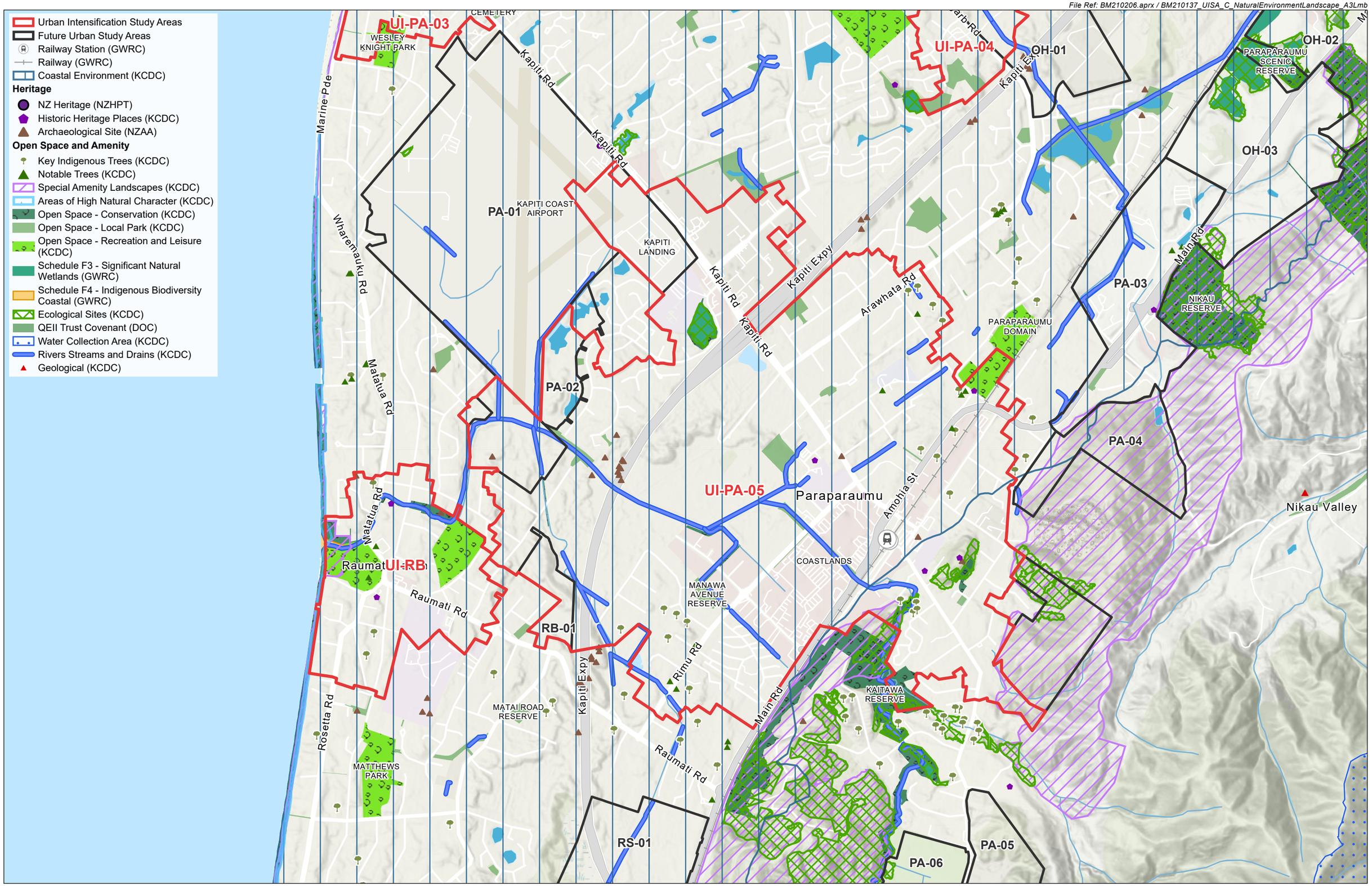
- Urban Intensification Study Areas
- Future Urban Study Areas
- Railway Station (GWRC)
- Railway (GWRC)
- Coastal Environment (KCDC)

Heritage

- NZ Heritage (NZHPT)
- Historic Heritage Places (KCDC)
- Archaeological Site (NZAA)

Open Space and Amenity

- Key Indigenous Trees (KCDC)
- Notable Trees (KCDC)
- Special Amenity Landscapes (KCDC)
- Areas of High Natural Character (KCDC)
- Open Space - Conservation (KCDC)
- Open Space - Local Park (KCDC)
- Open Space - Recreation and Leisure (KCDC)
- Schedule F3 - Significant Natural Wetlands (GWRC)
- Schedule F4 - Indigenous Biodiversity Coastal (GWRC)
- Ecological Sites (KCDC)
- QEII Trust Covenant (DOC)
- Water Collection Area (KCDC)
- Rivers Streams and Drains (KCDC)
- Geological (KCDC)



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 400 m

1:15,000 @ A3

Data Sources: KCDC, BML, Additional Basemap Imagery: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

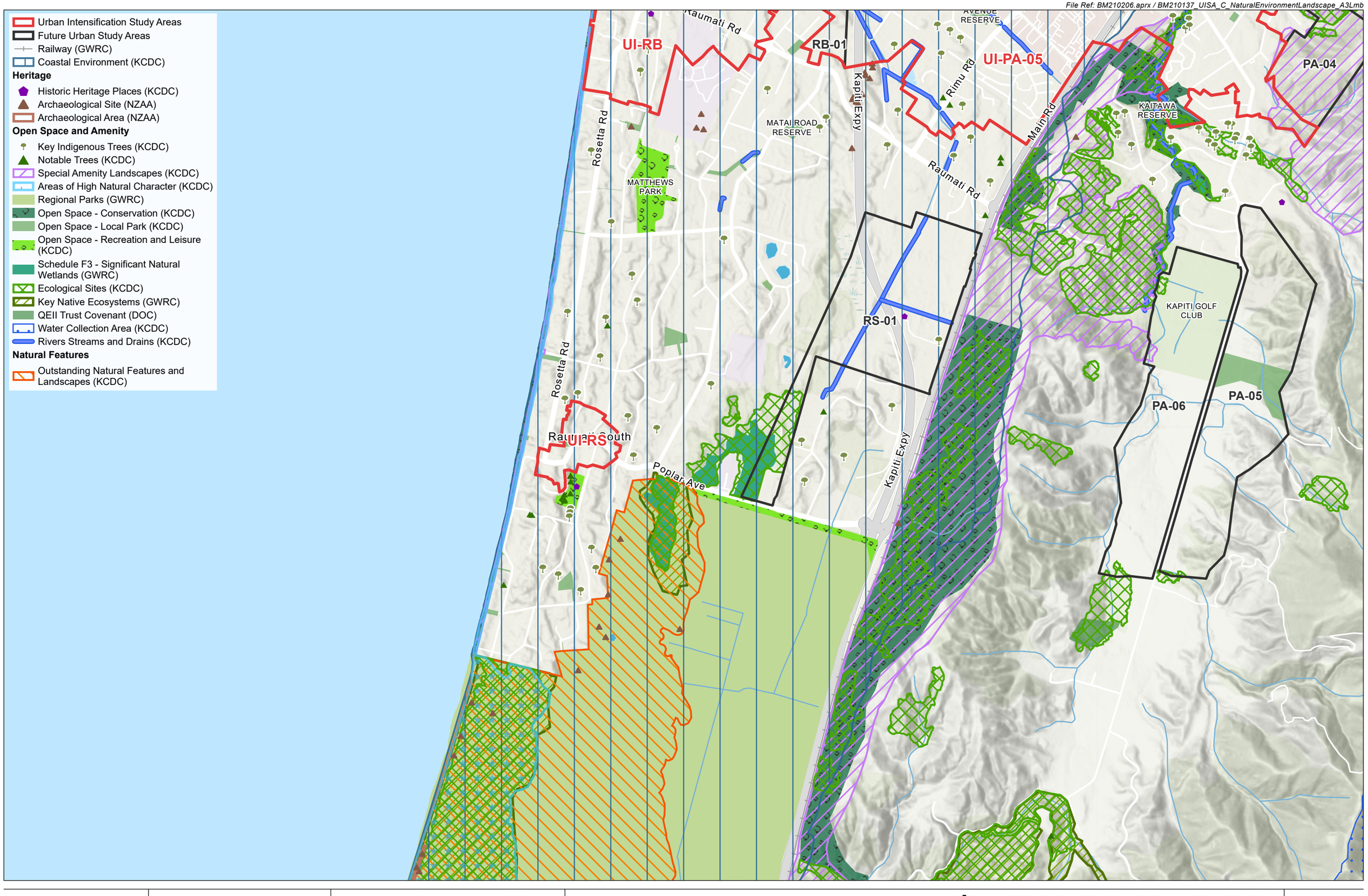
Natural Environment and Landscape
Urban Intensification Study: Paraparaumu

Date: 02 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.5.C



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 400 m

1:15,000 @ A3

Data Sources: KCDC, BML, Additional Basemap Imagery: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

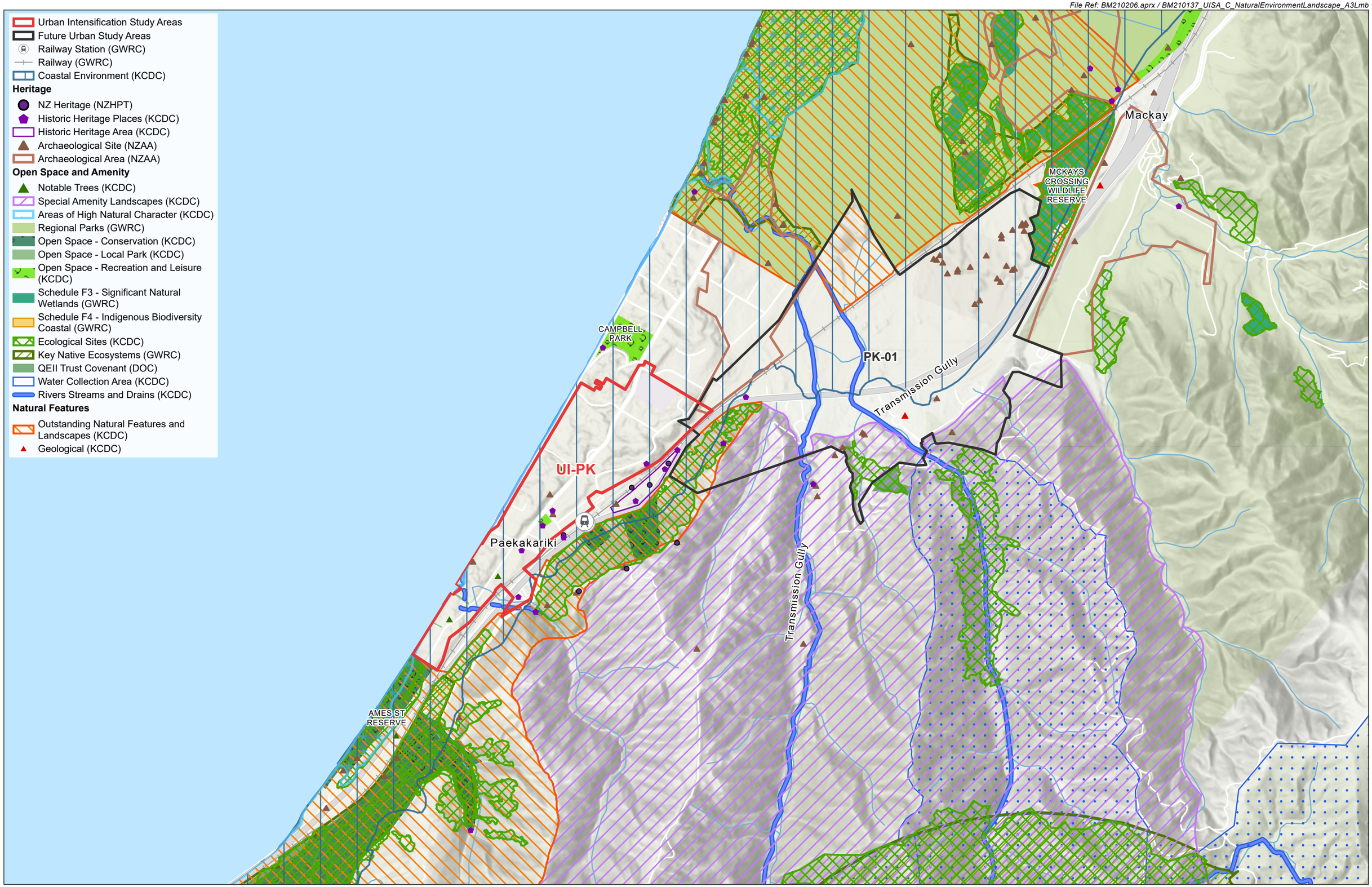
Natural Environment and Landscape
Urban Intensification Study: Raumati South

