

Align



 **Classic Developments**
Rangiuru Road Limited

234 and 246 Rangiuru
Road, Otaki

Resource Consent
Application for a
Boundary Adjustment
and a 43-lot Subdivision

20 January 2026

Bringing places and
communities to life.

QUALITY CONTROL SHEET

Proposal:	To undertake a boundary adjustment and a 43-lot subdivision and associated public road, private ways and infrastructure.
Applicant:	Classic Developments Rangiuru Road Limited
Site Address:	234 Rangiuru Road, Otaki 246 Rangiuru Road, Otaki
Legal Description:	Lot 2 DP 42874 Part Lot 2 DP 11616
Site Area:	2.3878 hectares more or less 1606m ² more or less
Record of Title:	WN14B/762 WN529/27
Relevant Planning Document(s):	Operative Kapiti Coast District Plan 2021
District Plan Zoning:	General Residential Zone
Special Features/Overlays:	Local Community Connector Flood Hazard – Residual Overflow Flood Hazard – Residual Ponding Flood Hazard – Stream Corridor Flood Hazard – Ponding Specific Control: Height Variation Control Area Height Variation: 14m PREC47 - Precinct: PREC47 - General Residential Zone at Ōtaki
File Reference:	CD006
Activity Status:	Discretionary Activity
Review by:	Bernie Warmington

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Produced by:

Approved by:

	
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1. Introduction

Classic Developments Rangiuru Road Limited (the applicant) is seeking resource consent for a boundary adjustment between 234 Rangiuru Road, Otaki and 246 Rangiuru Road, Otaki and a 43-lot subdivision at 234 Rangiuru Road to enable construction of new dwellings on the site.

This application for a resource consent is made in accordance with section 88 of the Resource Management Act 1991 (RMA), and under the provisions of the Operative Kapiti Coast District Plan and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

2. Background

2.1. Consenting History

The site has been purchased by Classic Developments Rangiuru Road Limited, with the intention of developing the site for residential land use. In 2021, due to the zoning of the site under the Kapiti Coast District Plan (only part of the site was in a residential zone), a thirteen-lot subdivision (RM210322) was proposed at the southern part of the site.

After the Kapiti Coast District Plan intensification plan change (PC2) became operative on 01 September 2023, a new land use consent application was lodged for 43 lots over the whole site (RM240038). This application will be withdrawn

An application (WGN260338) for earthworks and construction phase stormwater discharges associated with the now proposed 43-lot residential subdivision has been made to the Greater Wellington Regional Council (GWRC) on 14 November 2025.

An application for the discharge of operation stormwater associated with the now proposed 43-lot residential subdivision has been made to the GWRC on 16 December 2025.

2.2. Pre-application Meeting

A number of meetings were held with the Kāpiti Coast District Council over the past two years on various aspects of the proposed development. The latest meeting held with Council was on 21 October 2025. This was attended by Marnie Rydon, Contractor to Kāpiti Coast District Council.

2.3. Consultation with landowner of 246 Rangiuru Road, Otaki

A developer agreement has been signed between Classic Developments Rangiuru Road Limited and the owner of 246 Rangiuru Road regarding the proposed boundary adjustment. This can be provided at the Council's request.

2.4. Consultation with Ngā Hapū o Ōtaki and Ōtaki and Porirua Trusts Board

Over the past four years, Classic Developments Rangiuru Road Limited has consulted with Ngā Hapū o Ōtaki (as mana whenua) and Ōtaki and Porirua Trusts Board (as adjacent landowners). Although no specific feedback or cultural impact assessment has been requested for the current consent application, it is my opinion that the Mana Whenua Assessment Report prepared by Ngā Hapū o Ōtaki on 31 May 2022 for the previous proposal is still able to be relied on in assessing the potential adverse effects this proposed development has on Ngā Hapū o Ōtaki and their cultural values. A copy of the Mana Whenua Assessment Report for the previous application at the site can be found in **Appendix N**.

3. Site and Context Analysis

3.1. 234 Rangiuru Road

234 Rangiuru Road, Otaki, legally described as Lot 2 DP 42874, is square-shaped and generally flat, with an overall south to north fall of around 1.25m down towards the waterway to the north of the site (Marangi-a-wai Stream). There is no significant vegetation on the site other than a couple of shelter belts running north to south through the western part of the site, and a small, fenced group of trees in the northwest corner of the site. Previously, the land was used as a market garden. The site is currently utilised for livestock grazing and features a private access road running along its western boundary.

It is surrounded by residential and lifestyle properties in three directions, with Rangiuru Road situated immediately to the south. To the north of the site is Marangi-a-wai Stream, which is a tributary of the Otaki River, Te Kura-ā-lwi O Whakatupuranga Rua Mano (School), and Nga Purapura further beyond. The entire site is now zoned General Residential Zone. The location of the site is shown in Figure 1 below, and the zoning is shown in Figure 2.



Figure 1 - Location of 234 Rangiuru Road

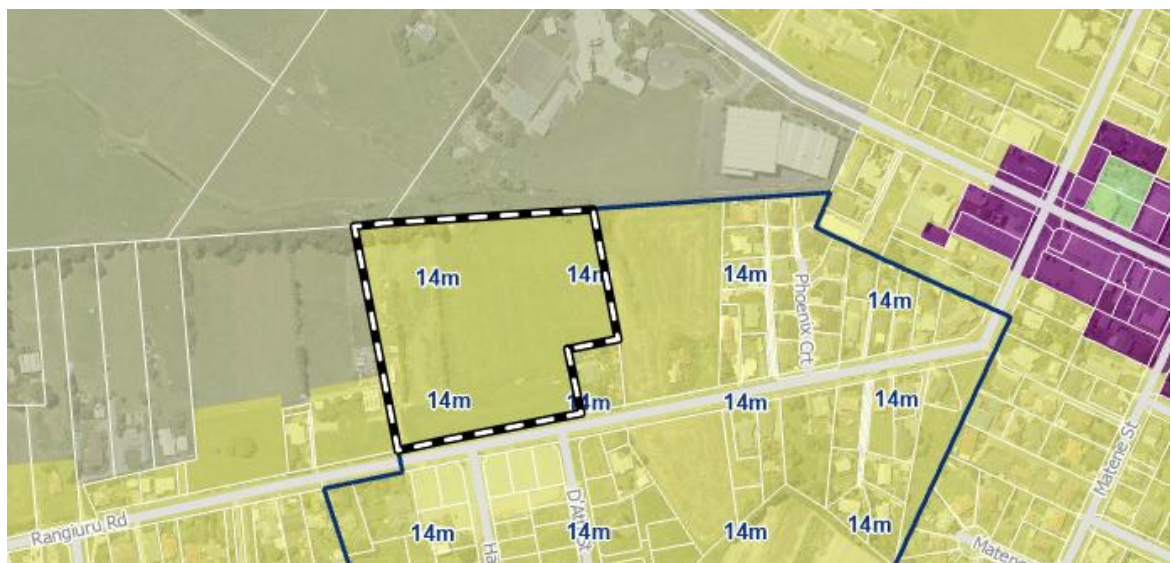


Figure 2 - Zoning of 234 Rangiuru Road

The encumbrances contained within the Record of Title (WN14B/762) for the subject site include various easements. These are;

- PR 6/300: Appurtenant hereto is a right of way created by Provisional Register 6/300 (affects part formerly part Lot 1 DP 11616).
- PR 6/474: Appurtenant hereto is a right of way created by Provisional Register 6/474 (affects part formerly part Lot 1 DP 11616).
- PR 6/475: Appurtenant hereto is a right of way created by Provisional Register 6/475 (affects part formerly part Lot 1 DP 11616).
- PR 7/77: Appurtenant hereto is a right of way created by Provisional Register 7/77 (affects part formerly part Lot 1 DP 11616).
- PR 8/189: Appurtenant hereto is a right of way created by Provisional Register 8/189 (affects part formerly part Lot 1 DP 11616).
- PR 9/172: Appurtenant hereto is a right of way created by Provisional Register 9/172 (affects part formerly part Lot 1 DP 11616).
- PR 9/197: Appurtenant hereto is a right of way created by Provisional Register 9/197 (affects part formerly part Lot 1 DP 11616).

None of these is considered to affect the proposal to subdivide the property.

3.2. 246 Rangiuru Road

246 Rangiuru Road, the adjoining property that is subject to the boundary adjustment, is approximately 1606m² in size. The property is located to the south-east of the subject site, and fronts Rangiuru Road. The property is zoned General Residential Zone (Figure 3 below), and is currently used for residential purposes, with a single detached dwelling on the western boundary of the site. There are also buildings located to the south of the main dwelling and east. There is a shed located on the northern boundary, adjacent to Rangiuru Road (see Figure 4 below). The current western boundary fence and landscaping are located in part outside the legal boundary, which is the main reason for seeking the boundary adjustment as part of the current subdivision package.



Figure 3 – Zoning of 246 Rangiuru Road



Figure 4 - 246 Rangiora Road



Figure 5 - On Subject Site Looking Towards Rangiora Road



Figure 6 - On Site Looking Towards Northern/ Stream Boundary



Figure 7 - On Site Looking Towards Stream on Kura Site

3.3. Access and Transport

234 Rangiuru Road gains access from Rangiuru Road. There is currently no vehicle crossing fronting Rangiuru Road, and the site is accessed via a shared driveway to the west of the site, as shown in Figure 8 below.

Rangiuru Road is a Local Community Connector Road which connects the Ōtaki township (to the north-east) with Riverbank Road and the southern part of Ōtaki Beach (to the south-west). The Rangiuru Road / Riverbank Road intersection is located 650m to the west of the application site and the intersection of Rangiuru Road with Tasman Road / Te Rauparaha Street / Main Street is located 390m from the application site. The alignment of the road is straight with a negligible gradient, providing for good sightlines in both directions. A 50 km/hr speed limit is applicable, and occasional streetlights are provided (on power poles on the northern side of the road). A detailed description of the existing transport environment can be found in **Appendix H** – Traffic Impact Assessment.



Figure 8 - Current Access to the Application Site (Shared Driveway)



Figure 9 - Frontage of Application Site

3.4. Physical environment

Contamination

234 Rangiuru Road was formerly used as a market garden and is currently used for grazing various livestock. Due to this, there was a requirement under the National Environmental Standard for Accessing and Managing Contaminants in Soil to Protect Human Health (NES: CS) for the applicant to produce a Preliminary Site Investigation (PSI) and a subsequent Detailed Site Investigation (DSI), to support the proposed residential subdivision and associated soil disturbance and remediation.

A combined PSI and DSI has been prepared by ENGEO discovering minor elevated levels of contaminants in some locations associated with the previous market gardens on the site. These areas have been identified, and full details of the contamination is shown in the PSI/ DSI in **Appendix I**.

Geotechnical

A geotechnical investigation has been undertaken by ENGEO at 234 Rangiuru Road, Ōtaki. Geologically, the site consists of Holocene alluvium with well-sorted floodplain gravels. Seismic hazard is moderate, driven by ground shaking and low slope failure susceptibility. The site is within close proximity to several active faults. ENGEO's investigation of the site in 2022 showed consistent subsurface materials: fill or topsoil, silt alluvium, and alternating layers of medium to dense sand and gravel, with groundwater detected in ten test pits. Please refer to the Geotechnical Investigation Report in **Appendix K** for details

Three Waters

An Infrastructure Report has been undertaken by Envelope Engineering and is attached in **Appendix E**. This report confirmed the information below in terms of current services available.

- There are existing public wastewater pipes along Rangiuru Road. Due to the topography of the 234 Rangiuru Road, a gravity connection to the existing pipes is not feasible.
- There are existing public water mains along Rangiuru Road (DN150 and DN200). An existing fire hydrant is located across from the development on Rangiuru Road. The reticulated services are shown in Figure 10.

In addition, it is also noted that the Maringi-a-wai Stream is shown on KCDC's Three Waters Services GIS system to be an Open Drain, with some short, culverted sections adjacent to the site. While this may be correct in terms of KCDC drainage network classifications it is agreed that the stream meets the definition of a river in the RMA.