Date: 02 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.6.C



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 400 m

1:15,000 @ A3

Data Sources: KCDC, BML, Additional Basemap Imagery: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Natural Environment and Landscape
Urban Intensification Study: Paekakariki Station

Date: 02 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.7.C

Urban Intensification Study Area
Spatial Influences and Constraints
Mapping

Land Development Constraints

Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 4 km

1:125,000 @ A3

Data Sources: KCDC, BML, Earthstar Geographics

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

Map Index

Urban Intensification Study Areas

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

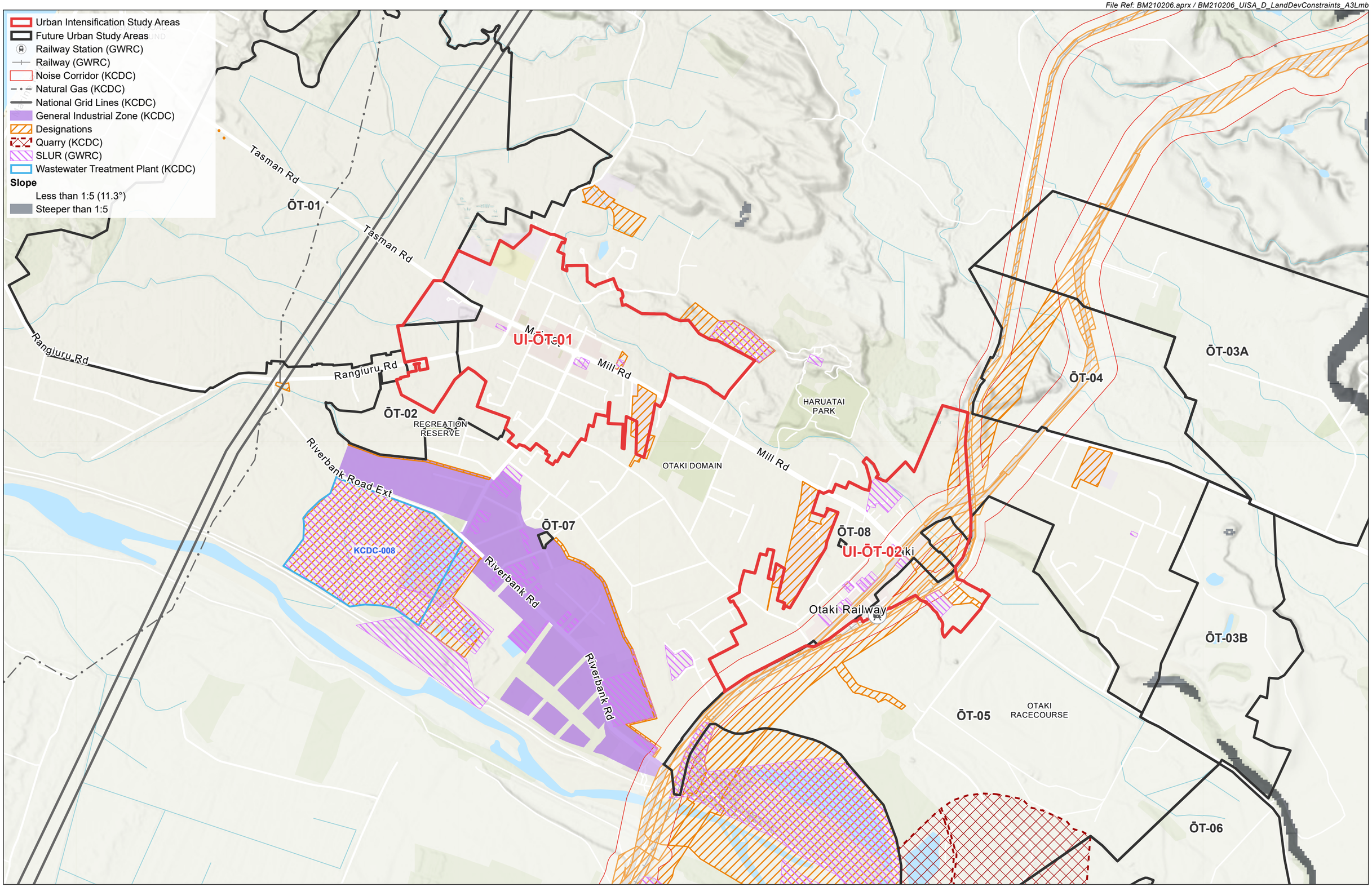
Urban Intensification Study Area Mapbook

Date: 02 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UISA



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 400 m

1:15,000 @ A3

Data Sources: KCDC, BML,Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Land Development Constraints

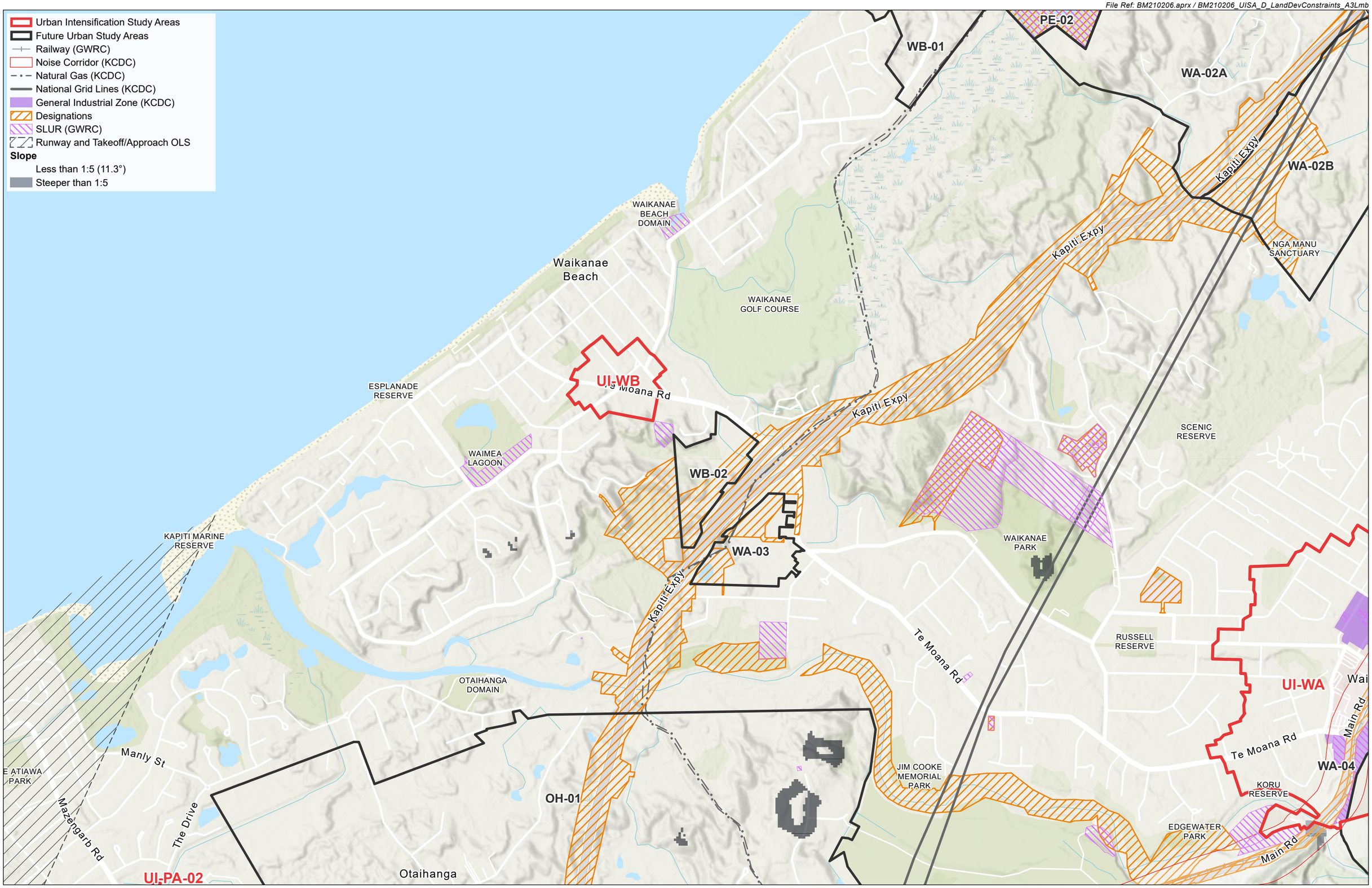
Urban Intensification Study: Otaki Centre

Date: 09 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.1.D



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 400 m

1:15,000 @ A3

Data Sources: KCDC, BML,Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Land Development Constraints

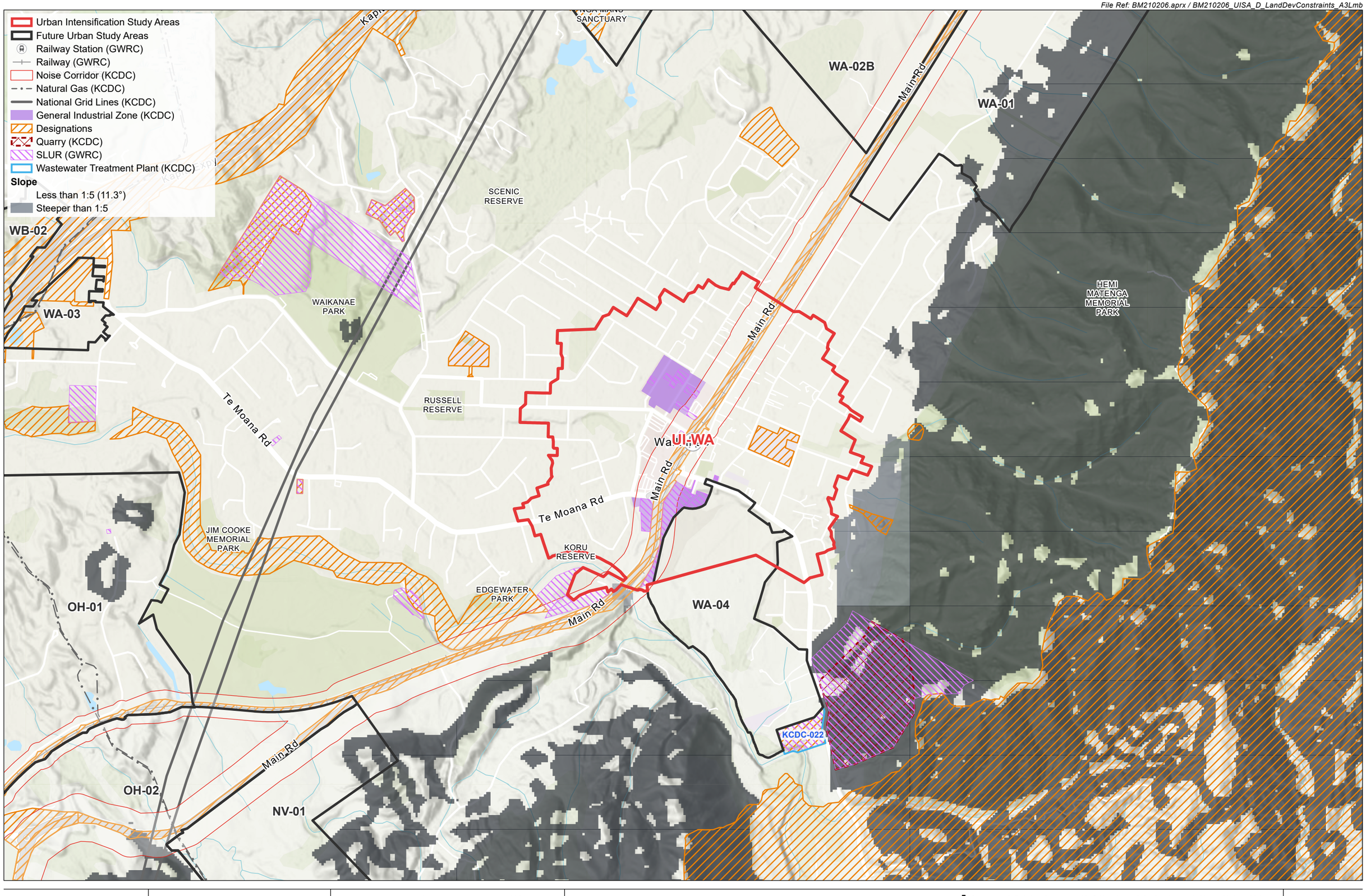
Urban Intensification Study: Waikanae Beach