Figure 10 - Three Waters Services

Utility Services

There is an existing overhead power pole along Rangioru Road. The applicant's engineers have liaised with Scanpower, and they have confirmed the feasibility of taking a connection from this pole and using it to service the development.

Flood Hazards

The site is almost completely covered by the 1% AEP flood hazard shown on the Flood Hazards Extent for the Greater Wellington Region (GWRC maps).

The KCDC District Plan Flood Hazard GIS layers (in Figure 11 below) show that the site includes both 'ponding' and 'residual ponding' areas. There is a residual overflow path at the southwest corner of the site.



Figure 8 - Ponding and Overflow Areas -KCDC Flood Hazard Mapping

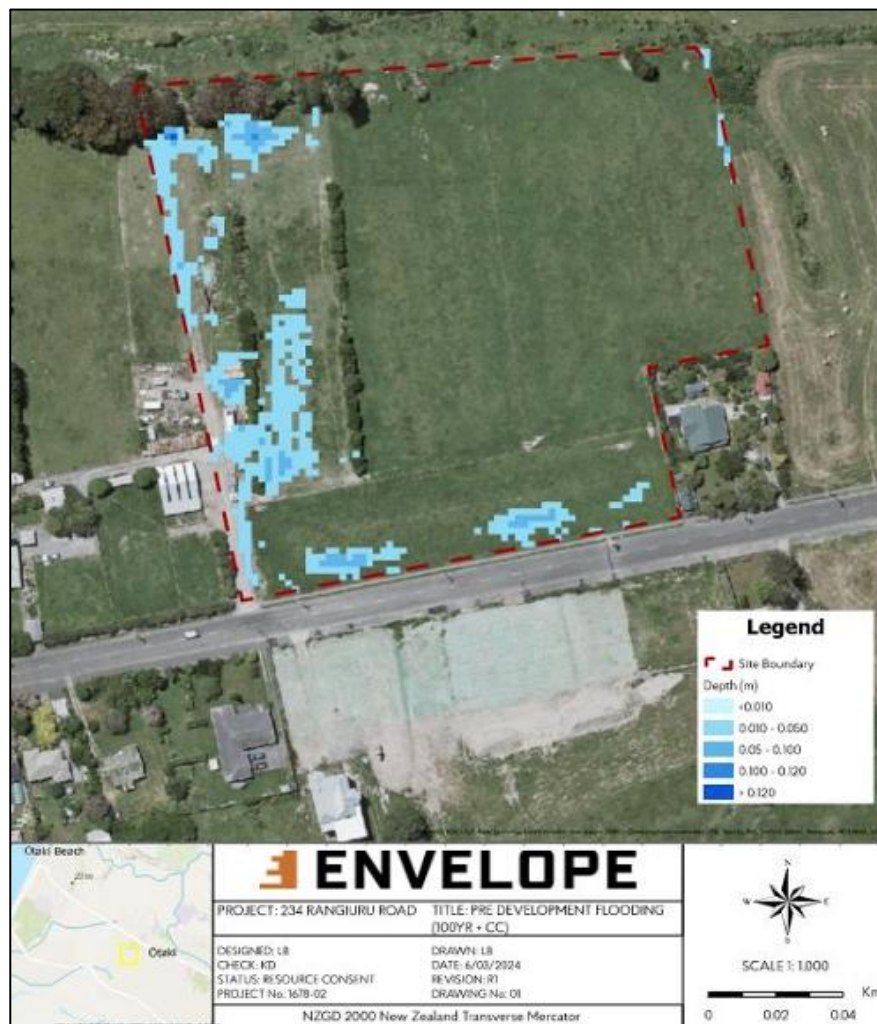


Figure 9 – Updated pre-development flood model results from KCDC model.

A Flood Risk Assessment has been prepared by Envelope Engineering. The report noted that the updated KCDC modelling shows that the risk of flooding to the site in the 100- year event (plus climate change) is significantly reduced from what the previous modelling predicted. The flooding is limited to isolated areas of the site and is of relatively shallow

depth. There is approximately 70 m³ of storage volume on site. There are also minor overland flow paths along the western boundary and in the northeast corner of the site that will be maintained. Please refer to **Appendix G** for details.

Ecology

An ecological impact assessment has been prepared by Boffa Miskell a copy of this report can be found in **Appendix M**. Boffa Miskell ecologists visited the site on the 14th of February 2022 and on the 8th of December 2023 to describe ecological habitats and values at the site. These visits specifically sought to confirm the existence of 'natural inland wetlands', assess habitat, and survey for rare species. Another site visit was undertaken on 3 October 2024 to carry out a freshwater survey and habitat assessment of Maringi-a-wai Stream. All habitats within 234 Rangiuru Road are dominated by exotic species except a small clump of mahoe, as shown in Figure 13 below. No wetlands were discovered.



Figure 10 - Location of Mahoe Trees (in lime green).

3.5. Cultural and Historical Context

The following is from the Mana Whenua Assessment for the former (2021) resource consent application. (The full Mana Whenua Assessment can be found in **Appendix N**).

- The site is approximately 0.5km west of Ōtaki township, close to landmarks important to local iwi, including lands managed by the Ōtaki and Porirua Trust Board, Te Kura-ā-Iwi o Whakatupuranga Rua Mano, and Te Wānanga o Raukawa.
- Rangiuru Road is vital for connecting the township with the Ōtaki River and beach, playing a role in cultural revitalization efforts for Ngāti Raukawa ki te Tonga and NHoŌ.
- The Maringi-a-wai Stream, known for its healing properties and as a historical drinking water source, runs through the site, highlighting its ecological and cultural importance.
- The site, known as Te Ahi Tangutu and adjacent to the Whakarangirangi Block, is rich in history and culture, located north of Rangiuru Road.
- NHoŌ, representing Ngāti Raukawa ki Te Tonga within the ART Confederation, are the mana whenua and kaitiaki of the area, planning to work alongside Ātiawa ki Whakarongotai and Ngāti Toa Rangatira on shared interests.
- Historical records by Adkin note the Maringi-a-wai was also known as Whakarangirangi, with the area being utilized for cultivation and living by local Māori families.
- Title investigations for Te Ahi Tangutu Blocks in the late 19th century revealed various Māori claims to the land, with continuous occupation and cultivation by families such as those of Hori Te Waru
- The blocks remained in private Māori ownership until they were alienated between 1875 and 1935 through private or Crown purchase.

4. Description of Proposal

4.1. Proposed Subdivision

43-lot Subdivision on 234 Rangiuru Road

The applicant is proposing a two-stage subdivision on 234 Rangiuru Road. The proposed subdivision will result in the creation of 43 residential lots, a drainage reserve to be vested to KCDC, a public road, one commonly owned access lot and another six private ways in the form of right of ways. The subdivision will result in the following configuration of land, as outlined in Table 1 below.

Boundary Adjustment

The applicant is also proposing a boundary adjustment between 234 Rangiuru Road and the adjacent site at 246 Rangiuru Road in Stage 2. The boundary adjustment involves moving the shared boundary westward to align with the location of the existing boundary fence. The boundary adjustment will result in an increase of the land area of 246 Rangiuru Road by approximately 29m².

Table 1: Residential Lots

Lot Number	Gross Area (m ²)	Net Site Area (m ²)
1	399	399
2	349	349
3	324	324
4	430	390
5	432	391
6	324	324
7	324	324
8	433	393
9	434	394

Lot Number	Gross Area (m ²)	Net Site Area (m ²)
10	324	324
11	324	324
12	436	395
13	437	397
14	317	317
15	338	338
16	338	338
17	338	338
18	338	338
19	338	338
20	338	338
21	408	408
22	476	424
23	471	419
24	441	441
25	335	335
26	348	348
27	472	472
28	470	470
29	559	523
30	494	494
31	508	508
32	321	321
33	327	327
34	324	324
35	432	392
36	432	392
37	324	324
38	324	324
39	432	392
40	432	391
41	324	324
42	347	347
43	396	396

Table 2: Non-residential lots

Lot Number	Gross Area (m ²)	Purpose
100	221	Commonly Owned Access Lot
200	3,846	Public Road to vest
300	3,066	Local Purpose (Drainage) Reserve

Easements have been proposed for right of way, right to drain water and sewage and right to convey water, electricity and telecommunication. Please refer to the scheme plans in **Appendix C** for details.

4.2. Earthworks and Vegetation Removal

Earthworks

Earthworks are required to facilitate this development. Filling will be undertaken to enable the residential lots to have building platforms above the 1% AEP flood level. Due to the flat topography of the site and the absence of an existing discharge point within the property boundary, fill is also required to enable surface water discharge to land along the northern boundary. The proposal will require earthworks across an area of 23,997m². This would include 7,197m³ of topsoil removal and 26,468m³ of bulk earthworks. The proposed bulk earthworks will consist of 208m³ cut and 26,260m³ m³ fill. Please refer to the civil drawings in **Appendix D** for details.

Appropriate erosion and sediment control measures will be in place during construction works to ensure any sediment run-off and discharge of sediment-laden water is managed. Please refer to **Appendix E- Earthworks Report** prepared by Envelope Engineering for details.

Remediation Works

Remediation works have been proposed for the areas that elevated levels of contaminants. Please refer to the Site Management Plan/ Remediation Action Plan prepared by ENGEO in **Appendix J** for details.

Vegetation Removal

All vegetation on site will be removed. This would include several Eucalyptus trees and Mahoe trees. The ecological impact assessment prepared by Boffa Miskell has confirmed that the Mahoe trees meet the criteria listed in ECO Table 1 of the Operative District Plan.

4.3. Roading and Access

Proposed Road and Vehicle Access

Four of the proposed residential lots (Lots 1, 30, 31 and 43) will be directly accessed from Rangiuru Road. There will be sufficient space within these lots to ensure that vehicles can both enter and leave these lots in a forward direction.

A new road has been proposed to serve the remaining of the proposed residential lots. The new road will extend for a distance of 220m from an intersection with Rangiuru Road, directly opposite Hapeta Street. Mid-way along its length, the road will turn through just over 90 degrees with a centreline turn radius of 13.3m. A standard circular turning head (radius 9.5m) will be provided at the end of the road. This would enable Council refuse or recycling vehicle (an 8m rigid truck) to turn around. The road slopes up at 3.9% for around 15m and slopes gently down (-0.5%) thereafter. This road will have a legal width of 15m, providing for a 6m carriageway, two 1.5m footpaths and berms or kerbside parking.

One commonly owned access lot has proposed which will serve Lots 27 to 28. The common access lot will have a legal width of 4.5m and length of 49.3m and will be accessed from the proposed new road.

Six private accessways have also been proposed. Each of the private accessways will serve two rear lots. Each accessway will have a legal width of 3.6m. Each of the rear lots will provide sufficient room to enable vehicles to turn around, such that there would be no necessity for vehicles to reverse along the shared accessways.

Parking

It is anticipated that all the dwellings will provide for double garaging. Kerbside parking will also be available along the proposed new internal road frontages, with 13 on-street parking spaces proposed.

Pedestrian and Cycle Connectivity

As described above, roadside footpaths will be provided within the development and will connect with the existing footpath along the northern side of Rangiuru Road. The development area on the southern side of Rangiuru Road adjoins an existing recreation reserve, from where an existing footpath connects to Matai Street. A through walking (and cycling) route will therefore be available between Rangiuru Road and Matai Street. Consistent with the standard of Rangiuru Road to which it connects, the new internal road is not proposed to provide specific cycle facilities in the form of either shared paths or on-road cycle lanes.

4.4. Infrastructure and Servicing

Stormwater

The proposed stormwater system consists of the following:

- The stormwater run-off from the residential allotments will be directed to individual rainwater reuse tanks via roof downpipes. Any overflow from these tanks will be discharged into the proposed underground piped network.
- Stormwater run-off from the internal public road will drain to the proposed roadside raingardens, which treat the stormwater. The treated stormwater will then enter the piped network via subsoil drains or overflow through the scupper manhole within each raingarden.
- During larger storm events, overland flow will be conveyed along road corridors and directed towards the two proposed attenuation ponds.
- Two attenuation ponds are proposed at the northern part of the site to manage post-development peak flows and reduce the flows to pre-development discharge rates. The attenuation ponds have been designed to enable the flows to be more evenly distributed to better reflect the natural pattern of the catchment.
- A planted discharge swale is proposed between the two attenuation ponds. The swale will be equipped with a spreader to distribute flows evenly. As the ponds discharge into the swale water will overtop the spreader uniformly, creating sheet flow, which will convey across the 3m buffer zone to the boundary, then discharge to the stream. This approach replicates pre-development sheet flow characteristics rather than concentrating flows at a single discharge point.

Please refer to the Infrastructure Report and the civil drawings prepared by Envelope Engineering in **Appendix D** and **Appendix E** for details.

Wastewater

As a gravity connection to the existing wastewater pipe is not feasible, a new wastewater pump station is proposed within the proposed drainage reserve. This station will pump flows to a new manhole on the existing Rangiuru Road wastewater network. The pump station will be designed and constructed in accordance with Council standards, is intended to be vested to Council. Please refer to the civil drawings in **Appendix D** for details.

Water Supply

A 150mm diameter main is proposed to be connected to the existing main DN200 main within Rangiuru Road. A new ridermain will service lots fronting Rangiuru Road to avoid disturbance of the existing carriageway and footpath. A new hydrant will be installed within the development. Please refer to the civil drawings in **Appendix D** for details

Other Utilities

There is an existing overhead power pole along Rangiuru Road. Scanpower has confirmed that a connection from this pole can feasibly service the proposed development. The applicant's engineers also liaised with Chorus. Chorus has confirmed that the proposed development can be adequately serviced from a telecommunications perspective.

4.5. Landscape Design

Landscape Design Approach

Landscape Design Report prepared by BLAC Ltd outlines the public areas landscaping and provides a visual representation of how the site could be developed once subdivision is approved. This report can be found in **Appendix L**. The report includes four design principles that will guide further development of the site. These include a focus on:

- Natural + Urban
- Ecology + Environment
- Amenity
- Safety + Connection

An explanation of what each principle entails is shown in Figure 14 below.

Design Principles			
_A	_B	_C	_D
NATURAL + URBAN.	ECOLOGY + ENVIRO	AMENITY.	SAFETY + CONNECTION.
Ensure the design is reposnsive and appropriate for the local context, people and whenua. Use materials, plants and objects from the place.	Add biodiversity to the area. Use eco-sourced plants. Use sustainable materials. Encourage natural stormwater processes.	Ensure the landscape provides visual beautification and diversity to the the development. Create places that add to the sense of place and amenity.	Safe streets, pedestrian + cycle friendly movement, and a strong sense of community where people feel secure. Create a place where residents are connected and know their neighbors.

Figure 14 - Design Principles from Landscape Report

Landscape/ Urban Design

The overall landscape plan shows the layout of the site, including the location of the proposed drainage reserve.



Figure 15 - Landscape Plan – whole site

The entrance to the development will feature a welcoming and straightforward design, combining rural and modern fencing styles in a subdued black tone, enhanced with coastal and river accents for a distinctive look.



Figure 16 - Entrance perspective

The streets and hardscape within the development will be softened by coastal planting. Low planting is strategically utilised to maintain visibility, with a blend of low and medium plants elsewhere, complemented by street trees wherever feasible. Tree selections will be based on Kāpiti Coast District Council Streetscape Strategy + Guidelines for Ōtaki

Street_

Simple street design with coastal planting to soften the hardscape. A low planting mix is used (where required) for visibility and a mix of low and medium planting is otherwise used, along with street trees (where possible). Rocks placed in gardens. Tree selections are based on Kāpiti Coast District Council Streetscape Strategy + Guidelines for Ōtaki.



Figure 17 – Street perspective

The stormwater/drainage reserve is designed to seamlessly integrate with the development, offering recreational and educational opportunities while prioritising safety and ease of maintenance.

Notes

1. Signage / interpretive signage. Design to be confirmed
2. Concrete driveway with bollard to restrict vehicle entry
3. Grassed buffer
4. 3.5m wide hogan or concrete path („Pink Line“ maintenance and recreation)
5. Residual grassed areas
6. Indicative location of pump station
7. Macrocarpa timber slab seats

- A. Attenuation Pond
B. Swale / Wetland
C. Weirs / Spreader overflows to stream



Figure 18 - Stormwater / Drainage Reserve perspective and plan

Housing Typologies

The applicant intends to develop the new residential lots in line with the permitted standards outlined in the Residential Chapter of the operative KDC District Plan. To demonstrate compliance with these standards, the Landscape Design Report prepared by BLAC Ltd includes thirteen examples illustrating the potential appearance of the proposed dwellings. These examples serve as visual representations to showcase the anticipated look and design of the future houses. It's important to note that these examples align with the relevant rules and standards, ensuring they fall within the parameters of permitted activities, however they are not being submitted for approval as part of this application. These typology examples offer a glimpse into the expected character and compliance of the upcoming residential dwellings. Please refer to **Appendix L** for details

5. Statutory Requirements

5.1. Resource Management Act (RMA) 1991

In accordance with section 88 of the RMA, a person may apply to the relevant consent authority for resource consent.

The planning requirements are sections in the legislation or rules in district or national environmental standards that regulate the various activities and/ or objects forming a project. The proposed development is subject to the following:

- Section 9(1) of the Resource Management Act 1991 (RMA);
- Section 9(3) of the RMA; and
- Section 11 of the RMA.

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) is relevant to this application, due to the site's previous use as a market garden.

6. Reasons for Consent

The reasons for resource consent are as follows: (Refer to **Appendix A** for an assessment against all relevant standards under the Operative Kapiti Coast District Plan):

6.1. Operative Kapiti Coast District Plan 2021

SUB-RES - Subdivision in Residential Zones

- The proposal involves a boundary adjustment between 234 Rangiorua Road and 246 Rangiorua Road, where no additional allotment will be created as a result of the boundary adjustment. This is a **controlled activity** under SUB-RES-R25.
- The proposal involves the subdivision of 234 Rangiorua Road into 43 residential lots, one commonly owned access lot, a drainage reserve and a public road to vest. This is a **controlled activity** under SUB-RES-R33.

SUB-DW – District Wide Subdivision Matters

- The proposal involves subdivision in the General Residential Zone, complying with relevant standards and is a **controlled activity** under SUB-DW-R25.
- The proposal involves the subdivision of land with peat or sand soil and is a **controlled activity** under SUB-DW-R9.
- The proposal involves subdivision where part of the land contains flood storage, ponding, residual ponding and is a **restricted discretionary activity** under SUB-DW-R7.
- The proposal involves subdivision where part of the land contains an overflow path or residual overflow path and is a **discretionary activity** under SUB-DW-R16.
- The proposal involves the subdivision of land located partly within the river corridor or stream corridor, where the building area for each allotment will be located above the 1% AEP flood event level, and the formed vehicle access does not adversely affect the

flood hazard risk on other properties in the same flood catchment. This is a **discretionary activity** under SUB-DW-R17.

NH - Natural Hazards

- To undertake earthworks exceeding 20m³ in a ponding area is a **restricted discretionary activity** under NH-FLOOD-R9.

TR – Transport

- The proposal is expected to exceed the specified limit of 100 vehicle movements per day. Therefore, it cannot meet the permitted activity requirements under TR-R2 and is a **restricted discretionary activity** under TR-R10.
- The proposal involves the creation of a new road that does not have a cycle path. Therefore, it does not comply with the standards under TR-R9 and is a **discretionary activity** under TR-R15.

ECO – Ecosystems and Indigenous Biodiversity

- The proposal involves the removal of four Mahoe trees, which does not comply with ECO-R6 and is a **restricted discretionary activity** under ECO-R7.

6.2. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

- To undertake soil disturbance and subdivision of a piece of land that is identified as contaminated, for which a DSI has been submitted and has revealed that soil contamination within the site exceeds the applicable standard, is a **restricted activity** under Regulation 10.

Overall, the proposal requires consent as a Discretionary Activity.

7. Notification Assessment (Sections 95A-95E)

7.1. Public Notification assessment (Sections 95A, 95C-95D)

Assessment of Steps 1 to 4 (Section 95A)

Section 95A under the RMA 1991 specifies the steps the consent authority is required to follow to determine whether an application is to be publicly notified. These steps are addressed in statutory order below.

Step 1: Mandatory public notification in certain circumstances

Step 1 requires public notification where this is requested by the applicant, or the application involves the exchange of recreation reserved land under s15AA of the Reserves Act 1977.

- In this case, public notification has not been requested by the applicant, and the application does not involve the exchange of recreation reserved land.

Step 2: If not required by step 1, public notification precluded in certain circumstances

Step 2 describes that public notification is precluded where the application is for a resource consent for one or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification; or where the application is for a resource consent for one or more of the following activities, but no other activities: a

controlled activity, a restricted discretionary activity, discretionary or non-complying activity, but only if the activity is a boundary activity.

- In this case, the proposal is not subject to rules that preclude notification and is not a boundary activity, so the proposed activity is not precluded from public notification.

Step 3: If not precluded by step 2, public notification required in certain circumstances

Step 3 describes that public notification is required where the application is for a resource consent for one or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification; or where the activity will have or is likely to have adverse effects on the environment that are more than minor.

- An assessment of adverse effects on the environment has been undertaken below.

Section 95D outlines the criteria for determining whether the proposed activity will likely result in a minor or more than minor adverse effects on the environment. The effects on any land adjacent to that land, any effects on persons that have provided written approval and any effect of trade competition must be disregarded. The consenting authority may also disregard any effects permitted by a rule in a plan or national environmental standard.

Adjacent Land

In this case, the land adjacent to the application site are as follows

Table 3: Adjacent Land

Address	Title	Owner(s)
137 Tasman Road	WN461/239	The Otaki and Porirua Trusts Board
143 Tasman Road	WN461/237	The Otaki and Porirua Trusts Board
254 Rangioru Road	WN909/38	Kapiti Coast District Council
246 Rangioru Road	WN529/27	Deidre Ann McDonald
245 Rangioru Road	982361	Mohamad Deocadez Bucua, Shirley Alip Bucua
243 Rangioru Road	982360	Emma Barbara Bianchi, Paul Anthony Luxton
241 Rangioru Road	982359	Karen Deverill, Kevin Liam Deverill
239 Rangioru Road	982358	Mahina-a-rangi Joy Baker, Kāinga Ora-Homes and Communities, Ephraim Adam Stephens
235 Rangioru Road	982357	Lisa Jane Potaka
233 Rangioru Road	982356	Carla Van Ansem, Regan John Nelson-Hauer
231 Rangioru Road	WN59A/211	Carolyn Isabel Moore
Part Lot 1 DP 42874	WN19C/953	AEH Trustees Limited, Alison Emma Hall

Written Approvals

No person has provided written approval for this application.

Permitted Baseline

The permitted baseline refers to the effects of permitted activities on the application site. The permitted baseline may be taken into account, and those effects may be disregarded, where an activity is not fanciful. In this case, I note the following:

- Subdivision of land in the General Residential Zone is not a permitted activity under the District Plan. Therefore, there is no permitted activity baseline applicable to the proposed subdivision.
- Whilst activity generating 100 vdp per day is a permitted activity under TR-R2, and earthworks within a ponding area not exceeding 20m³ is a permitted activity under NH-FLOOD-R4, noting the nature and scale of the proposed development, I do not consider the permitted activities provide any useful comparison of effects. Therefore, I have not applied the permitted baseline when considering effects associated with the proposal in the assessment below.
- For the same reason, I have not applied the permitted baseline in the assessment of adverse effects associated with the disturbance and subdivision of contaminated land, despite that disturbance of contaminated soil not exceeding 25 m³ per 500 m² is a permitted activity under Regulation 8 of the NES: CS.

Receiving Environment

The receiving environment beyond the site consists of the Maringi-a-Wai Stream and the high-water table beneath the site, neighbouring houses (one less than 2.5m from the eastern boundary), the school north of the site (Te Kura-ā-iwi O Whakatupuranga Rua Mano), Otaki township (~400m to the east), and the new dwellings and the recently approved residential lots across the road.