Date: 09 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.2.D



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 400 m

1:15,000 @ A3

Data Sources: KCDC, BML,Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

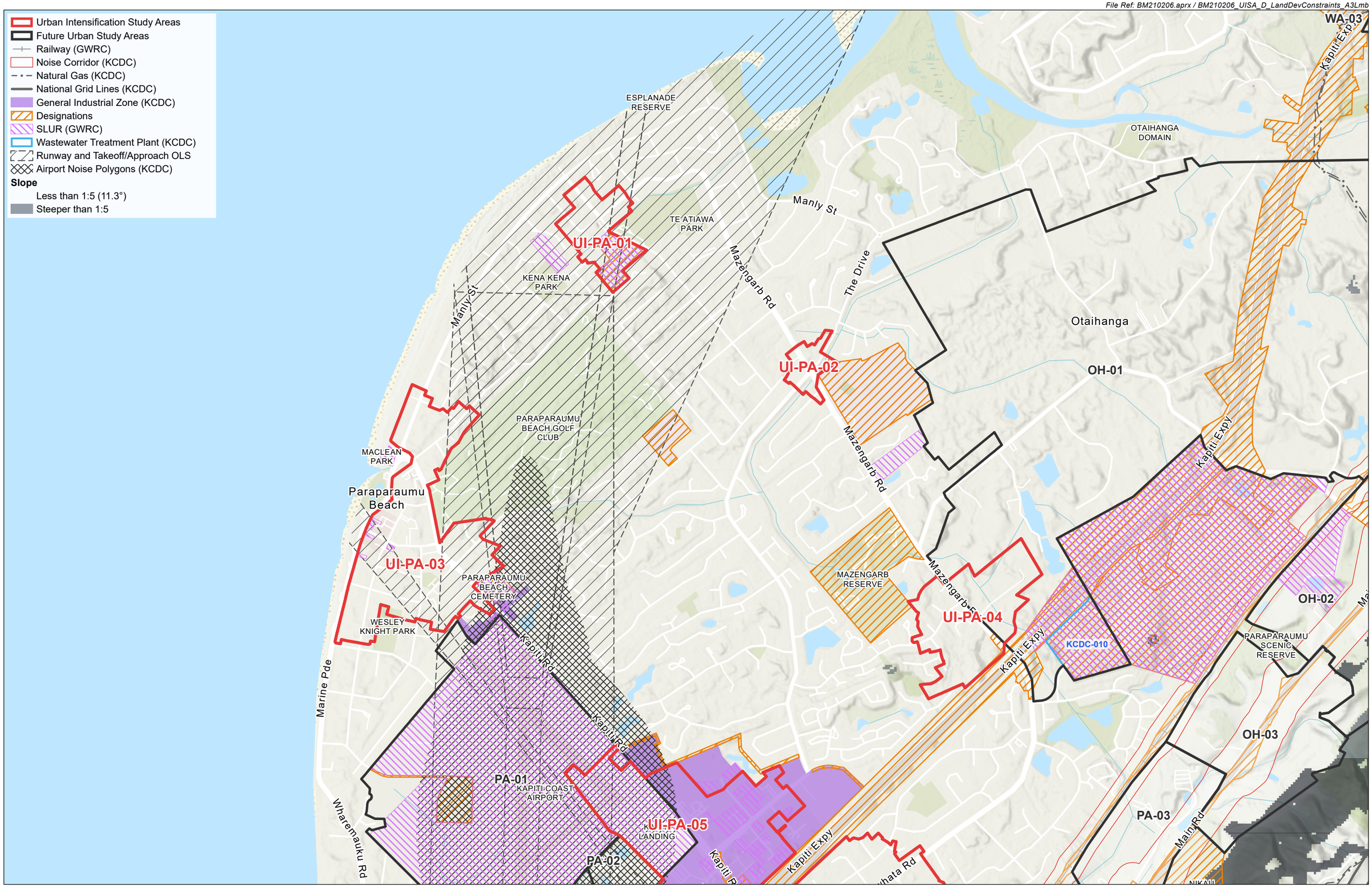
Land Development Constraints
Urban Intensification Study: Waikanae Centre

Date: 09 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.3.D



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 400 m

1:15,000 @ A3

Data Sources: KCDC, BML,Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Land Development Constraints

Urban Intensification Study: Paraparaumu Local

Date: 09 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.4.D

- Urban Intensification Study Areas
- Future Urban Study Areas
- Railway Station (GWRC)
- Railway (GWRC)
- Noise Corridor (KCDC)
- Natural Gas (KCDC)
- National Grid Lines (KCDC)
- General Industrial Zone (KCDC)
- Designations
- Quarry (KCDC)
- SLUR (GWRC)
- Wastewater Treatment Plant (KCDC)
- Runway and Takeoff/Approach OLS
- Airport Noise Polygons (KCDC)

Slope

- Less than 1:5 (11.3°)
- Steeper than 1:5

UI-PA-03
WESLEY KNIGHT PARK
CEMETERY
Kapiti Rd
Marine Pde
Wharemauku Rd
PA-01
KAPITI COAST AIRPORT
KAPITI LANDING
Kapiti Rd
Kapiti Expy
Arawhata Rd
UI-PA-04
OH-01
KCDC-010
Kapiti Expy
OH-02
PARAPARAUMU SCENIC RESERVE
OH-03
Main Rd
PA-03
NIKAU RESERVE
PARAPARAUMU DOMAIN
PA-02
Matatua Rd
PA-04
UI-PA-05
Paraparaumu
Amohia St
Nikau Valley
Raumati UI-RB
Raumati Rd
RB-01
COASTLANDS
MANAWA AVENUE RESERVE
Rimu Rd
Main Rd
KAITAWA RESERVE
Kapiti Expy
MATAI ROAD RESERVE
Rosetta Rd
Raumati Rd
MATTHEWS PARK
RS-01
PA-05
PA-06

Boffa Miskell
www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 400 m
1:15,000 @ A3

Data Sources: KCDC, BML,Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Land Development Constraints

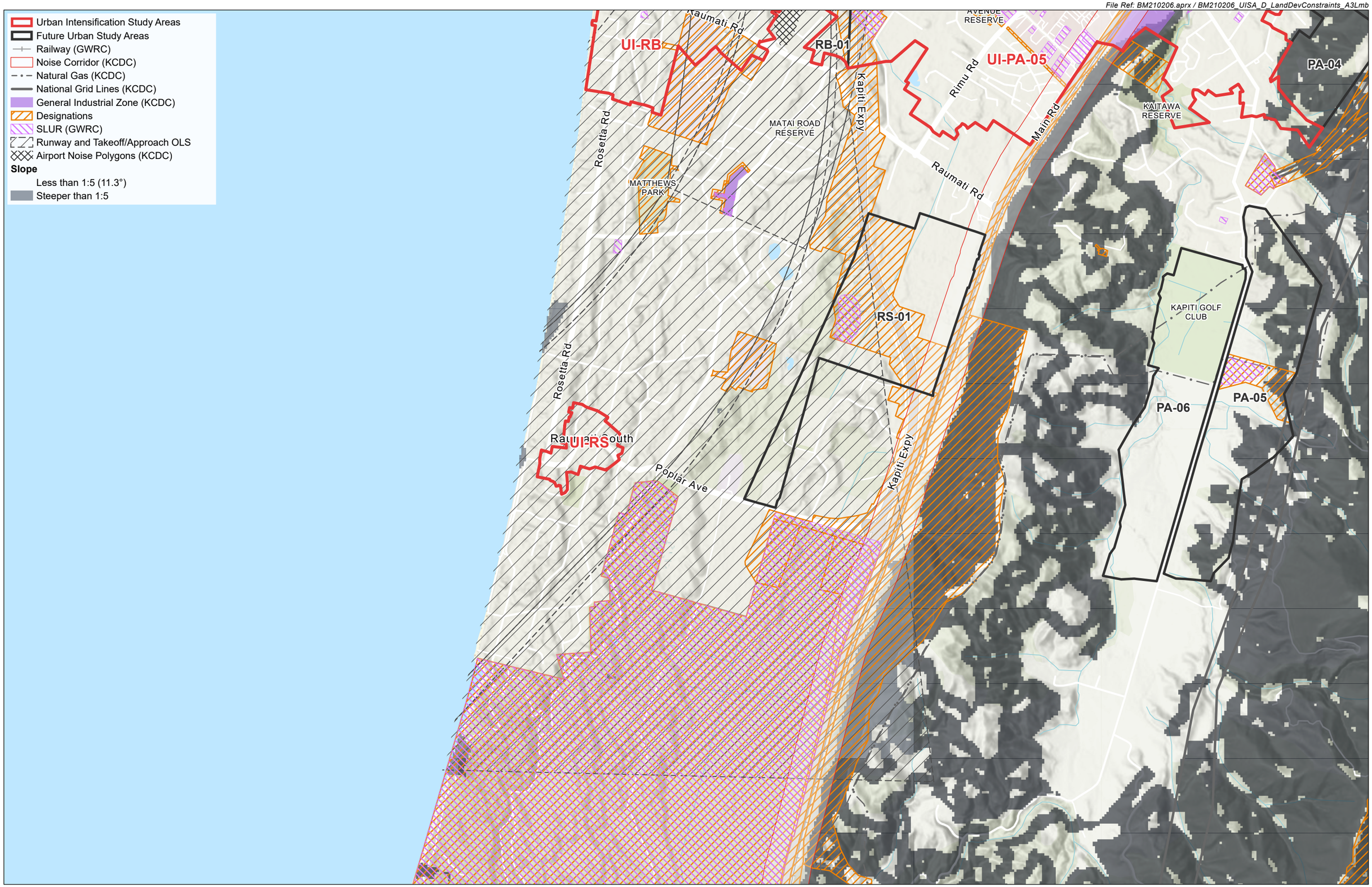
Urban Intensification Study: Paraparaumu

Date: 09 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.5.D



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 400 m

1:15,000 @ A3

Data Sources: KCDC, BML,Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

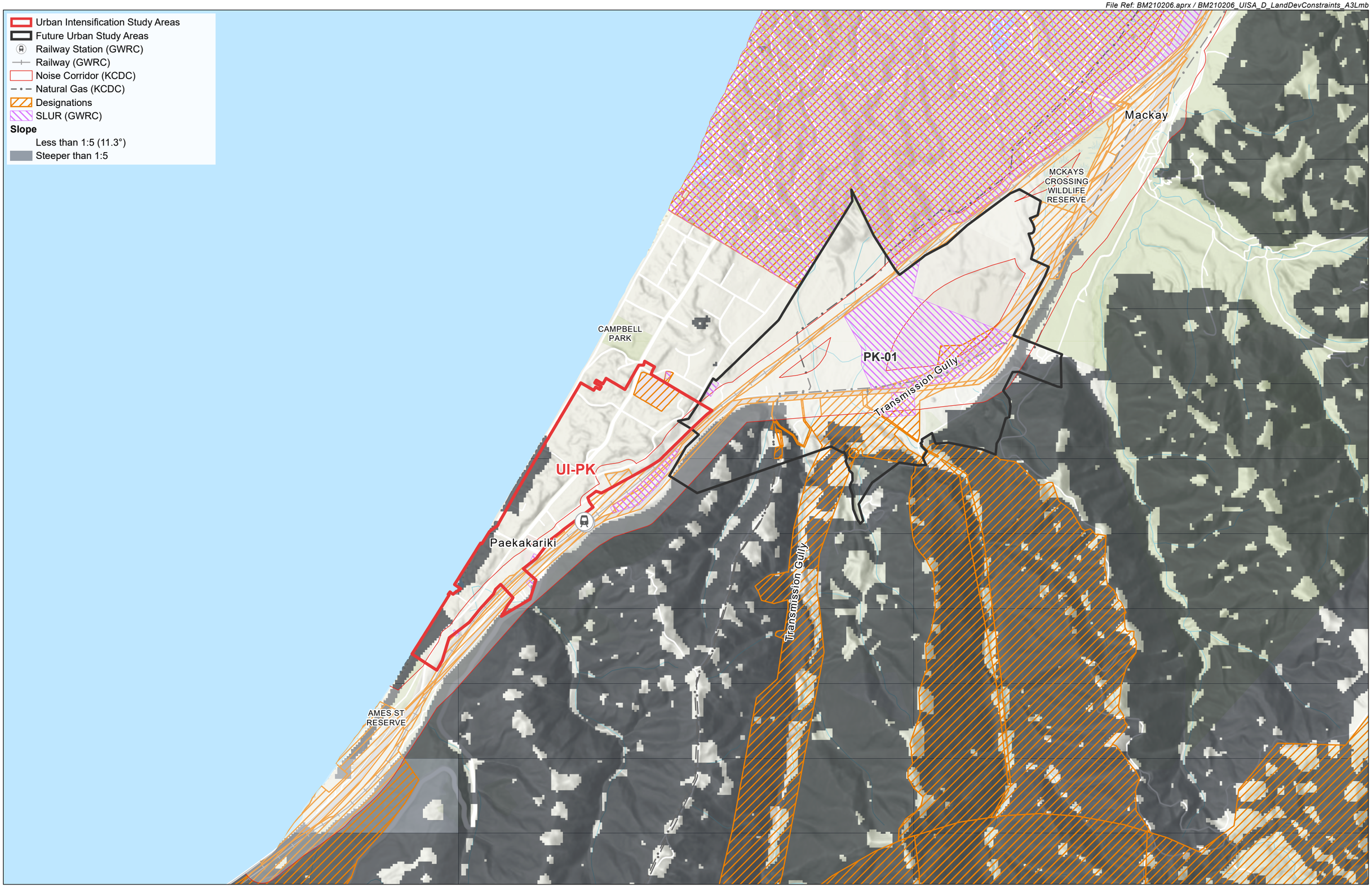
Land Development Constraints
Urban Intensification Study: Raumati South