As a number of sites in the immediate surrounding areas are also zoned General Residential Zone, with a height variation control of 14m, it is anticipated that the surrounding area will be intensified over time.

Adverse Effects Assessment

The adverse effects on the environment resulting from the proposal are identified and discussed below:

Earthworks

The proposal will require earthworks across an area of 23,997m². This would include 7,197m³ of topsoil removal and 26,468m³ of bulk earthworks. The proposed bulk earthworks will consist of 208m³ cut and 26,260m³ m³ fill.

To ensure the adverse effects associated with the proposed earthworks are mitigated, the stripping of topsoil will be staged to minimise open ground areas. Imported fill will be placed and compacted behind the stripped areas. The standard of compaction and method of determination will be set out in NZS4431 and NZS4402 or as otherwise specified by the Geotechnical Engineer. Topsoil stripping and filling will progress sequentially from south to north across the site.

The following measures will be put in place to ensure the amount of sediment run-off is minimised (please refer to **Appendix F** and Drawings 240, 250 and 251 in **Appendix D** for details):

- A Sediment Retention Pond (SRP) in the north-eastern corner of the site. This will discharge overland via a spreader bar to an undisturbed local area within the site.
- Diversion channels are located along the earthworks boundary to divert dirty water from within the site to the SRP.
- A stabilised construction entrance will be used at the site entrance to minimise the tracking of dirt and debris onto Rangiuru Road.
- Silt socks to be placed at nearby stormwater catchpits.
- Silt fences will be constructed around the edges of the site as required.
- Temporary or permanent vegetative cover will be used to stabilise the stockpile.
- Due to the soil type, it is not expected that dust movement will be an issue. This will be monitored during earthworks, and a water cart could be utilised to suppress dust movement if required.
- Implementation of flocculant management plan
- Rainfall monitoring will be undertaken. Control measures will be proposed in the case of heavy rain warnings, including having additional silt fence available for installation and having mulch covering over the land or geotextile covering and lining of channels.

Overall, it is concluded that, provided the proposed earthworks are carried out in accordance with the methodology outlined in the Earthworks Report and the appropriate erosion and sediment control measures are implemented, the potential adverse effects associated with the works will be less than minor on the wider environment. It is worthwhile noting that the potential adverse effects resulting from any discharge associated with earthworks will be managed by regional consents.

Further assessments on earthworks and construction effects is provided below.
Contaminated Land

A combined PSI and DSI was prepared by ENGEO in May 2021 which discovered minor elevated levels of contaminants in some locations associated with the previous market gardens on the site. These areas have been identified, and full details of the contamination are outlined in **Appendix I** Combined PSI / DSI report. The applicant proposes to disturb the contaminated soil. ENGEO also prepared a site management plan and a remediation action plan. With appropriate measures implemented, including but not limited to fencing off the area where the disturbance of contaminated soil will occur, disposing of any contaminated soil to a certified landfill, and erosion and sediment control measures, the risks to human health will be mitigated. Please refer to the site management plan/ remediation action plan in **Appendix J** for details.

The applicant proposes to remediate the areas of land that contain elevated levels of contaminants to ensure the land is suitable for the intended residential use. As such, the site will also be suitable for residential subdivision.

Overall, I consider the disturbance of contaminated soil and subsequent subdivision of land will have less than minor adverse effects on human health and the wider environment.

Traffic

The assessment of the potential adverse traffic-related effects is considered in two parts. One being the adverse effects associated with construction traffic, and the other being operational traffic.

In terms of construction traffic, a traffic impact assessment has been prepared by Envelope Engineering (refer to **Appendix H**). In summary:

- *The impacts of the truck activity upon the Ōtaki street network will be negligible, as the number of movements (in either direction) would be only one every 8 minutes. This level of activity is insufficient to materially impact upon either the efficient or the safe operation of the road network in this area.*
- *If the number of truck/trailer units allocated to the contract was six, the intensity of the activity would be doubled but the duration halved. Overall, the level of effect is considered to be similar.*
- *During the construction phase, truck movements would be associated with the importation of plant & equipment, concrete and the larger building elements. In addition, a number of light vehicle movements would be associated with construction personnel and contractors.*
- *On any given day, the number of vehicle movements is not expected to exceed the permitted activity standard, and, in any event, effects upon the operation of the street network would be negligible.*

Having considered the traffic engineer's assessment, I consider that any adverse effects associated with construction traffic will be localised and temporary in nature. The scale of the construction effects is reasonably anticipated for a site of this size and can be appropriately managed and mitigated to have less than minor effects on the wider environment. The applicant offers a consent condition to provide a construction traffic management plan prior to commencement of works. This is because the detailed logistical information around truck movements is not available until a specific contractor has been appointed.

In terms of the operational traffic associated with the proposed development, the following conclusions have been outlined in the Traffic Impact Assessment. Please refer to **Appendix H** for the detailed assessment.

- *The proposal will comply with most of the relevant requirements of the district plan. The only areas of non-compliance relate to overall levels of traffic generation, and aspects of the internal areas of non-compliance relate to overall levels of traffic generation and aspects of the internal road design and in both cases this assessment demonstrates that there would not be any associated adverse effects which are more than minor.*
- *The additional traffic movements can be easily accommodated by the existing road network.*
- *[T]he proposal will have only a negligible level of effect upon the operation of the closest intersections*
- *The proposed access intersection on Rangiuru Road will be able to accommodate the forecast vehicle movements without any significant delays.*
- *The straight and level alignment of Rangiuru Road provides for good sightlines which together with the low traffic densities in this area means that turning movements will be able to be undertaken safely*
- *The development will result in an increased number of vehicle crossings across the footpath on Rangiuru Road. This will have a very small negative impact upon the convenience of pedestrian activity on this footpath*
- *The standard of internal roading proposed will provide for safe and efficient vehicular and pedestrian movements.*
- *Although no specific facilities are proposed for cycles within the development, cycle movements will safely share the road space with general vehicle movements, within a*

low volume and speed environment. This is consistent with provision for cycle movements along the adjoining section of Rangiuru Road.

- *[I]t is expected that each dwelling will provide for the parking of two vehicles... For occasional visitors, 13 kerbside spaces will be available in bays on the primary internal road, with a number of additional spaces also being available on the Rangiuru Road frontage. Overall, this level of parking provision will adequately meet demands generated by the development without giving rise to the regular use of kerbside parking beyond the site area.*
- *Council kerbside refuse and recycling vehicles will be able to access the proposed internal road. The provision of a turning head at the end of the primary internal road will enable the associated trucks to turn around without any necessity to reverse to or from the road frontage.*

Having considered and adopted the traffic engineer's assessment, I am of the opinion that overall, the potential adverse traffic-related effects resulting from the proposed development will be less than minor on the wider environment.

Water and Wastewater

The proposed wastewater design and arrangement are described in Section 4.4 of this report and the Infrastructure Report in **Appendix E**. It has been demonstrated that the development and each residential allotment will be appropriately provided with wastewater infrastructure. It is noted that a Development Impact Assessment was prepared by HAL consultants (commissioned by the Kāpiti Coast District Council) in January 2025. The assessment confirms that the proposed 43-lot subdivision can be serviced by the existing downstream wastewater network, with the development generating a PWWF of 1.56 L/s and sufficient capacity in the DN150 line and Pump Station 13 to accommodate additional flows. While a surcharge occurs further downstream at the terminal pump station (OSP00012), this is an existing network constraint unrelated to the development.

The proposed wastewater design and arrangement are described in Section 4.4 of this report and the Infrastructure Report. It has been demonstrated that the development and each residential allotment will be appropriately provided with water supply. In terms of water supply capacity, a Water Network Assessment was prepared by Stantec (commissioned by the Kāpiti Coast District Council) on 05 July 2024 confirms that the development can be fully serviced under both current and future network conditions. Minimum operating pressures remain well above the required levels (approximately 51m under current peak-day conditions and 40m under 2051 conditions), and FW2 fire-flow requirements are achieved at all hydrants within the development.

Based on the information above, I am of the opinion that the proposed development will be appropriately serviced by water supply and wastewater infrastructure and any resulting adverse effects upon receiving public water and wastewater infrastructure to be mitigated to less than minor levels.

Stormwater and Flood Hazards

The proposed stormwater design and arrangement are described in Section 4.4 of this report and the Infrastructure Report in **Appendix E**. The infrastructure report notes the following:

- *The stormwater ponds have been designed in accordance with the Kapiti Coast District Council Subdivision and Development Principles and Requirements, using HEC-HMS hydrological modelling...The pond design parameters and resulting hydrographs have*

been directly incorporated into the flood model to inform the flood risk assessment, ensuring the system performs as intended during major flood events.

- *[T]he proposed ponds (228m³ volume) is sufficient to attenuate stormwater from the site for storm events up to the 100-year event.*
- *[T]he ponds includes capacity to provide a total of 70m³ of flood-storage offset...*
- *As stormwater from the development is disposed on site, the development meets the requirements for hydraulic neutrality in terms of peak flow and volume.*

A Flood Risk Assessment has also been provided by Envelope Engineering to support this application. This report can be found in **Appendix G**. It is noted that the updated KCDC modelling shows that the risk of flooding to the site is significantly reduced from what the previous modelling predicted. The flooding is limited to isolated areas of the site and is of relatively shallow depth. Some lots along the east and west boundaries have been raised to account for updated flood modelling and to allow a 300mm freeboard to be achieved in these areas.

To mitigate the adverse effects associated with the potential displacement of flood waters due to earthworks/re-contouring of land, the stormwater ponds have been designed to offset the displacement. Overland flow paths have been provided and/or maintained to ensure that flood waters are conveyed to the ponds. The existing flow paths along the western boundary and northeast corner of the site are being maintained. The Flood Risk Assessment concluded that *[p]rovided that the recommendations in this report are followed, the effects of flooding at the site can be mitigated and the off-site effects are less than minor.*

Having adopted the assessments prepared by Envelope Engineering, I am of the opinion that the proposed development will be appropriately serviced by stormwater infrastructure. The proposed stormwater has been designed not to exacerbate flood risks. Any potential displacement of flood water due to the proposed earthworks/ re-contouring of land will be mitigated to less than minor degree. Some portion of the site has been raised to ensure that any future buildings on allotments affected by flood hazards can be located outside or above flood levels.

Vegetation Removal

All vegetation currently on 234 Rangioru Road will be removed. This would include several Eucalyptus trees and Mahoe trees. The ecological impact assessment prepared by Boffa Miskell has confirmed that the Mahoe trees meet the criteria listed in ECO Table 1 of the Operative District Plan. The ecological assessment impact assessment prepared by Boffa Miskell has concluded that:

- The improved pasture and shrubland on 234 Rangioru Road is dominated by exotic grasses and weeds. The vegetation has negligible ecological value. The removal of this vegetation will have an overall very low level of ecological effects.
- The shelterbelt along the northwestern boundary consists mostly of exotic vegetation and weeds but also includes four Mahoe trees. Overall, this community is not considered to be ecologically significant or to have significant ecological values. The removal of the vegetation accounts for approximately 10% of the larger shelterbelt. Several large eucalyptus trees will also be cleared; while they provide seasonal nectar for native birds, their contribution is minor at the catchment scale. Overall, the removal of the clearance of the shelterbelt vegetation is assessed to be very low level of effects.
- While no lizards were recorded in the treeland/woodland area at the time of the site surveys, the potential presence of lizards cannot be completely excluded. Given their scarcity and the limited habitat value of these areas, the proposed development will have a low level of effects on Herpetofauna.

- NZ falcon and NZ pipit may interact with 234 Rangiuru Road. However, it is noted that there are no suitable breeding habitats within the site for these birds. For this reason, the potential effects of the proposed vegetation removal on the Avifauna are assessed to be very low to low effect

Overall, I am of the opinion that the adverse ecological effects associated with the proposed development and vegetation removal will be less than minor.