Date: 09 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.6.D



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 400 m

1:15,000 @ A3

Data Sources: KCDC, BML,Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Land Development Constraints
Urban Intensification Study: Paekakariki Station

Date: 09 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.7.D

Urban Intensification Study Area
Spatial Influences and Constraints
Mapping

Hazards

Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 4 km

1:125,000 @ A3

Data Sources: KCDC, BML, Earthstar Geographics

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

Map Index

Urban Intensification Study Areas

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

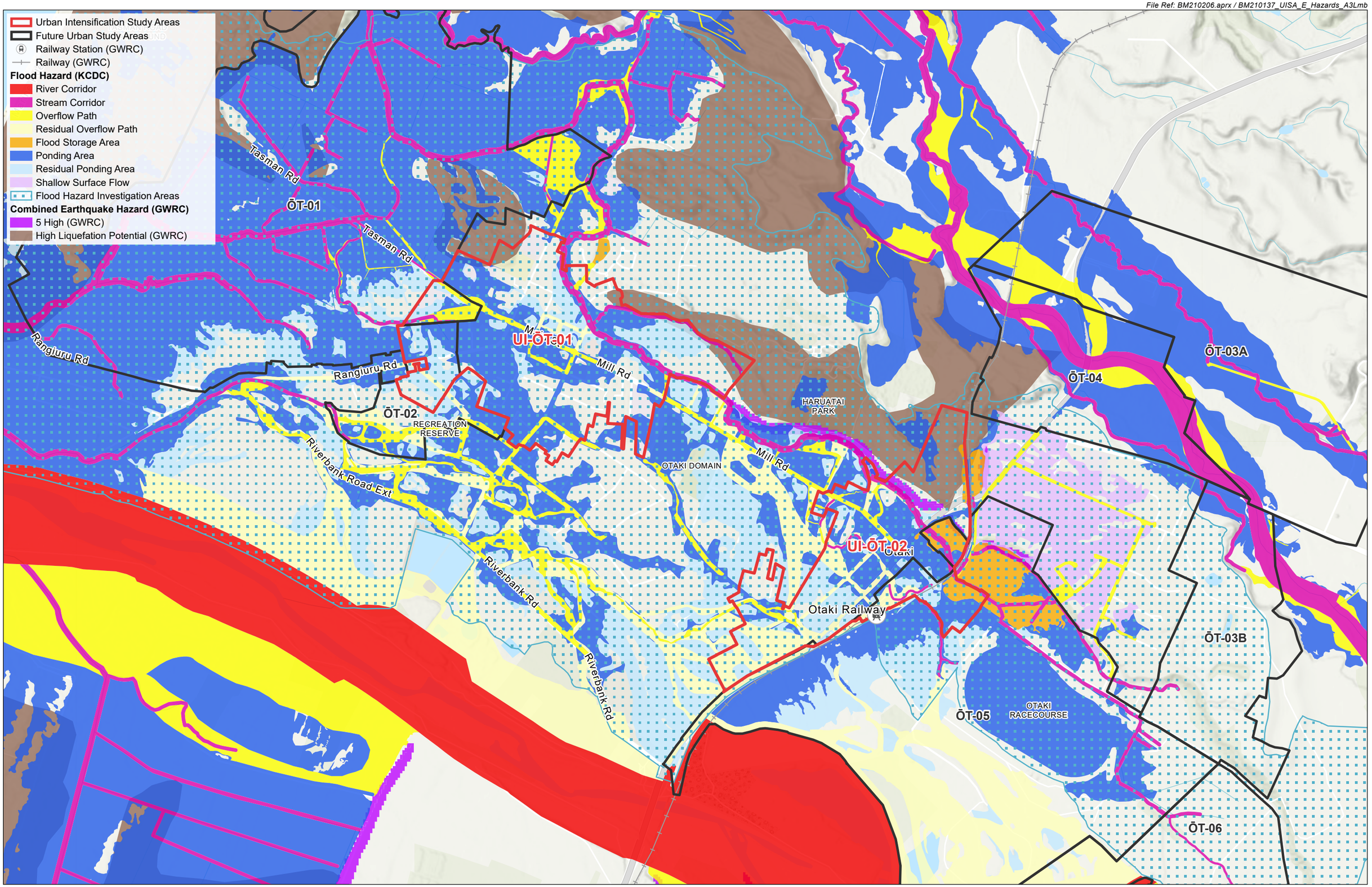
Urban Intensification Study Area Mapbook

Date: 02 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UISA



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 400 m

1:15,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Hazards

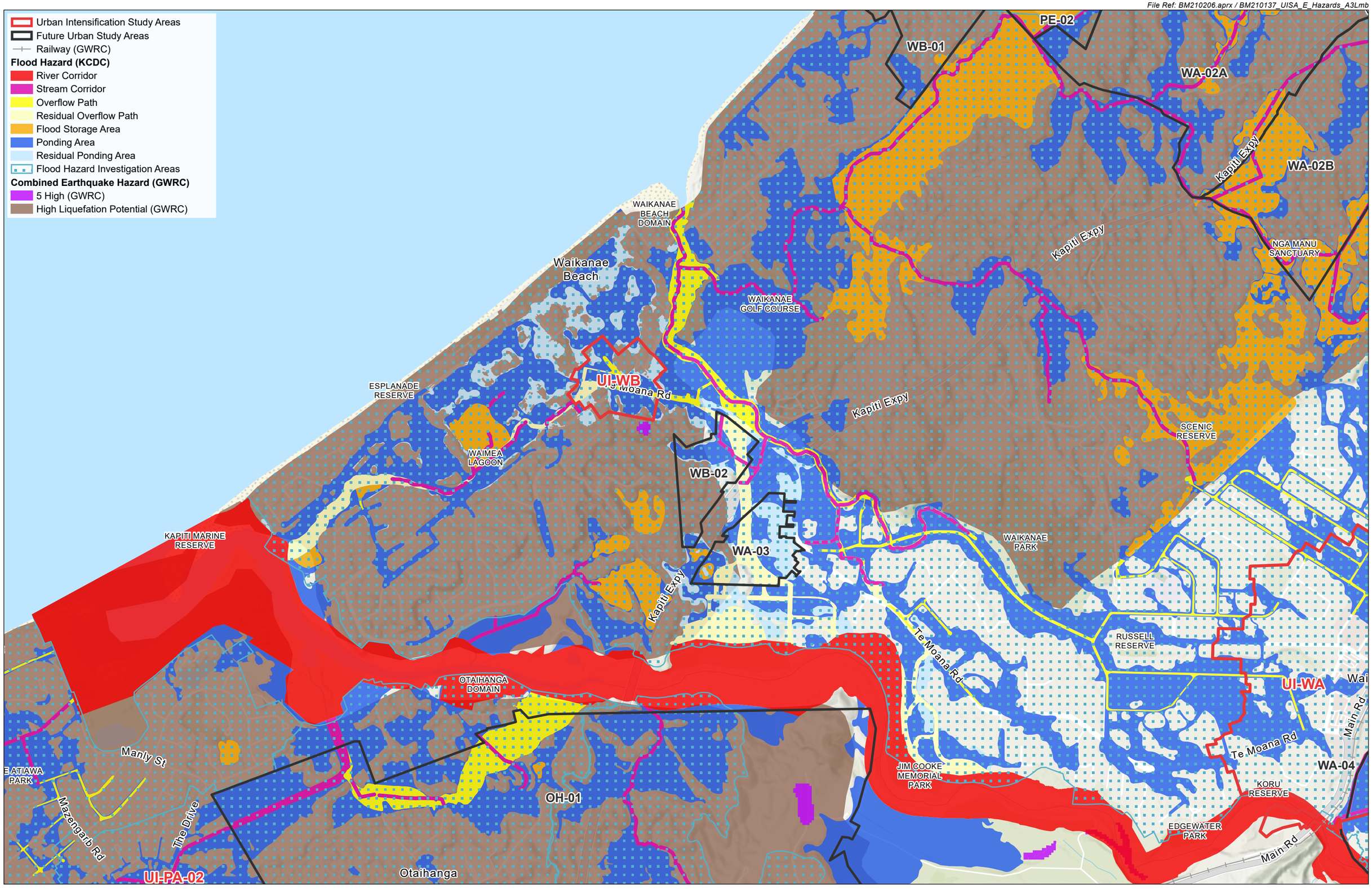
Urban Intensification Study: Otaki Centre

Date: 02 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.1.E



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 400 m

1:15,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Hazards

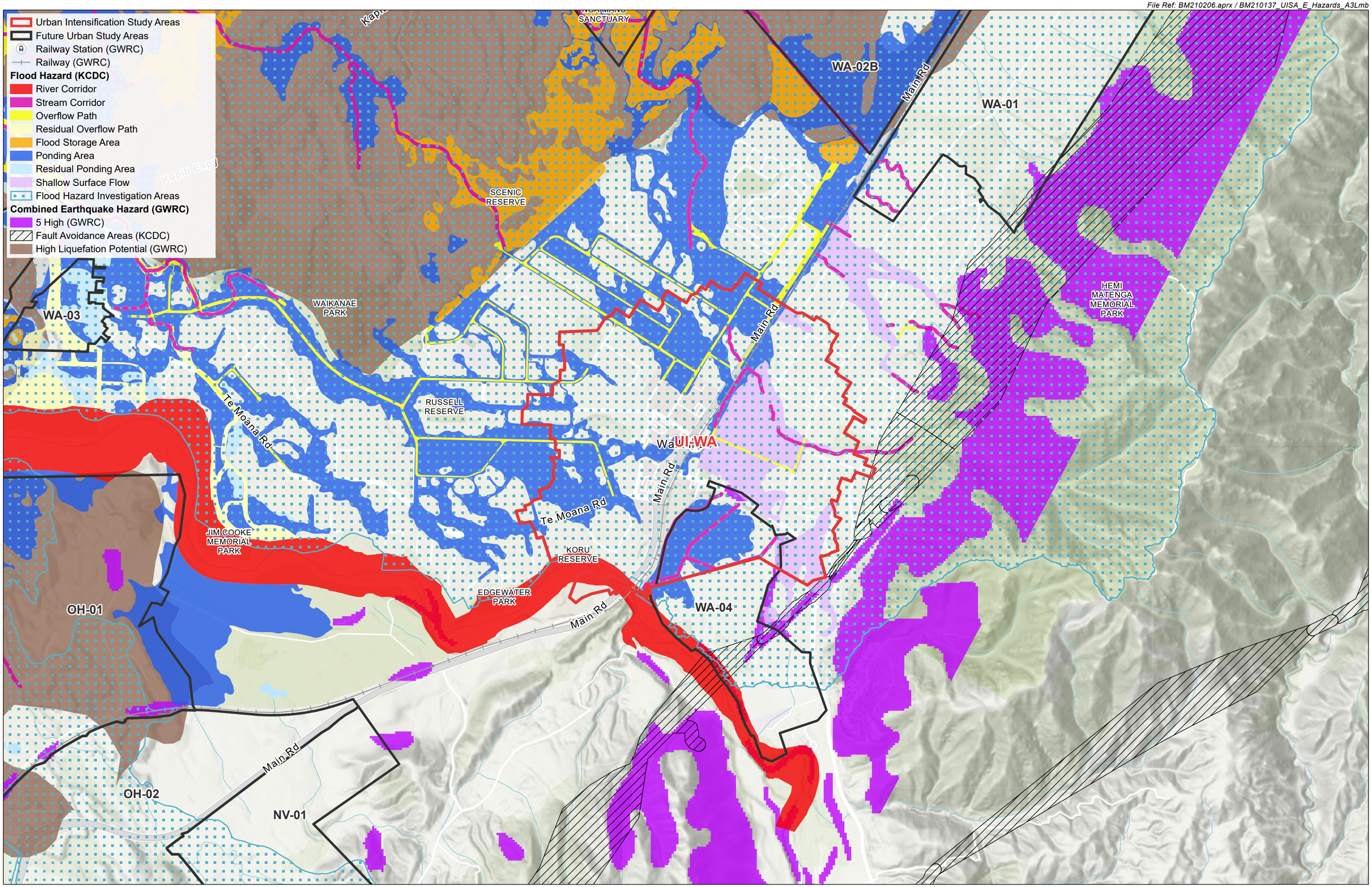
Urban Intensification Study: Waikanae Beach