Subdivision Effects

As concluded in the sections above, the proposed development will be appropriate serviced by infrastructure. The development will not result in any significant traffic effects. The site will be remediated to ensure that the new allotments will be suitable for the intended use. The proposal has been designed to mitigate and avoid flood risks.

In addition, I note that:

- The Geotechnical Investigation Report prepared by ENGEO in **Appendix K** has concluded that 234 Rangiuru Road is suitable for the proposed development from a geotechnical perspective, provided the site will be developed in accordance with the recommendations outlined in the Geotechnical Investigation Report, which include but are not limited to recommendations relating to the foundation design of future buildings. The Geotechnical Investigation Report has also undertaken an analysis on liquefaction and confirms that the risk of liquefaction-induced settlement at the site is low.
- Appropriate easements will be registered to ensure that legal access to each lot in particular the rear lots are provided for.
- The design and layout of the subdivision are appropriate, and the subdivision has been designed to take into account the Council's Land Development Minimum Requirements. Whilst the proposed internal road is a cul-de-sac. The proposed subdivision allows the potential to connect to the adjacent lot (254 Rangiuru Road), through locating the turning head of the road close to the adjoining boundary, with no residential lots between the turning head and the boundary.
- The house typologies as shown in the Landscape Design Report indicate the types of dwellings that could be built on the site within permitted standards. They also demonstrate a variety of housing typologies, which leads to visual diversity and enhancement. The use of similar scale designs throughout the site, and with what is being developed in the immediate area, combined with appropriate landscaping, provides a development that is in keeping with the amenity values of the area.
- The proposed boundary adjustment between 234 and 246 Rangiuru Road does not require any physical works, and since the new/ adjusted boundary will follow the existing fenceline, it does not affect the functionality of 246 Rangiuru Road compared to the existing situation on 246 Rangiuru Road.

Overall, it is considered that the amenity effects from subdivision on residential character and amenity will be less than minor.

Step 4: Special Circumstances

It is considered that there are no special circumstances that would warrant public notification of this application. The proposal represents a form of subdivision and development that is common within the surrounding environment and anticipated to occur under the General Residential Zone.

Summary of Public Notification

It is requested that notice of the application is not given to the public in accordance with section 95A of the RMA. This is because in accordance with section 95D of the RMA, it is considered that adverse effects on the environment resulting from the proposed activity will be less than minor. The applicant has not requested the application to be notified. There is no rule or national standard requiring public notification. Furthermore, no special circumstances require public notification.

7.2. Limited Notification Assessment (Sections 95B, 95E-95G)

Assessment of Steps 1 to 4 (Section 95B)

If the application is not publicly notified under s95A, the consent authority must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups; or where the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement; and whether the person to whom the statutory acknowledgement is made is an affected person under s95E.

- In this case, there are no protected customary rights groups or customary marine title groups identified. In this case, there is no land known to be subject to statutory acknowledgment.

Step 2: If not required by step 1, limited notification precluded in certain circumstances

Step 2 describes that limited notification is precluded where the application is for a resource consent for one or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification; or where the application is for a resource consent for one or more of the following activities, but no other activities: a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

- In this case, the proposal is not precluded from limited notification as there is no specific part of the Operative Kapiti Coast District Plan and NES: CS that precludes notification.

Step 3: If not precluded by step 2, certain other affected persons must be notified

Step 3 requires that where limited notification is not precluded under step 2, a determination must be made as to whether any of the following persons are affected: in the case of a boundary activity, an owner of an allotment with an infringed boundary; and in the case of any other activity, a person affected in accordance with s95E.

- An assessment of adverse effects on persons has been undertaken below.

Determination under S95E is required to establish if there are any affected parties. In determining whether a person is an affected person, Council needs to be satisfied that the effects are minor or more than minor on a person and may disregard any effects permitted by a rule in the plan (the permitted baseline) and any effects on persons that have provided written approval.

Adverse Effects Assessment

Adverse effects of the proposal have been assessed in Section 7.1 of this report in terms of the wider environment, relating to earthworks, contaminated land, traffic, water and

wastewater, stormwater and flood hazards, vegetation removal and subdivision. A conclusion was reached that these adverse effects on the environment are less than minor. I consider that the assessments undertaken and the conclusions reached are equally valid for the assessment of such adverse effects on persons. This is because:

- Appropriate infrastructure, including stormwater, wastewater and water supply will be provided to the proposed new allotments. Therefore, there will be less than minor adverse effects on any specific persons, including network utility operators.
- The proposed stormwater has been designed to take into account flood hazards. The proposed ponds have been sized appropriately to attenuate stormwater from the site for storm events up to the 100-year event and to provide a total of 70m³ of flood-storage offset. The overland flow path along the boundaries will be maintained. The proposal has been designed not to exacerbate the flood risks on any adjacent and downstream properties, including but not limited to 137 and 143 Tasman Road, 254 Rangiuru Rd and Part Lot 1 DP 42874.
- The proposed earthworks and excavations have been assessed as being acceptable. Any adverse effects on persons of adjacent land in terms of land stability are less than minor. The adverse effects arising from construction, including earthworks, will be localised and temporary in nature and can be appropriately managed to ensure that any adverse effects will be less than minor on any persons.
- Appropriate site management measures will be in place to ensure any risks to human health associated with the disturbance of contaminated soil will be less than minor.
- The proposed development has been designed to ensure that the vehicles can enter and exit the development and the new allotments safely. The proposed vehicular accesses for the development will not adversely affect the egress and ingress of the neighbouring sites to a minor or more than minor degree.
- It is noted that Part Lot 1 DP 42874 may lose their existing vehicle access once 234 Rangiuru Road is subdivided. However, it is noted that the existing vehicle access arrangement of using part of 234 Rangiuru Road for vehicular access is informal. A new arrangement may need to be formed. It is worthwhile noting that Part Lot 1 DP 42874 is a front site with frontage to Rangiuru Road. As such, the proposed subdivision does not affect Part Lot 1 DP 42874's legal access. The proposed subdivision and development is similar in scale and density to some of the recently subdivided sites, including 231, 233, 235, 239, 241, 243, 245 Rangiuru Road, on the other side of the road. As such, it is considered that any adverse effects on the amenity of people owning these sites will be less than minor.
- The proposed boundary adjustment between 234 and 246 Rangiuru Road does not require any physical works, and since the new/ adjusted boundary will follow the existing fenceline, it does not affect the functionality of 246 Rangiuru Road compared to the existing situation on 246 Rangiuru Road. A condition of consent will be offered that any dwellings on the boundary with this site can be no more than one storey high to manage any perceived privacy and overlooking effects. This can be addressed through a consent notice.

Mana Whenua

With respect to adverse effects on mana whenua and their cultural values, whilst no mana whenua assessment has been received from Ngā Hapū o Ōtaki for this proposal, a mana whenua assessment was prepared for the previous proposal. Ngā Hapū o Ōtaki has summarised their opinion of the previous proposal in the mana whenua assessment as follows:

In assessing the proposed activity to occur at 234 Rangiuru Road, Te Pou Taiao, in consultation with affected Iwi organisations and members, identified several components of the application as having the potential to adversely affect the cultural values of NHoŌ, these are:

- a) The discharge of stormwater and associated contaminants into the Maringia-wai Stream and catchment.*
- b) Establishing a precedent for future developments unable to manage their stormwater on-site.*
- c) Creating liability for adjacent landowners.*
- d) Further discharge once the subdivision is completed and occupied.*
- e) High visual access into a tamariki space at Te Kura-a-Iwi o Whakatupuranga Rua Mano.*

A copy of the mana whenua assessment can be found in **Appendix N**.

While the proposal requires a discretionary activity consent and the matters that Council could consider are unrestricted, it is worthwhile noting that the most relevant district consent trigger for consideration of Tāngata whenua values (mana whenua values) is the removal of the Mahoe trees. In this case, mana whenua has not raised any specific concerns regarding the proposed vegetation removal. It is also worthwhile noting that the discharges of sediment-laden water and stormwater will be managed by regional consents

To address the concerns of mana whenua regarding the Maringi-a-wai Stream and the broader environmental and cultural considerations, the applicant has implemented several measures in their development plan. The development includes two stormwater attenuation ponds and a swale to slowly discharge the water. This approach minimises the impact on the Maringi-a-wai Stream by ensuring that only in severe weather events, when the systems exceed their capacity, will overflow be directed into the stream. This significantly reduces the frequency and volume of stormwater entering the stream to replicate the pre-development conditions. I am of the opinion that the current design will set a positive precedent by providing best practice stormwater quality treatment as well as greenfield equivalent detention for up to the 100-year event.

The proposal has been redesigned to have a drainage reserve adjacent to the shared (northern) boundary, which provides separation between the kura and the residential allotments. The drainage reserve has been designed with an appropriate level of landscaping, offering recreational and educational opportunities while prioritising safety and ease of maintenance.

Overall, I am of the opinion that the proposed subdivision will have less than minor effects on Tāngata whenua (mana whenua) and their values

Step 4: Further notification in special circumstances

It is considered that there are no special circumstances that would warrant notification of this application.

Summary of Limited Notification

It is requested that notice of the application is not given to any persons in accordance with section 95B (i.e. limited notification) of the RMA. This is because in accordance with section 95E(1) of the RMA, it is considered that there are no affected persons or affected order holders in relation to the activity due to the effects of the activity having, in all cases, been assessed as less than minor.

Overall, it is my professional opinion that the application should proceed on a non-notified basis.

8. Statutory Assessment

Section 104(1)(a) of the RMA states that in assessing an application, subject to Part 2, regard must be had to any actual and potential effects on the environment of allowing the activity. An assessment of the proposal against the requirements of Section 104(1)(a) is provided below.

8.1. Actual or Potential Effects on the Environment

Positive Effects

The transformation of a site which currently grazes horses into a 43-lot subdivision, after a recent rezoning to Residential, promises several positive impacts for the town of Otaki. Foremost, this development significantly contributes to addressing the pressing need for more housing in the area, easing the strain on the housing market.

This expansion also enhances the town's infrastructure, potentially attracting new residents and promoting economic growth. Moreover, it signifies a transition towards a more comprehensive urban landscape, offering modern living spaces while retaining the essence of community living that characterises Otaki.

Adverse Effects

An assessment of the adverse effects relating to stormwater discharge has been carried out in section 7 of this report. It is concluded that the adverse effects resulting from the proposed activity are mitigated due to the reasons outlined in section 7 of the report.

Summary of Effects

For the reasons outlined above, it is considered that the proposal will result in adequately mitigated effects on the surrounding environment.

8.2. Assessment under Relevant Statutory Documents

Section 104(1)(b) of the RMA requires consideration of the relevant provisions of the District Plan or Proposed District Plan, Regional Plans and Policy Statements and National Policy Statements. These matters are addressed below.

When considering an application for resource consent, Section 104(1)(b) of the RMA requires the Council to have regard to the relevant provisions of:

- i. A National Environment standard;
- ii. Other regulations;
- iii. A National Policy statement;
- iv. A New Zealand Coastal Policy statement;
- v. A Regional Policy statement or proposed Regional Policy statement; and
- vi. Plan or proposed plan

National Environmental Standards – Section 104(1)(b)(i)

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

The proposal is consistent with the provisions of the NES: CS, as there will be appropriate measures in place during disturbance of contaminated soil to ensure that any adverse effects to human health are minimised throughout the development process, to ensure contamination is appropriately managed. The applicant proposes to remediate the land so that it will be suitable for intended residential use.

Other Regulations – Section 104(1)(b)(ii)

There are no other regulations relevant to this application.

National Policy Statements – Section 104(1)(b)(iii)

The National Policy Statement for Freshwater Management

While the National Policy Statement for Freshwater Management 2020 is relevant to this site, this is being addressed in the regional consents with the Greater Wellington Regional Council.

New Zealand Coastal Policy Statement – Section 104(1)(b)(iv)

The New Zealand Coastal Policy Statement (NZCPS) is not considered to be relevant to this application.