Date: 02 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.2.E



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 400 m

1:15,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Hazards

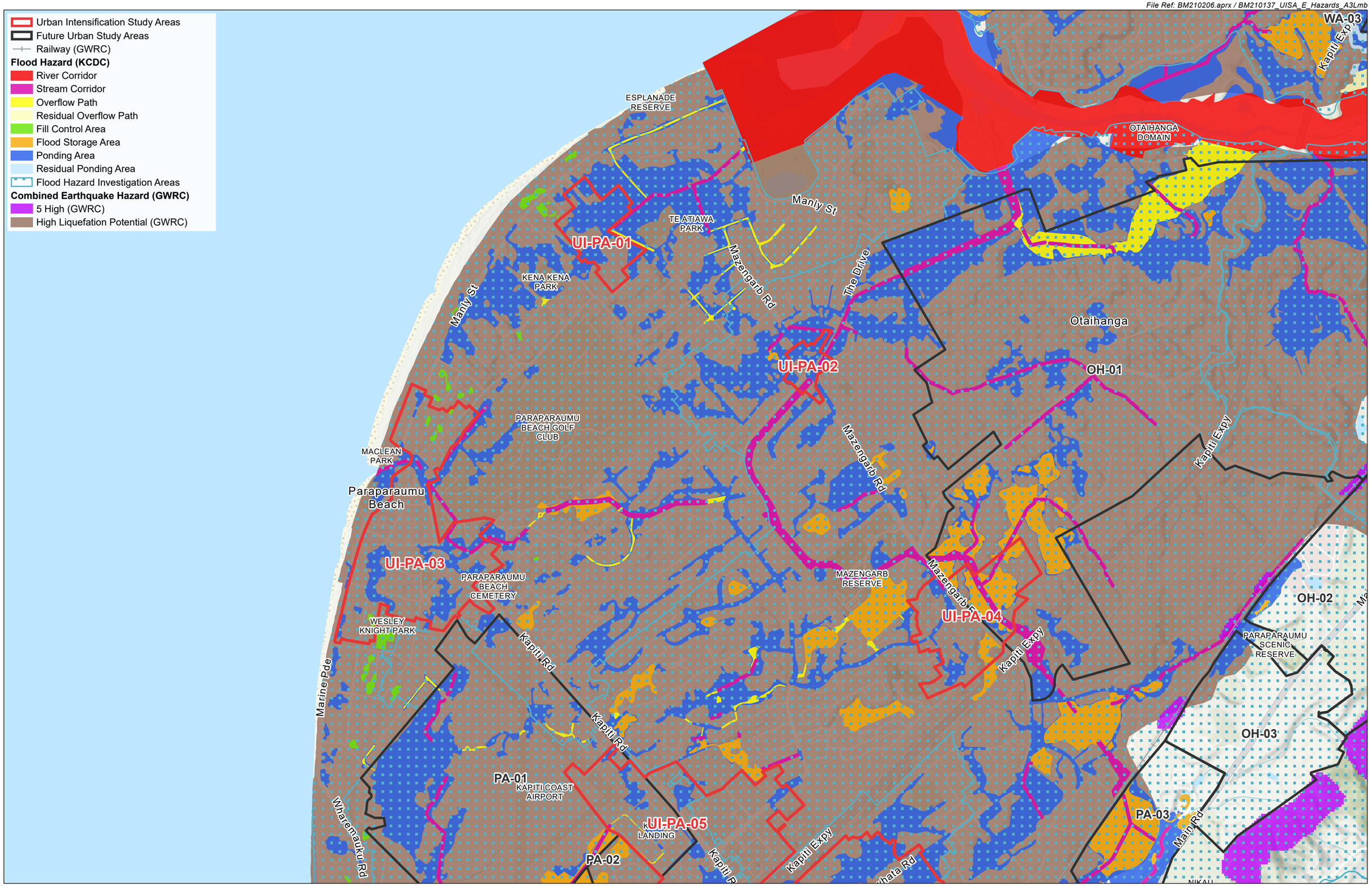
Urban Intensification Study: Waikanae Centre

Date: 02 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.3.E



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 400 m

1:15,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Hazards

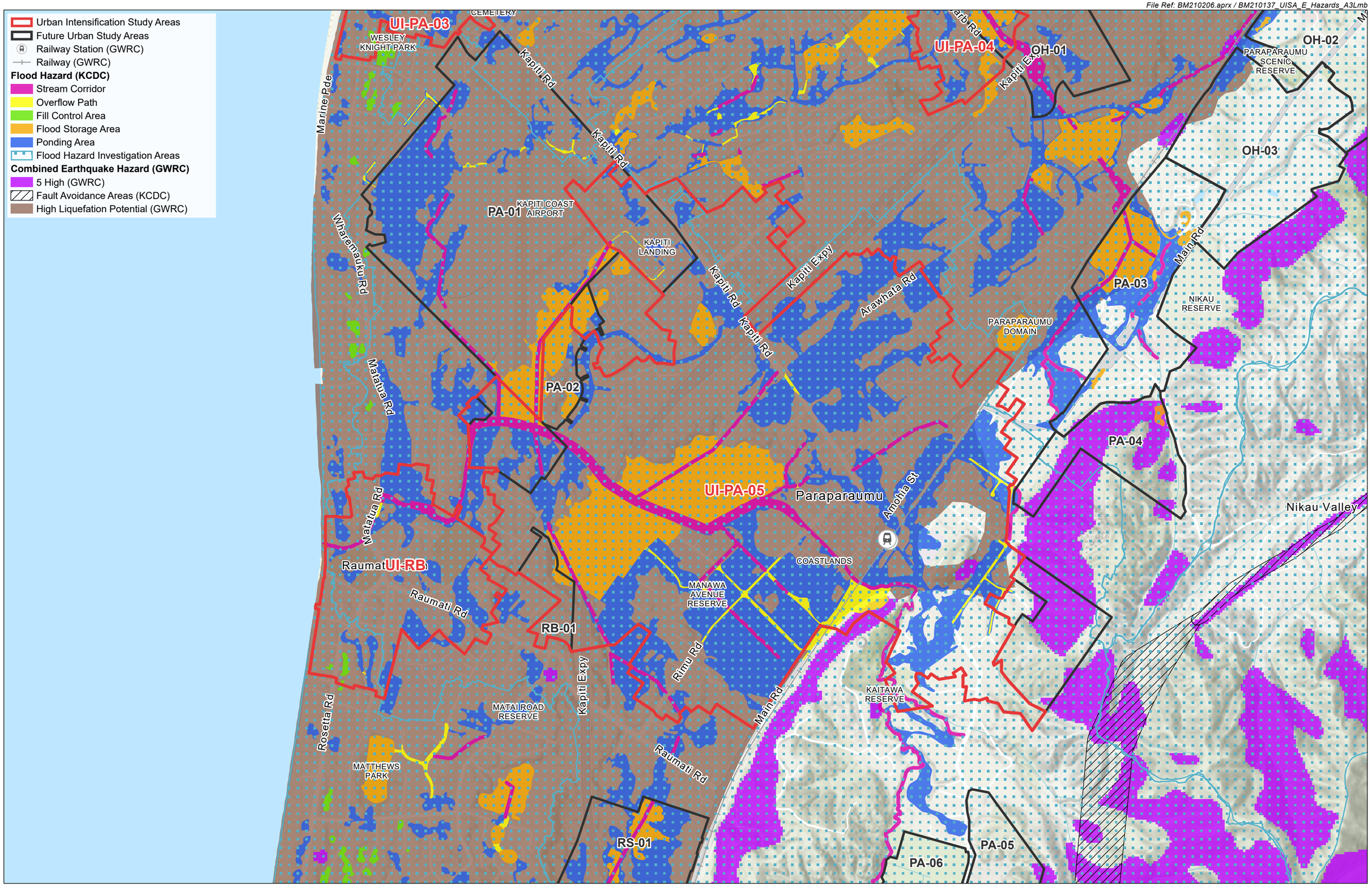
Urban Intensification Study: Paraparaumu Local

Date: 02 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.4.E



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 400 m

1:15,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Hazards

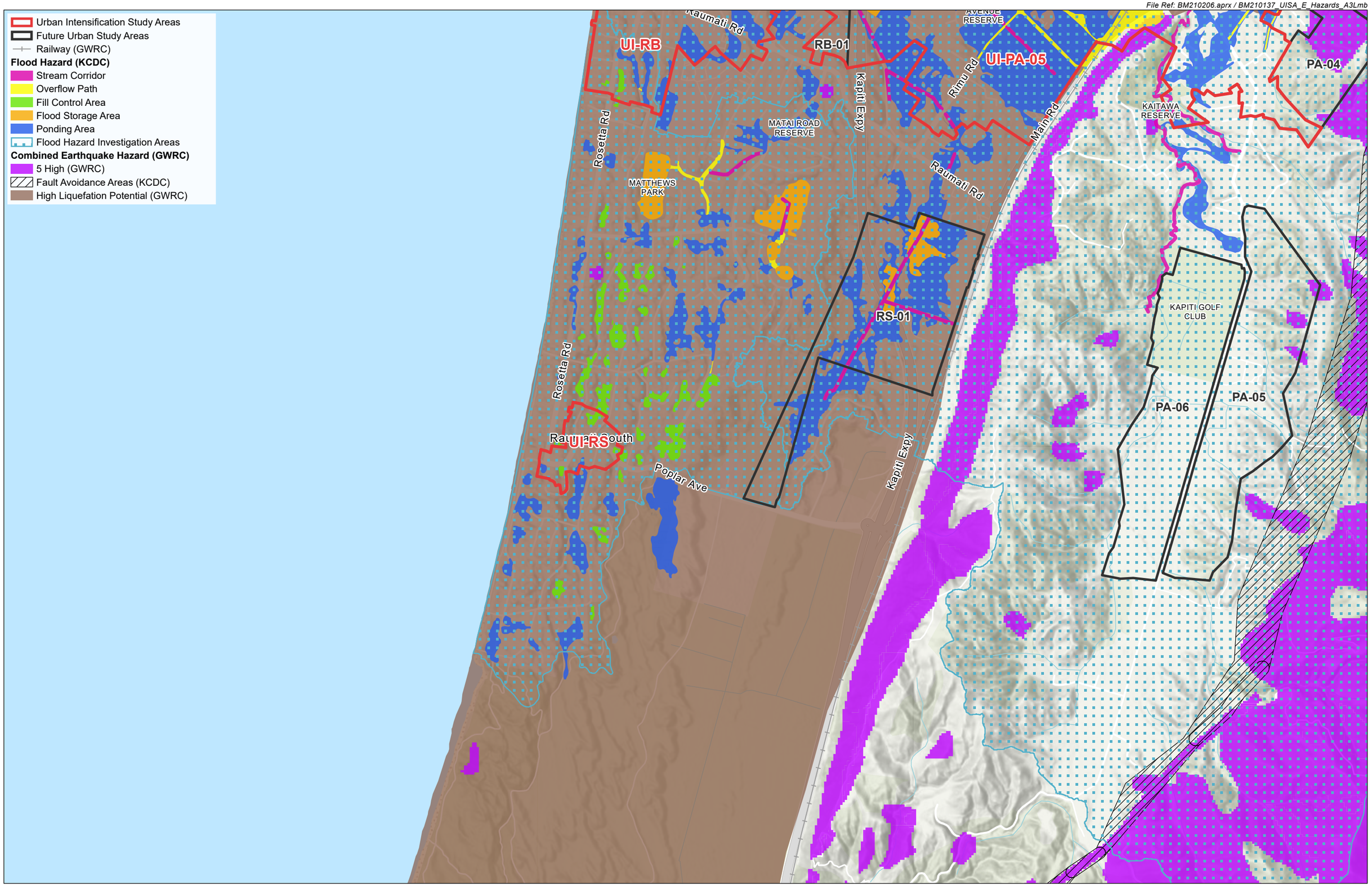
Urban Intensification Study: Paraparaumu

Date: 02 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.5.E



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 400 m

1:15,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Hazards

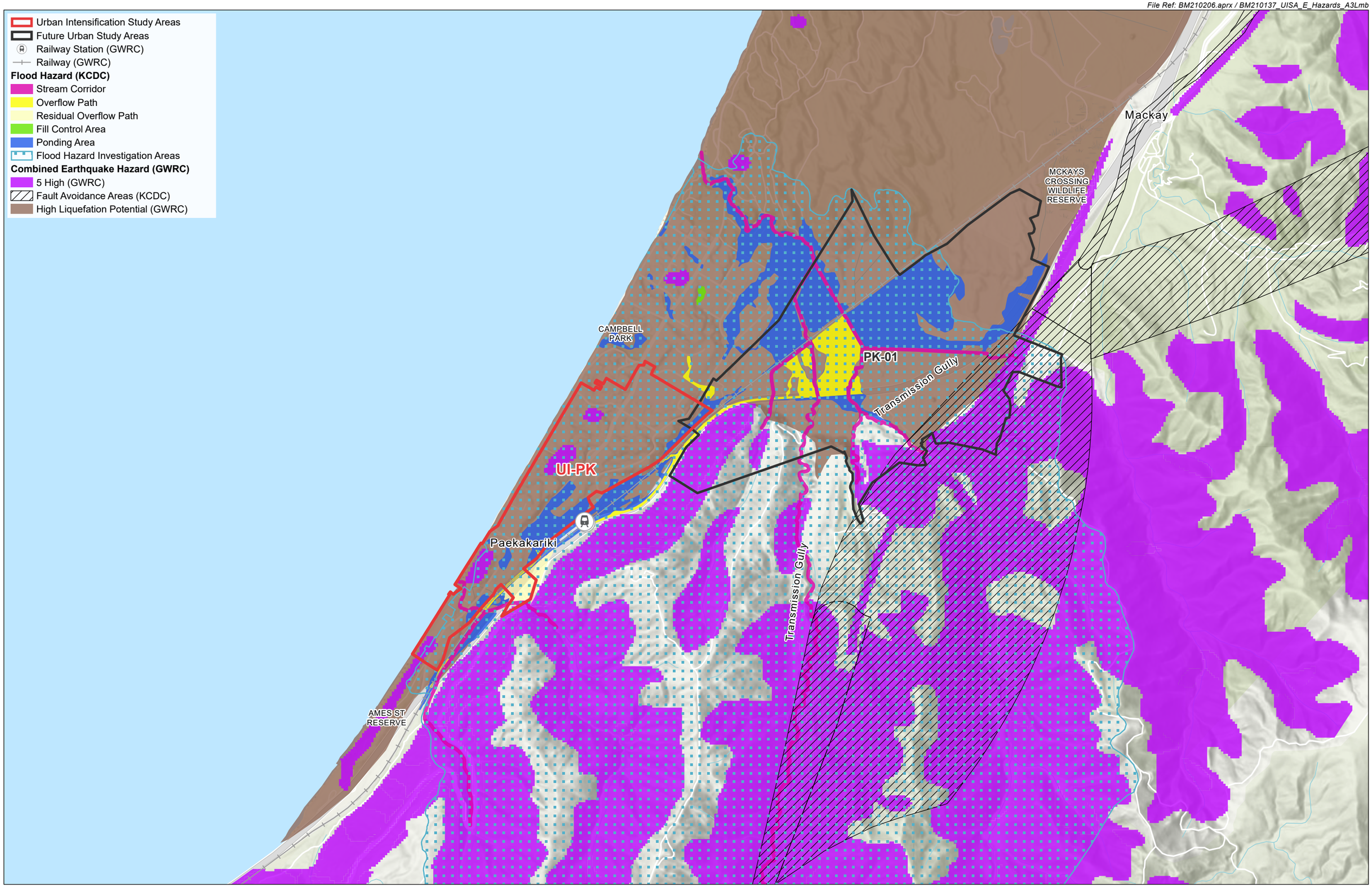
Urban Intensification Study: Raumati South

Date: 02 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.6.E



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 400 m

1:15,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology, Esri Community Maps Contributors, LINZ, Stats NZ, Eagle Technology, Esri, HERE, Garmin, METI/NASA, USGS

Projection: NZGD 2000 New Zealand Transverse Mercator

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Hazards

Urban Intensification Study: Paekakariki Station

Date: 02 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.7.E

Urban Intensification Study Area
Spatial Influences and Constraints Mapping

Mana Whenua

It is noted that the areas, sites and places of significance to mana whenua identified in the maps have been sourced from publicly available sources, including KCDC, GWRC, Heritage New Zealand, Te Puni Kōkiri and Land Information New Zealand. It is acknowledged that there may be more sites of significance to mana whenua that are known to them but not identified in publicly available data, and not shown on these maps.

Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 4 km

1:125,000 @ A3

Data Sources: KCDC, BML, Earthstar Geographics

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

Map Index

Urban Intensification Study Areas

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

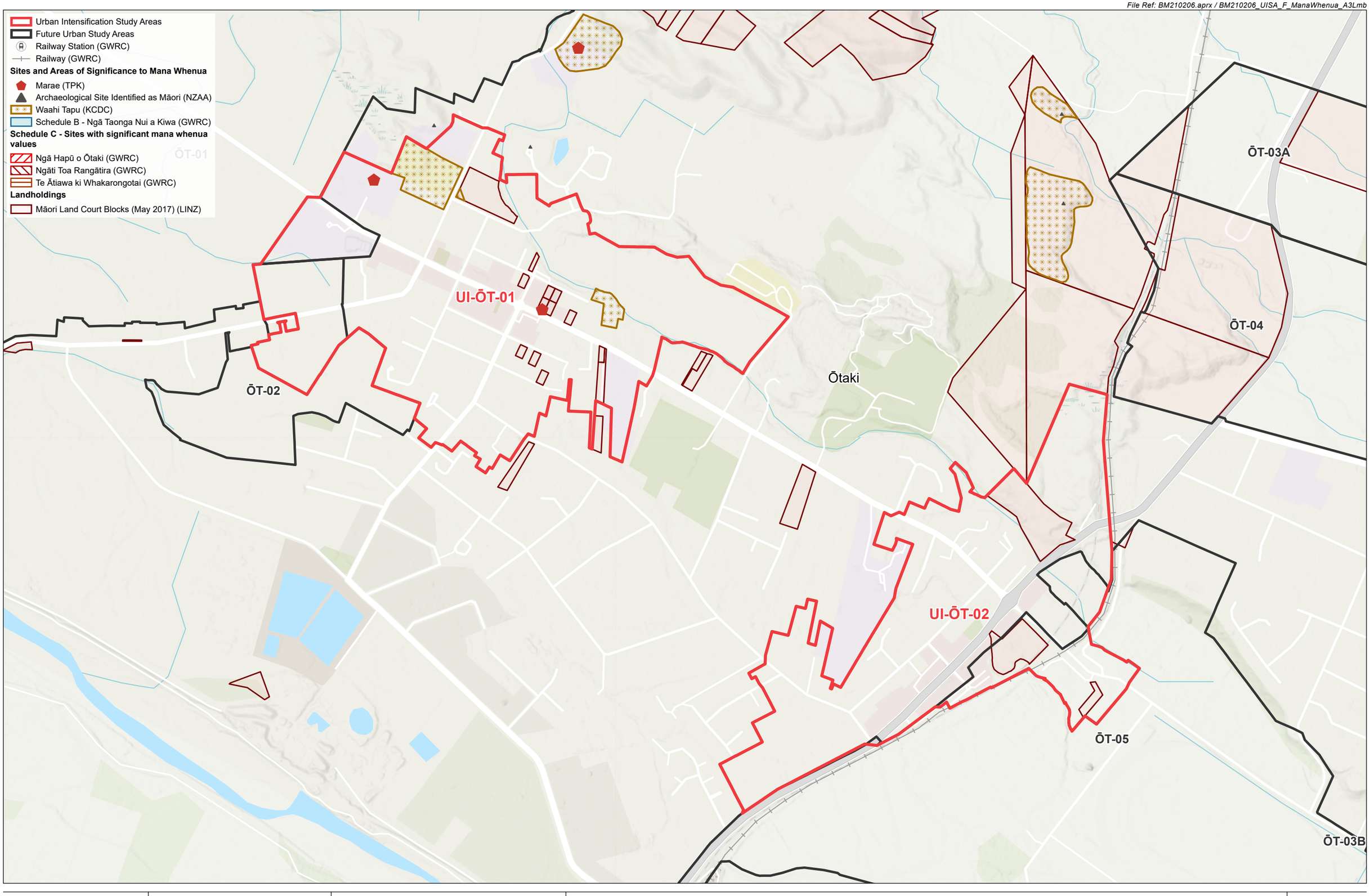
Urban Intensification Study Area Mapbook

Date: 02 August 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UISA



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 300 m

1:10,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology

Projection: NZGD 2000 New Zealand Transverse Mercator

It is noted that the areas, sites and places of significance to mana whenua identified in the maps have been sourced from publicly available sources, including KCDC, GWRC, Heritage New Zealand, Te Puni Kōkiri and Land Information New Zealand. It is acknowledged that there may be more sites of significance to mana whenua that are known to them but not identified in publicly available data, and not shown on these maps.