Regional or Proposed Regional Policy Statement – Section 104(1)(b)(v)

Regional Policy Statement for the Wellington Region

The Regional Policy Statement for the Wellington region sets out the strategic RMA framework for how we will manage our land, air, water, soil, minerals, energy and ecosystems in a sustainable way. The RPS identifies resource management issues and objectives and sets out the policies and methods to address these issues. Section 3 of the RPS includes the following headings of relevance:

- 3.1 Air Quality
- 3.3 Energy, Infrastructure and Waste
- 3.4 Fresh water
- 3.8 Natural Hazards
- 3.9 Regional form, design and function
- 3.10 Resource management with tangata whenua
- 3.11 Soil and minerals.

These align with the direction contained in the Wellington RPS. One of the issues raised within the Regional form, design and function section is the sporadic, uncontrolled and uncoordinated development. New development needs to contribute to the regions compact form, to support infrastructure (including public transport, three waters services, and employment opportunities), as well as avoiding impacts on physical resources, productive land, and ecological, aesthetic and recreational values.

The need to provide for growth that optimises the efficient use of the existing urban area is identified; this has been reflected in the zoning and associated rules and permitted activities that have been applied to this site at a district plan level.

In this case, the proposal is consistent with the RPS; as the land is in close proximity to public transport, and Otaki Main St. The proposed subdivision, earthworks and stormwater discharge will operate in accordance.

Plan or Proposed Plan – Section 104(1)(b)(vi)

Operative Kapiti Coast District Plan 2021

Objective/ Policy	Aligns?	Comment
Objectives		
DO-O1 - Tāngata Whenua; To work in partnership with the tangata whenua of the District in order to maintain kaitiakitanga of the District's resources and ensure that decisions affecting the natural environment in the District are made in accordance with the principles of Te Tiriti o Waitangi (Treaty of Waitangi).	Yes	The applicant has sought for feedback from tangata whenua on previous proposals This reflects the intent to work in partnership to make decisions respecting Te Tiriti o Waitangi. An accidental discovery protocol would be accepted as a standard condition of consent to minimise risk of loss of or damage to buried archaeological resources or kōiwi .
DO-O3 - Development Management; To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas, and to provide for the development of new urban areas where these can be efficiently serviced and integrated with existing townships, delivering: 1. urban areas which maximise the efficient end use of energy and integration with infrastructure; 2. a variety of living and working areas in a manner which reinforces the function and vitality of centres; 3. an urban environment that enables more people to live in, and more businesses and community services to be located in, parts of the urban environment: a. that are in or near a Centre Zone or other area with many employment opportunities; or b. that are well serviced by existing or planned public or active transport; or c. where there is high demand for housing or for business land relative to other areas within the urban environment; while accommodating identified	Yes	The proposal aligns with development management objectives by focusing on consolidated urban forms within existing areas, efficient energy use, higher residential densities near Otaki town centre, and within proximity of good public transport access, and sustainable natural processes.

qualifying matters that constrain development; 4. resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events; 5. higher residential densities in locations that are close to centres and public open spaces, with good access to public transport; 6. management of development in areas of special character or amenity in a manner that has regard to those special values; 7. sustainable natural processes including freshwater systems, areas characterised by the productive potential of the land, ecological integrity, identified landscapes and features, and other places of significant natural amenity 8. an adequate supply of housing and areas for business/employment to meet the needs of the District's anticipated population which is provided at a rate and in a manner that can be sustained within the finite carrying capacity of the District; 9. management of the location and effects of potentially incompatible land uses including any interface between such uses; and 10. urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change.		
DO-O20 - Well-functioning Urban Environments; A well functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.	Yes	The proposal aims to create a well-functioning urban environment by integrating residential development into existing areas, emphasizing social, economic, cultural well-being, health, and safety.
DO-O21 - Housing in Relevant Residential Zones; Relevant residential zones provide for a variety of housing types and sizes that respond to: 1. Housing needs and demand; and	Yes	For the proposed development, which focuses exclusively on detached single dwellings, efforts will be made to ensure these homes align with DO-O21 - Housing in Relevant Residential Zones. This

2. The neighbourhood's planned urban built character, including 3-storey buildings.		means the development will aim to cater to current housing needs and demand, while also respecting the planned urban character of the neighbourhood, even though it primarily consists of single-storey homes rather than the 3-storey buildings mentioned in the policy. The design and planning of these detached homes will take into account the broader objectives of diversity in housing types and sizes, within the constraints of offering a single housing type.
DO-O22 - Higher Density Housing in Residential Zones; Relevant residential zones provide for a variety of housing types and sizes that respond to: 1. Housing needs and demand; 2. The proximity of the area to the Metropolitan Centre Zone, Town Centre Zone or Local Centre Zone; 3. Accessibility to and from the area by active or public transport; and 4. The neighbourhood's planned urban built character, including: a. buildings up to 6-storeys within the High Density Residential Zone (with buildings up to 10storeys being enabled in areas adjacent to the Metropolitan Centre Zone); and b. buildings up to 4-storeys in parts of the General Residential Zone adjacent to the Town Centre Zone and Local Centre Zone.	Yes	The proposal accommodates higher density housing types and sizes, considering the proximity to Ōtaki town centre, accessibility to nearby public transport, and planned urban built character.
DO-O8 - Strong Communities; To support a cohesive and inclusive community where people: 1. have easy access and connectivity to quality and attractive public places and local social and community services and facilities; 2. have increased access to locally produced food, energy and other products and resources;	Yes	The proposal aims to foster a cohesive and inclusive community by ensuring access to quality public places, local services, locally produced resources, improved health outcomes, and safety in public spaces.

3. have improved health outcomes through opportunities for active living or access to health services; and 4. have a strong sense of safety and security in public and private spaces.		
DO-O11 - Character and Amenity Values; To recognise the unique character and amenity values of the District's distinct communities, while providing for character and amenity values to develop and change over time in response to the diverse and changing needs of people, communities and future generations, resulting in: 1. residential areas characterised by the presence of mature vegetation, a variety of built forms and building densities, the retention of landforms, and the recognition of unique community identities; 2. vibrant, lively metropolitan and town centres supported by higher density residential and mixed use areas; 3. local centres, village communities and employment areas characterised by high levels of amenity, accessibility and convenience; 4. productive rural areas, characterised by openness, natural landforms, areas and corridors of indigenous vegetation, and primary production activities; and 5. well managed interfaces between different types of land use areas (e.g. between living, working and rural areas) and between potentially conflicting land uses, so as to minimise adverse effects.	Yes	The planned development of detached single homes takes into account the DO-O11 - Character and Amenity Values policy, aiming to uphold and enhance the distinct character and amenity values of our local communities. Despite focusing on one type of housing, the project plans to include mature vegetation and preserve the natural landforms, contributing to a variety of built forms and densities. This approach is designed to maintain the unique identities of our communities, in line with the policy's goals for residential areas. While this development primarily adds to the residential fabric rather than directly increasing the density or mixed-use aspects mentioned in the policy, it still aims to uphold high levels of amenity, accessibility, and convenience, enhancing the local area's character and liveability. Moreover, the development is considerate of the natural landscape, working to keep open spaces and natural landforms intact, which aligns with the policy's focus on maintaining productive rural areas and managing the transition between different land uses effectively.
DO-O12 - Housing Choice and Affordability;	Yes	The proposed single detached housing development aligns with the

To meet diverse community needs by increasing the amount of housing that: 1. is of densities, locations, types, attributes size and tenure that meets the social and economic wellbeing needs of households in suitable urban and rural locations; 2. is affordable and adequate for lower income households; and 3. can respond to the changing needs of residents, regardless of age, mobility, health or lifestyle preference; 4. while enhancing the amenity of living environments and contributing to the sustainability of communities and compatibility with the goals of environmental sustainability, in particular resource, water and energy efficiency.		DO-O12 - Housing Choice and Affordability policy by introducing residential options in an area transitioning from rural to urban land use. This shift increases the diversity of housing in terms of location, contributing to the goal of meeting the community's social and economic wellbeing needs. Although focusing on one housing type, this development enhances housing availability in a new urban setting, potentially aiding in affordability and catering to various household needs. The design considers the adaptability to residents' changing needs, such as age or mobility, thereby aligning with the policy's emphasis on flexible housing solutions. Furthermore, the project aims to improve the living environment and support community sustainability, contributing positively to environmental goals through careful planning. This approach underscores a commitment to expanding housing choice while ensuring developments are sustainable and beneficial to the community's quality of life.
DO-O13 - Infrastructure; To recognise the importance and national, regional and local benefits of infrastructure and ensure the efficient development, maintenance and operation of an adequate level of social and physical infrastructure and services throughout the District that: 1. meets the needs of the community and the region; and 2. builds stronger community resilience, while avoiding,	Yes	The proposal intends to ensure the efficient development, maintenance, and operation of social and physical infrastructure to meet community needs, aiming to build stronger community resilience and avoid adverse environmental effects.

remedying or mitigating adverse effects on the environment.		
DO-O14 - Access and Transport; To ensure that the transport system in the District: 1. integrates with land use and urban form and maximises accessibility; 2. improves the efficiency of travel and maximises mode choice to enable people to act sustainably as well as improving the resilience and health of communities; 3. contributes to a strong economy; 4. avoids, remedies or mitigates adverse effects on land uses; 5. does not have its function and operation unreasonably compromised by other activities; 6. is safe, fit for purpose, cost effective and provides good connectivity for all communities; and 7. provides for the integrated movement of people, goods and services. DO-O17 - Open Spaces / Active Communities	Yes	The plan aims for an integrated transport system that maximises accessibility, promotes sustainable travel options, contributes to a strong economy, ensures safety, and provides good connectivity for all communities.
DO-O17 - Open Spaces / Active Communities To have a rich and diverse network of open space areas that: 1. is developed, used and maintained in a manner that does not give rise to significant adverse effects on the natural and physical environment; 2. protects the District's cultural, ecological and amenity values, while allowing for the enhancement of the quality of open space areas; 3. supports the identity, health, cohesion and resilience of the District's communities; and 4. ensures that the present and future recreational and open space needs of the District are met	Yes	The proposal includes a stormwater retention reserve which will have a dual use as an open space that can be used by the residents of the development.

DO-O19 - Housing Bottom Lines. To achieve sufficient development capacity as required by the National Policy Statement on Urban Development 2020 by meeting housing bottom lines of: 1. 5,477 additional residential units over the short-medium term (2021—2031); and 2. 8,411 additional residential units over the long term (2031—2051)	Yes	The proposal will provide 43 additional residential units to the township of Otaki.
Policies		
GRZ-P22 - Medium Density Residential Standards – Policy 3 Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance	Yes	The proposal will achieve safe and attractive streets, supporting passive surveillance through the use of open sections with low fences and street lighting.
GRZ-P23 - Medium Density Residential Standards – Policy 4 Enable housing to be designed to meet the day-to-day needs of residents.	Yes	The houses in the proposed development will be designed in line with GRZ-P23 - Medium Density Residential Standards – Policy 4, ensuring they cater to the day-to-day needs of residents. This forward-looking approach involves planning for homes that are practical, comfortable, and versatile, aiming to accommodate the diverse requirements and preferences of future occupants.
GRZ-P8 - Reverse Sensitivity New residential subdivision and development will be located away from lawfully established industrial or intensive rural activities, or areas zoned for these activities, to minimise reverse sensitivity effects. Residential activities (excluding visitor accommodation other than temporary residential rental accommodation) located at the urban-rural interface will be undertaken in a manner which is compatible with the activities undertaken in the Rural Zones..	Yes	The site has recently been rezoned to be entirely within the Residential zone, along with the Council owned property to the east. To the north and west are rural sites where occasional rural activities like grazing and haymaking take place, notably near a school and a council-owned paddock which may be developed in future. The proposal doesn't significantly impact the

		ongoing rural activities, especially those occurring away from the site's vicinity.
GRZ-P9 - Residential Activities Residential activities will be recognised and provided for as the principal use in the Residential Zones, while ensuring that the effects of subdivision, use and development is in accordance with the following principles: 1. adverse effects on natural systems will be avoided, remedied or mitigated; 2. new built development will respond to the planned built character of the Zone; 3. transport choice, efficiency and accessibility to active or public transport will be maximised; 4. housing types which meet the need of households will be provided for; 5. the functional and operational requirements of different types of housing are recognised; and 6. accessory buildings and buildings which are ancillary to residential activities will be provided for	Yes	The proposal recognises residential activities as the principal use, emphasizing mitigating adverse effects on natural systems and enhancing transport choice and efficiency.
GRZ-P10 - Residential Amenity Subdivision, use and development in the Residential Zones will be required to achieve on-site amenity for residents and neighbours in accordance with the following principles: 1. building size and footprint will be proportional to the size of the allotment; 2. usable and easily accessible private outdoor living spaces will be provided; 3. buildings and structures will be designed and located to maximise sunlight access, privacy and amenity for the site and adjoining allotments; 4. buildings and structures will be designed and located to respond to the planned built character of the Zone;	Yes	The proposed development promotes on-site amenity for residents and neighbours, ensuring appropriate building size, privacy, sunlight access, and noise reduction