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Mana Whenua

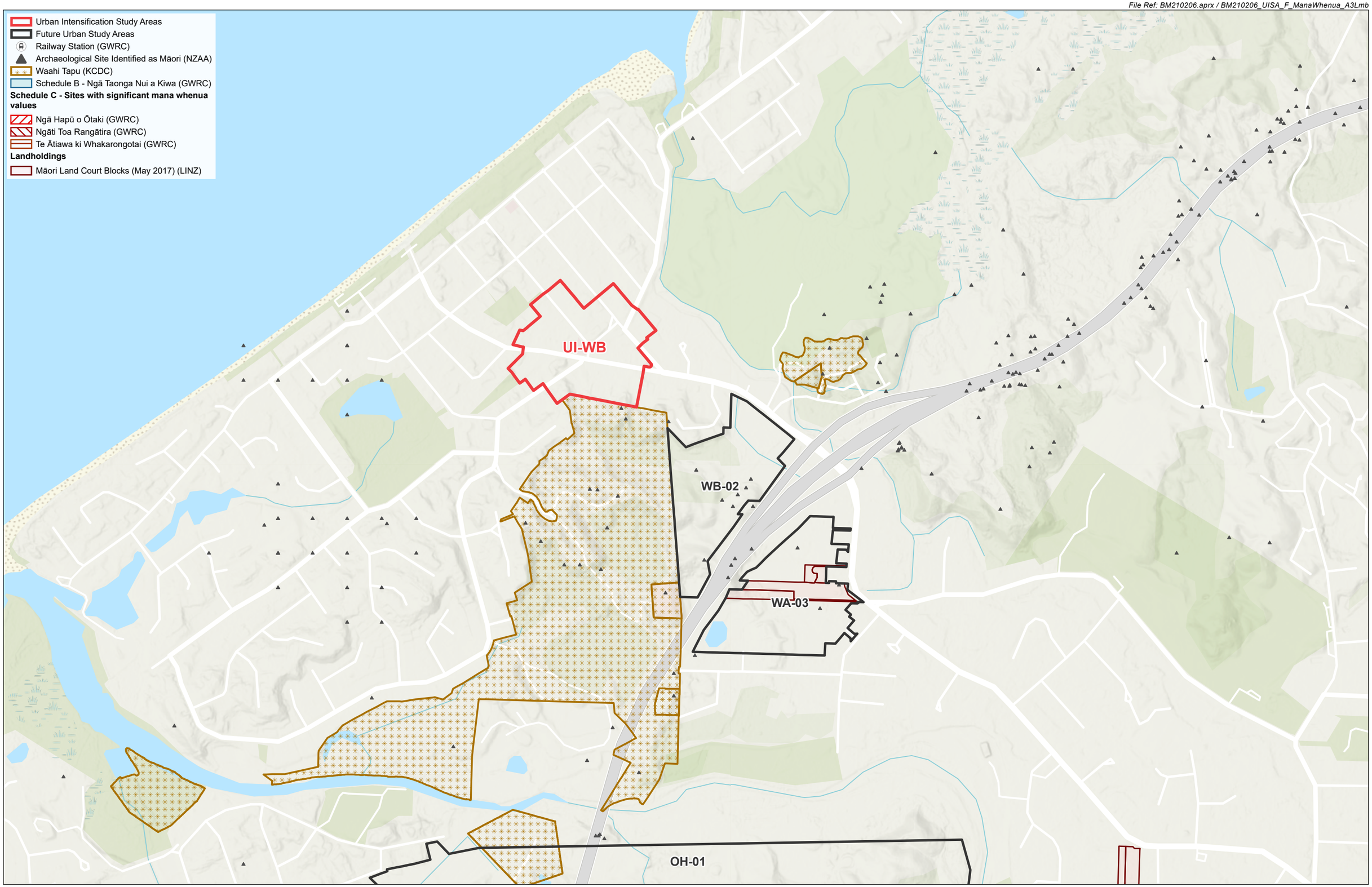
Urban Intensification Study: Otaki Centre

Date: 01 September 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.1.F



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 300 m

1:10,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology

Projection: NZGD 2000 New Zealand Transverse Mercator

It is noted that the areas, sites and places of significance to mana whenua identified in the maps have been sourced from publicly available sources, including KCDC, GWRC, Heritage New Zealand, Te Puni Kōkiri and Land Information New Zealand. It is acknowledged that there may be more sites of significance to mana whenua that are known to them but not identified in publicly available data, and not shown on these maps.

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Mana Whenua

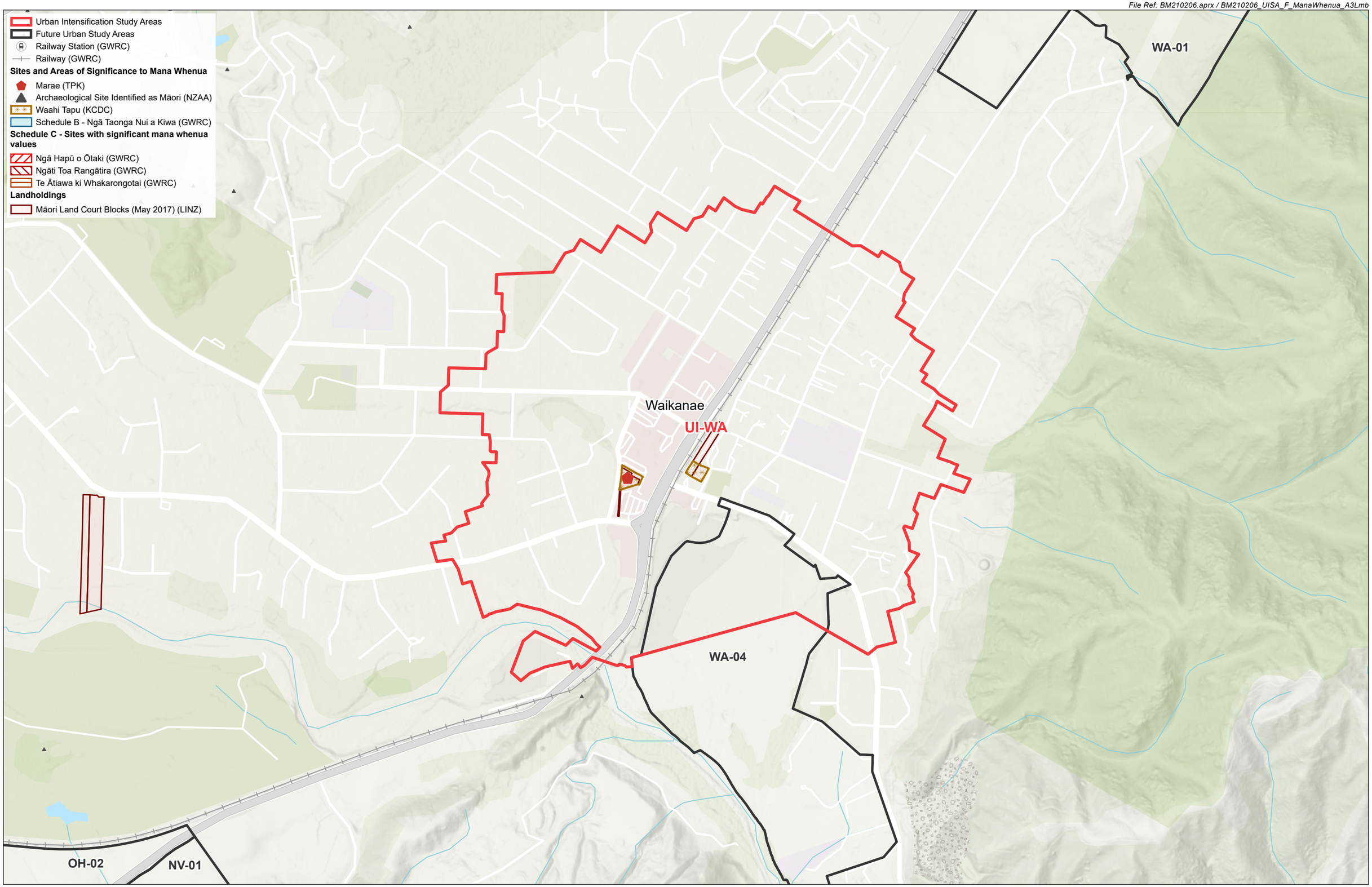
Urban Intensification Study: Waikanae Beach

Date: 01 September 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.2.F



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 300 m

1:10,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology

Projection: NZGD 2000 New Zealand Transverse Mercator

It is noted that the areas, sites and places of significance to mana whenua identified in the maps have been sourced from publicly available sources, including KCDC, GWRC, Heritage New Zealand, Te Puni Kōkiri and Land Information New Zealand. It is acknowledged that there may be more sites of significance to mana whenua that are known to them but not identified in publicly available data, and not shown on these maps.

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Mana Whenua

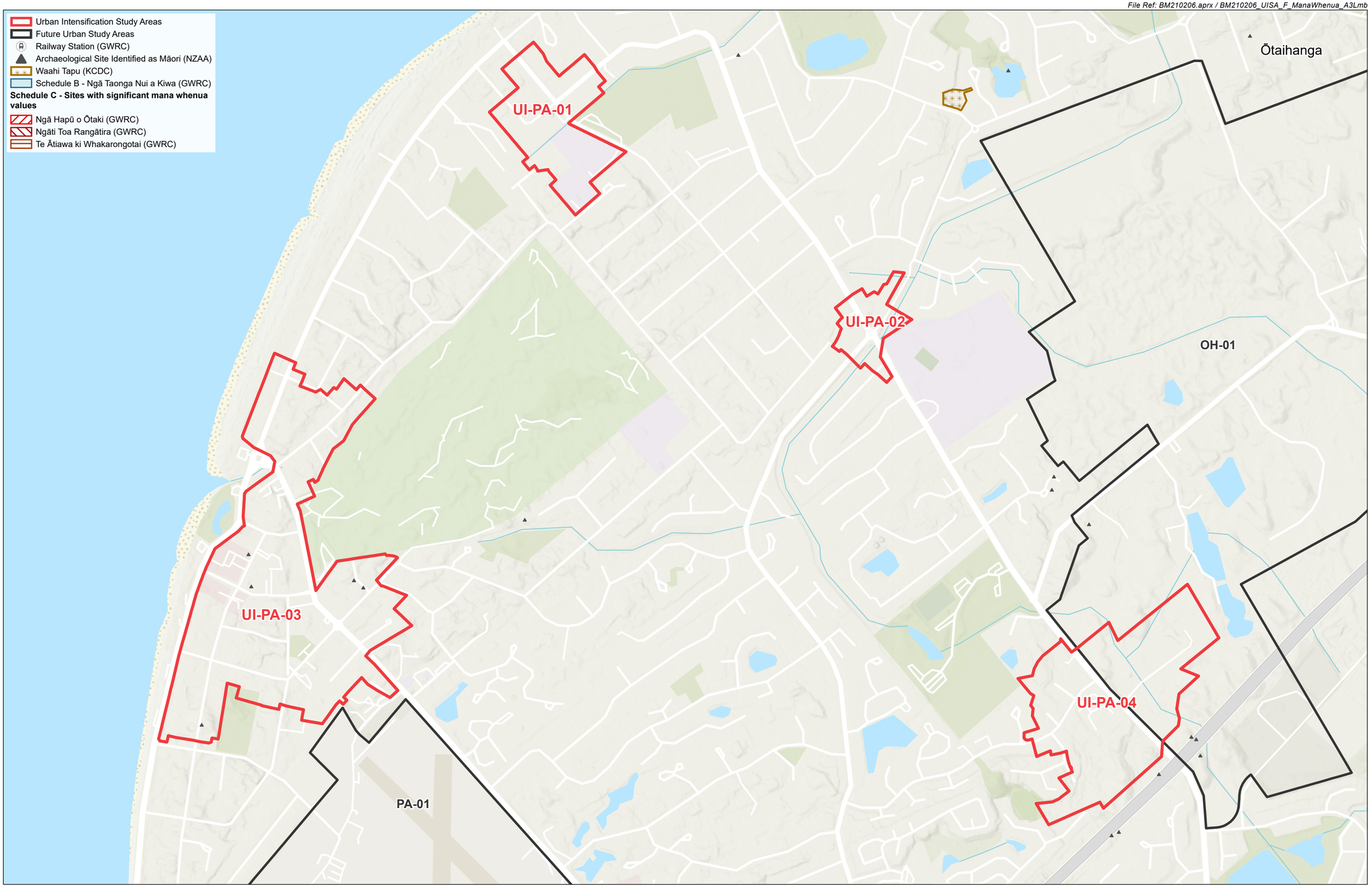
Urban Intensification Study: Waikanae Centre

Date: 01 September 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.3.F



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 300 m

1:10,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology

Projection: NZGD 2000 New Zealand Transverse Mercator

It is noted that the areas, sites and places of significance to mana whenua identified in the maps have been sourced from publicly available sources, including KCDC, GWRC, Heritage New Zealand, Te Puni Kōkiri and Land Information New Zealand. It is acknowledged that there may be more sites of significance to mana whenua that are known to them but not identified in publicly available data, and not shown on these maps.

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Mana Whenua

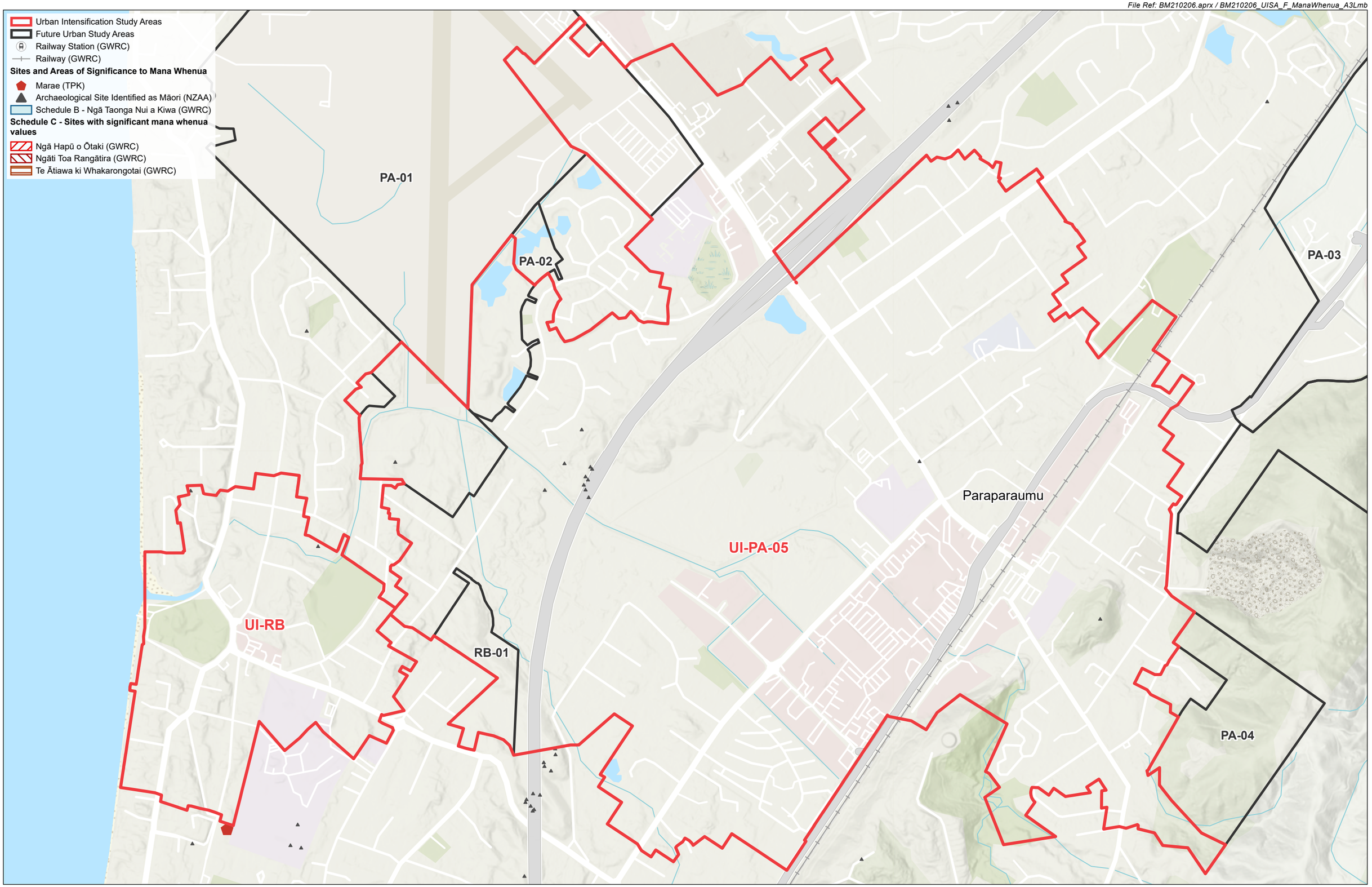
Urban Intensification Study: Paraparaumu Local

Date: 01 September 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.4.F



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 300 m

1:10,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology

Projection: NZGD 2000 New Zealand Transverse Mercator

It is noted that the areas, sites and places of significance to mana whenua identified in the maps have been sourced from publicly available sources, including KCDC, GWRC, Heritage New Zealand, Te Puni Kōkiri and Land Information New Zealand. It is acknowledged that there may be more sites of significance to mana whenua that are known to them but not identified in publicly available data, and not shown on these maps.

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Mana Whenua

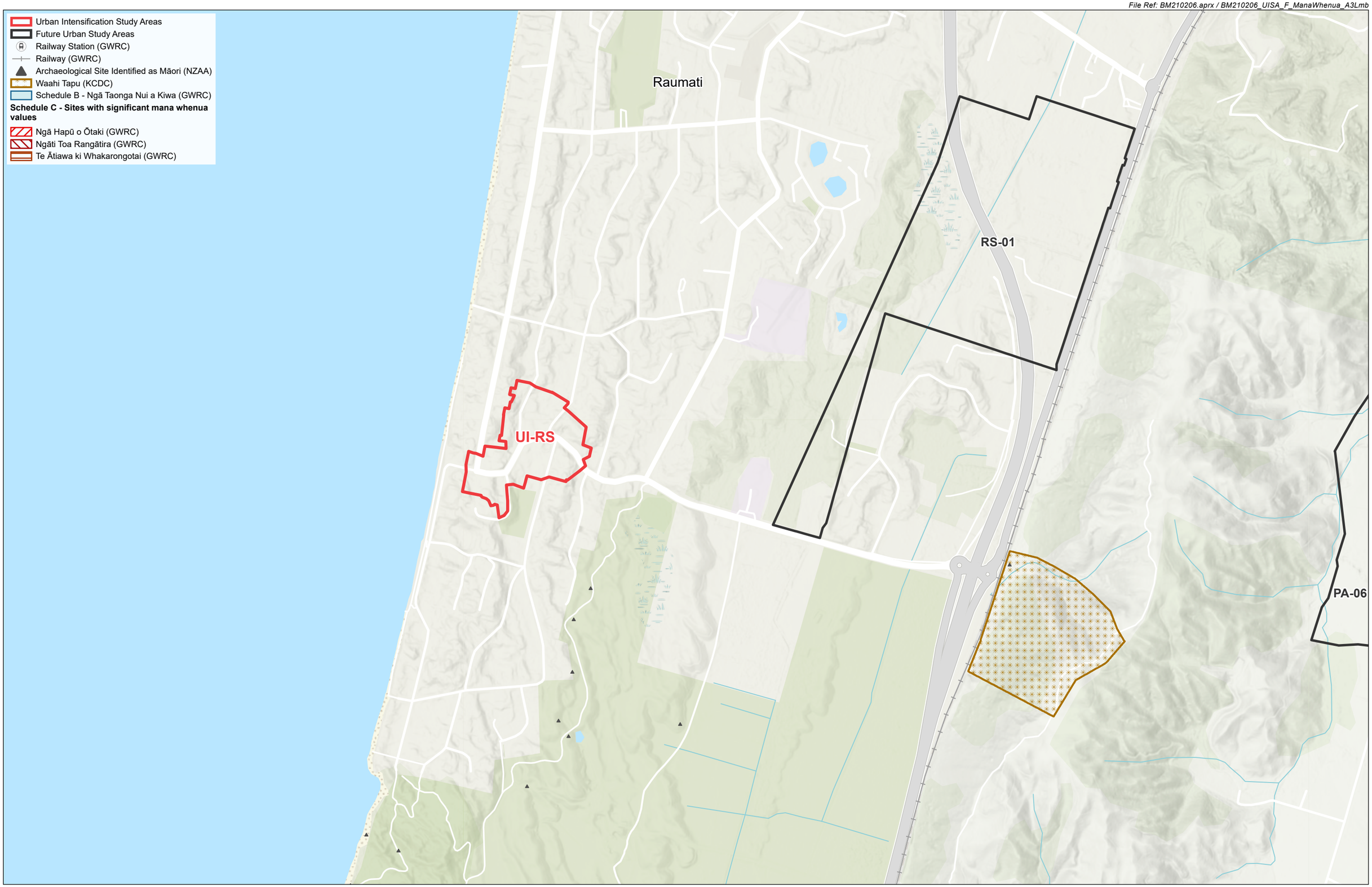
Urban Intensification Study: Paraparaumu

Date: 01 September 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.5.F



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 300 m

1:10,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology

Projection: NZGD 2000 New Zealand Transverse Mercator

It is noted that the areas, sites and places of significance to mana whenua identified in the maps have been sourced from publicly available sources, including KCDC, GWRC, Heritage New Zealand, Te Puni Kōkiri and Land Information New Zealand. It is acknowledged that there may be more sites of significance to mana whenua that are known to them but not identified in publicly available data, and not shown on these maps.

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

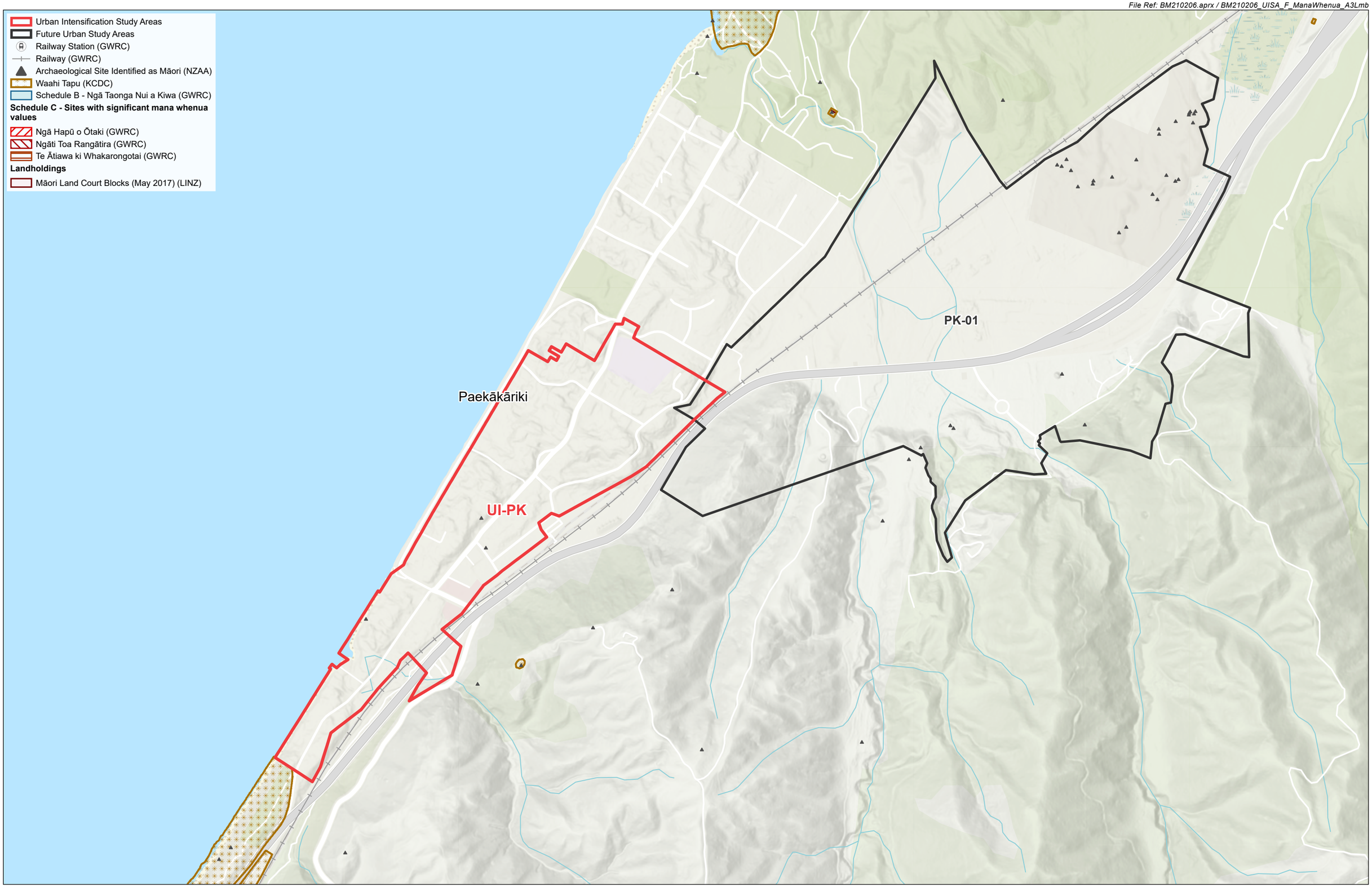
Mana Whenua
Urban Intensification Study: Raumati South

Date: 01 September 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.6.F



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 300 m

1:10,000 @ A3

Data Sources: KCDC, BML, Basemap: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., LINZ, Eagle Technology

Projection: NZGD 2000 New Zealand Transverse Mercator

It is noted that the areas, sites and places of significance to mana whenua identified in the maps have been sourced from publicly available sources, including KCDC, GWRC, Heritage New Zealand, Te Puni Kōkiri and Land Information New Zealand. It is acknowledged that there may be more sites of significance to mana whenua that are known to them but not identified in publicly available data, and not shown on these maps.

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION

Mana Whenua
Urban Intensification Study: Paekakariki Station

Date: 01 September 2021 | Revision: 0

Plan prepared for KCDC by Boffa Miskell Limited

Project Manager: marc.baily@boffamiskell.co.nz | Drawn: HHu | Checked: ABa

UI.7.F