5. appropriate separation distances will be maintained between buildings; 6. yards will be provided to achieve appropriate building setbacks from neighbouring areas, the street and the coast; 7. hard and impermeable surfaces will be offset by permeable areas on individual allotments; 8. unreasonable and excessive noise, odour, smoke, dust, light, glare and vibration will be avoided; 9. non-residential buildings will be of a form and scale which is compatible with the surrounding residential environment; and 10. service areas for non-residential activities will be screened, and planting and landscaping will be provided.		
GRZ-P11 - Residential Streetscape Development, use and subdivision will enhance the amenity, functionality and safety of the streetscape in the Residential Zones. To achieve a positive relationship between development and the street, development will be undertaken in accordance with the Council's Streetscape Strategy and Guideline: 1. direct pedestrian access will be provided from the street to the front entrance of the primary residential building, where practicable; 2. where practicable, at least one habitable room will be orientated towards the street; 3. the safety of road users, including pedestrians and cyclists, will not be adversely affected; and 2. on-site vehicle manoeuvring will be provided for rear allotments, allotments with significant sloping driveways and on strategic arterial routes.	Yes	The proposed development and associated plans focus on enhancing the streetscape, ensuring pedestrian access, habitable room orientation, and safety for road users.
GRZ-P12 – Landscaping Landscaping will be required for non-residential activities and residential development in the Residential Zones to	Yes	The proposed development incorporates landscaping in both its private lots and shared spaces such as

enhance residential amenity, while promoting water conservation and biodiversity and allowing for the natural infiltration of surface waters through permeable treatments. Landscaping will be located and designed in accordance with the following principles: 1. the visual impact of large buildings will be reduced by appropriate screening and planting; 2. service areas, loading areas and outdoor storage areas will be screened; 3. on-site outdoor living spaces will be defined and enhanced by landscaping; 4. sunlight access and passive surveillance to adjoining areas will not be unreasonably restricted; 5. public infrastructure and services will not be damaged or blocked; 6. planting of locally indigenous vegetation will be encouraged; and 7. permeable surfaces will be provided for the natural infiltration of surface waters		roading and the stormwater retention reserve. Landscape plans have also been prepared for the development, and is included in Appendix L
TR-P1 - Integrated Transport and Urban Form Development and subdivision will be integrated with and consistent with the transport network hierarchy in TR-Table 7, and undertaken in a manner and at a rate to ensure: 1. the transport network is capable of serving the projected demand safely and efficiently; 2. the location of development is appropriate, including providing for the co-location of compatible developments and land use and transport networks to reduce unnecessary travel; 3. travel time and distance to services are minimised for all modes of travel; 4. development is consistent with Council's Land Development Minimum Requirements; and	Yes	This assessment has demonstrated that additional traffic activity associated with the operation of the development will be able to be accommodated by the adjoining road network. The development location is serviced by a bus route and the provision of an additional stop in the vicinity of the development on Rangiuru Road may be warranted based upon the nearby residential development (as described in Section 3, the detailed positioning of such a stop will necessitate liaison between GWRC and KCDC).

5. enhanced community connectivity is achieved, resulting in more efficient travel patterns from the community		
TR-P2 – Sustainable Transport and Maximising Mode Choice Development and subdivision will be integrated with a transport system that offers a wide range of travel mode choices, which connects residents to essential community services, centres and social infrastructure, through: 1. well-integrated and connected communities; 2. development that is conducive to active modes of travel, particularly walkable communities which reduce demand for vehicular travel, particularly by private vehicle; 3. land use that is integrated with the transport network; 4. improved public transport services to the District; 5. travel plans and transport assessments for major traffic activities as part of an application for consent for new developments; 6. consistency with the Council's Land Development Minimum Requirements; and 7. development that ensures adequate access and space for all modes, including pedestrians, people with mobility problems, cyclists, public transport and private car travel.	Yes	
TR-P6 – Safety The safety of all transport users will be enhanced during the development, operation, maintenance and upgrading of the transport network, by: 1. implementing the principles set out in Appendix 6 - Crime Prevention Through Environmental Design (CPTED) Guidelines; 2. requiring that all developments provide for safe vehicular and pedestrian access, and have adequate visibility (sight lines); 3. requiring all developments to have safe connections to the wider transport network; and	Yes	This assessment has demonstrated that the proposed access arrangements will operate safely for vehicular and pedestrian movements.

4. requiring adequate visibility and sight lines for level crossings.		
TR-P7 – Cycling, Walking and Bridleway Links and Safety Subdivision, use and development will be as far as practicable, located and designed to make walking, cycling and the use of bridleways safer, more enjoyable and convenient in accordance with the Crime Prevention Through Environmental Design (CPTED) Guidelines set out in Appendix 6 and the following principles: 1. new street linkages will provide safe pedestrian access to shops and services and public transport nodes; 2. subdivision and development will: 3. enable cycle and pedestrian routes, both on and off road, which offer good continuity; 4. avoid large blocks that severe connectivity; and 5. consider opportunities to provide bridleways in suitable locations; and 6. development will provide for convenient cycle parking facilities in centres; and 7. pedestrian and cycle routes will have well designed and built facilities including surface conditions, lighting, signage and passive surveillance from adjacent development.	Yes	The development of a single site does not provide opportunities to enhance walking / cycling networks. Nonetheless, the proposal provides for the close integration of the site with the established networks.
TR-PARK-P8 – Parking All new subdivision and development shall provide for safe vehicular and pedestrian access and appropriate vehicle parking areas by: 1. providing parking numbers, layouts and dimensions consistent with parking standards; 2. supplying adequate off street parking to meet the demand of the land use while having regard to the following factors: 3. the intensity, duration location and management of the activity. 4. the adequacy of parking in the location and adjacent areas. 5. the classification and use of the road (as per transport network hierarchy	Yes	The subdivision will be self-contained regarding parking demand and supply, with no 'overspill' onto the adjacent section of Rangiuru Road.

in TR-Table 7), and the speed restrictions that apply. 6. the nature of the subject site, in particular its capacity to accommodate parking. 7. the characteristics of the previous activity that utilised the subject site; 8. taking effects on neighbouring areas into account when designing the location, layout and number of parking spaces (including car and cycle parks and disability car parks; 9. ensuring the location, layout and number of disability carparks and cycle parks is safe, user-friendly and appropriate; and 10. achieving a balance between encouraging mitigation of parking overflow effects (e.g. shared use of car parking), and discouraging car-based travel through use of travel plans.		
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Overall, it is considered that the proposed development is consistent with the relevant matters of Operative Kapiti Coast District Plan 2021.

9. Other Matters

It is considered that the proposal does not raise any additional matters that would need to be given regard to, with all matters appropriately assessed above.

10. Part 2 (Purpose and Principles)

Section 5 sets out the purpose of the RMA and requires a broad judgement as to whether a proposal would promote the sustainable management of natural and physical resources. This exercise of this judgement is informed by the principles in sections 6 to 8 and considered in light of the particular circumstances of each application.

In this case, the proposal is considered to be consistent with Part 2 of the RMA and more recent case law because the development is consistent with the sustainable management approach of the Act in that it is a highly efficient use of an existing residential land resource and designed in a way that considers both the natural and physical environment. This proposal will enable more housing within a suitable area and assist with the social wellbeing of people within Otaki, and the greater Wellington Region.

11. Conditions and Duration

11.1. Resource Consent Conditions

The placement of conditions on the consent for a restricted discretionary activity is restricted by sections 108, 108AA and 220 of the RMA. Conditions should be relative and appropriate to the activity, and within the site and consent holder's ability.

The applicant is offering the following conditions to mitigate adverse effects resulting from the proposed development:

- The (district council) consent is expected to be conditional upon the future certification (before commencing works) of a detailed Construction Traffic Management Plan (CTMP), which will address aspects such as vehicular activity associated with construction, routes, hours of operation, staff parking, local traffic management and the avoidance of mud migration onto the public road network.
- Likewise the applicant expects a final lighting plan to be certified.
- That dwellings built along the site's northern boundary (adjacent to the Kura) and along the adjoining boundaries with 246 Rangiuru Road will not exceed one storey in height.

If there are any other conditions that Council deems to be necessary to avoid, mitigate or remedy effects, it is requested that any draft resource consent conditions be sent to Qiu Wang at qwang@align.net.nz before resource consents are granted. This will allow the client and its contractors to review the conditions, so any impracticalities or health and safety issues can be identified.

11.2. Resource Consent Lapse Date

It is requested that the consents be granted with a lapse period of five years in accordance with section 125 of the RMA.

12. Conclusion

It is considered that any adverse environmental effects resulting from the proposed subdivision and land use of 234 Rangiuru Road will be acceptable and aligned with the outcomes anticipated in the KCDC Operative District Plan. For this reason, and as no other persons are considered to be adversely affected, it is considered that this application for resource consent should be processed on a non-notified basis.

It is also expected that appropriate conditions will be placed on the resource consent to ensure that the effects will be no more than minor and acceptable.

APPENDIX A – PLANNING ASSESSMENT

Table 1 Assessment against the rules and standards under the Operative Kapiti Coast District Plan

Rule	Standard	Comment
GRZ - General Residential Zone		
GRZ-R1 Any activity that is a permitted activity under the rules in this chapter. Permitted Activity	1. The activity must not cause offensive or objectionable odour, dust or smoke at or beyond the boundary of the site on which it is occurring. 2. Each allotment must have a permeable surface area that is not covered by buildings, paving or other impermeable objects of not less than 30% of the total allotment area. 3. Any lighting must be directed so that the spill of light is contained within the boundaries of the site on which the activity occurs. Light level from the activity must not exceed 10 lux, when measured 1.5 metres inside the boundary of any other site located in the Residential Zones or Rural Zones. This standard does not apply to street lighting on legal roads.	Can comply. The proposal and subsequent development will align with these standards. Firstly, the proposed subdivision and the intended residential use of the land does not cause offensive or objectionable odour, dust or smoke at or beyond the boundary of the site on which it is occurring Secondly, the test lots demonstrate that the allotment design will be able to achieve a permeable surface area of at least 30% on each allotment. The street lighting can be designed to meet the lighting standard subject to final certification of a lighting plan. These measures collectively demonstrate the proposal's commitment to meeting and aligning with the criteria set forth in the rule.
GRZ-R33 New buildings and structures, and any minor works, additions or alterations to any building or structure. Permitted	Number of units per site – 3 Height – 14 metres within the height variation control area Height in relation to boundary - Buildings and structures must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries	Can comply. One unit per site is intended. Any future development of the vacant lots will comply with the requirements outlined in the KCDC District Plan, ensuring compliance with key criteria upon future construction of dwellings. In regard to the future dwellings Height regulations will be maintained at 14 meters within the designated height variation control area, and buildings and structures

Activity	Setbacks Front – 1.5 metres Side – 1 metre Rear – 1 metre Building coverage – 50% Outdoor living space (per unit) Ground level – 20m ² that comprises ground floor, balcony, patio or roof terrace space Above ground level – 8m ² in the form of a balcony, patio or roof terrace Outlook space (per unit) - An outlook space must be provided from habitable room windows Windows to Street - Any residential unit or retirement unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors. Landscaped area – A residential unit or retirement unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site. Does not need to be associated with unit and can be anywhere on site.	will adhere to a 60° recession plane from a point 4 meters above ground level along all boundaries. Setbacks (yards) and building coverage can be met as shown by the test lots.. Each unit will have access to ground-level outdoor living spaces totalling a minimum of 20m², inclusive of ground-floor. Consideration for outlook space per unit, from habitable room windows, is a priority. Street-facing residential units will maintain a minimum of 20% glazing along the street front. A 20% landscaped area within each allotment can be achieved. This is demonstrated by the test lots.
SUB-RES - Subdivision in Residential Zones		
SUB-RES-R25 The following subdivisions: • Boundary adjustments • Subdivision of land where no additional allotments	Standards 1. Each allotment must have legal and physical access to a legal road. 2. No further development potential shall be created as a result of the subdivision. (i.e. through the creation of a small allotment and a larger	The proposed boundary adjustment between the subject site and 246 Rangiuru Road is aimed at rationalising the existing boundaries to enhance the practicality of the allotments involved. This adjustment is essential as it rectifies an inadvertent encroachment, allowing for a more coherent and practical alignment between the properties. The slight shift in the western boundary of 246 Rangiuru Road is intended to

are created. Boundary adjustment qualifying criteria apply to activities under this rule. Controlled Activity.	allotment which can then be further subdivided and would not have met all restricted discretionary activity standards including minimum or average allotment sizes prior to this subdivision occurring). 3. Public roads, public water supply systems, sanitary drainage systems and surface water drainage systems must be available to serve the subdivision. 4. The relevant subdivision standards under Rules SUB-RES-R26, SUB-RES-R33, SUB-RES-R27 and SUB-RES-R28 must be complied with, including any additional restricted discretionary activity standards for subdivision attached as notations to structure plans. Where the zone standards and standards attached as notations differ, the notations shall take precedence. Boundary adjustment qualifying criteria: 1. The adjustment of boundaries is for the rationalisation of existing boundaries to improve the practicality of existing allotments	regularise the boundary line, accommodating the existing plantings and fencing that were mistakenly placed over the boundary onto the 234 Rangiuru Road. This rectification aligns with the criteria for boundary adjustments outlined, as it aims to improve the practicality and functionality of existing allotments, addressing the unintended encroachment while ensuring a more accurate delineation between the properties. Controlled Activity.
SUB-RES-R33 Except as provided for under Rule SUB-RES-R25, subdivision of land within the General Residential	Where the parent allotment does not contain an existing residential unit: a. it must be demonstrated that it is practicable to construct residential units on the parent allotment that comply with Rules GRZ-R33, GRZ-R34, HRZ-	The proposal ensures that each vacant lot for building homes meets the necessary requirements set by the council. This includes having proper access to roads, making sure the buildings will be safe from flooding, and meeting the minimum size and shape standards. There is adequate provision for water supply, drainage, and electricity.

Zone or High Density Residential Zone. Notification Public and limited notification of an application for resource consent under this rule is precluded. Controlled Activity	R6 or HRZ-R7; or b. the subdivision must comply with an approved land use resource consent. Each allotment must have legal and physical access to a legal road. Each vacant allotment must have a flood free building area above the estimated 1% Annual Exceedance Probability flood event Minimum allotment size and shape factor - Compliance with SUB-RES-Table 1. Infrastructure, access and services • Access, water supply, wastewater and stormwater drainage systems, and underground power and telecommunications must be provided in accordance with the Council's Land Development Minimum Requirements. • The maximum number of allotments gaining legal and physical vehicle access by rights of way shall be 6. • Access to all allotments must comply with the standards in the Transport chapter. • Within the General Residential Zone at Te Horo Beach, a firefighting water supply must be provided which complies with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Wastewater disposal – non-sewered allotments	Additionally, it follows the guidelines for managing design layout, ensuring the environment and local areas are protected, and meeting any financial obligations set by the council. The proposal takes into account various factors like natural hazards, heritage features, and environmental protection while planning access points for vehicles and complying with wastewater disposal requirements. Controlled Activity.
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	Any subdivision occurring on land that is not serviced by an existing community sewerage scheme must provide evidence from a suitably qualified and experienced person that on-site domestic wastewater disposal is suitable for each allotment in accordance with AS/NZS 1547:2012 "On-site Domestic Wastewater Management." Financial Contributions Compliance with FC-Table 1.	
SUB-DW – District Wide Subdivision Matters		
SUB-DW-R25 Subdivision of land creating new allotments in the General Residential Zone and High Density Residential Zone that complies with all controlled activity standards under rule SUB-RES-R33. Notification Public and limited notification of an application for resource consent under this rule is precluded. Controlled Activity	Hydraulic neutrality 1. Stormwater systems must be designed to ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 50%, 20%, 10% and 1% Annual Exceedance Probability flood events. 2. Existing waterbodies and stormwater detention areas must be retained. Underground Services 3. Where any subdivision of land involves the construction of a new road or the extension of an existing road all electric, gas and telecommunication services to the land in the subdivision shall be reticulated underground.	The proposal ensures a balanced water management approach through hydraulic neutrality, ensuring that any additional impermeable surfaces don't exacerbate flooding. Existing water bodies and stormwater detention areas are preserved, safeguarding these natural features. Additionally, for the new road, all electric and telecommunication services will be placed underground, contributing to a tidy and safe environment. The proposal includes providing connections to the council's reticulated water supply and sewage system for new allotments. Provisions are made for telecommunication and electricity connections to the boundary of each proposed allotment, ensuring accessibility to these services. Controlled Activity.

	Water Supply 4. All new allotments, other than allotments for access, roads, utilities or reserves, where the allotments are in or adjoining areas which are served with a Council reticulated water supply, must be provided with a connection to the Council reticulated water supply laid to the boundary of the allotment. Effluent Disposal 5. All new allotments, other than allotments for access, roads, utilities or reserves, where the allotments are in or adjoining areas which are served by the public wastewater reticulation and treatment system must be provided with a piped sewage outfall for disposing of sanitary sewage to a reticulated system, laid to the boundary of each allotment. Telecommunication and electricity supply 6. Provision must be made to the boundary of each proposed allotment for a connection to a telecommunication network and energy supply network.	
SUB-DW-R9 Subdivision (excluding boundary adjustments or subdivision of land where no	Geotechnical Geotechnical information must be provided by a suitably qualified and experienced person (to building consent level)	A geotechnical report (both factual and interpretive) has been provided by ENGEO. This is attached in Appendix K. Controlled Activity.

additional allotments are created) of land with peat or sand soils. Notification Public and limited notification of an application for resource consent under this rule is precluded. Controlled Activity	on liquefaction risk.	
SUB-DW-R7 Subdivision where any part of the land contains flood storage, ponding, residual ponding or shallow surface flow areas. Restricted Discretionary Activity	Standards 1. Each vacant allotment shall have a building area located outside any river or stream corridor, overflow path or residual overflow path. 2. The building area for each vacant allotment shall be located above the estimated 1% AEP flood event level. 3. Formed vehicle access does not adversely affect the 1% AEP flood hazard risk on other properties in the same flood catchment. 4. Compliance with all other relevant subdivision rules and standards in other chapters.	The proposal meets the specified standards by ensuring that each vacant allotment's building area is situated outside river or stream corridors, overflow paths, or residual overflow paths. Additionally, these building areas are positioned above the estimated 1% Annual Exceedance Probability (AEP) flood event level, minimizing flood risks. Moreover, the formed vehicle access is designed to avoid adversely affecting the 1% AEP flood hazard risk on neighbouring properties within the same flood catchment. Compliance with all relevant subdivision rules across different chapters is maintained, guaranteeing adherence to the established standards. In matters of discretion, the proposal considers various aspects, including the design and layout of the subdivision, adherence to the Council's Land Development Minimum Requirements, and the imposition of financial contributions aligned with the Financial Contributions chapter. Restricted Discretionary Activity.
SUB-DW-R16 Subdivision where any part of the land contains an		There is a residual overflow path at the southwest corner of 234 Rangiuru Road, as shown on the Council maps. A flood risk assessment is provided in Appendix

overflow path or residual overflow path. Discretionary Activity		G with updated modelling Discretionary Activity
SUB-DW-R17 Subdivision of land located partly within the river corridor or stream corridor where each allotment has building areas which are: - located outside any river or stream corridor, overflow path or residual overflow path; and - located above the estimated 1% AEP flood event level. - formed vehicle access which does not adversely affect the flood hazard risk on other properties in the same flood catchment Discretionary Activity		234 Rangiuru Road is located partly within the river corridor or stream corridor, as shown on the Council maps. A flood risk assessment is provided in Appendix G Discretionary Activity
NH - Natural Hazards		
NH-FLOOD-R3 New or relocated buildings (excluding minor buildings) in ponding, residual ponding and shallow surface flow areas. Permitted Activity	Minimum floor level – Shall be constructed above the 1% AEP flood event level	Can comply. The proposal ensures that minimum floor levels for construction are positioned above the 1% Annual Exceedance Probability (AEP) flood event level
NH-FLOOD-R4 Earthworks Permitted Activity	Ponding Areas – a. shall not involve the disturbance of more than 20m³ (volume) of land in any 10 year period; and b. shall not alter the original ground level by more than 1.0 metre, measured vertically.	Does not Comply. Disturbance will be over 20m³.

NH-FLOOD-R9 Any activity listed as a permitted or controlled activity listed in Rules NH-FLOOD-R1 to NH-FLOOD-R8 which does not comply with one or more of the associated standards, unless otherwise specified. Restricted Discretionary Activity	Earthworks disturbance over the site will be over 20m³. A flood risk assessment report has been submitted with this consent as Appendix G to outline how flood risks will be mitigated. Restricted Discretionary Activity.
TR – Transport An assessment is provided in the Traffic Impact Assessment in Appendix H	
ECO – Ecosystems and Indigenous Biodiversity	
ECO-R6 Controlled Activity Criteria for notification The written approval of persons will not be required and applications under this rule will not be served on any person or notified.	The modification of any indigenous vegetation, that is: - located within an ecological site listed in Schedule 1 excluding trees on an urban environment allotment that are not listed in Schedule 2; or - a key indigenous tree listed in ECO-Table 1 and exceeds either of the maximum size criteria diameter or height (excluding trees planted by humans; and excluding trees on an urban environment allotment that are not listed in Schedule 2); or - a key indigenous tree listed in Schedule 2; or - a rare and threatened vegetation species listed in Schedule 3; or - in or within 20 metres of a waterbody or the coastal marine area where it not within the urban environment, (excluding planted vegetation); is a controlled activity within the following zones and precincts: The tall tree/woodland along the north-west boundary contains 4 Mahoe trees Mahoe are listed in ECO-Table 1, and these specimens meet ECO-R6, due to being naturally dispersed and over 4m tall. This clearance, therefore, requires an assessment under Rule ECO-R7.

	• General Residential Zone Standards 1. The modification of indigenous vegetation must be limited to: a. up to a maximum of two indigenous vegetation trees within a five year period on an allotment; and b. modification of trees that are damaged, dead or dying; or have sustained storm damage; or are fatally diseased such that: i. the tree(s) present a demonstrable imminent risk of serious harm to people or a building(s); ii. the demonstrable imminent risk of serious harm to people or buildings cannot be addressed via trimming under rule ECO-R3; and iii. an arborist who has attained the New Zealand Qualifications Authority New Zealand Diploma in Arboriculture Level 6 or equivalent qualification has certified in writing that Conditions i. and ii. above are met; or c. modification of planted indigenous vegetation where the applicant can	
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	demonstrate that it was not legally required to be planted for ecological restoration or enhancement purposes or as a biodiversity offset.	
ECO-R7 Restricted Discretionary Activity	Trimming or modification of any indigenous vegetation that is 1. within an ecological site (Schedule 1); 2. a key indigenous tree species (ECO-Table 1) (excluding trees planted by humans); 3. a key indigenous tree (Schedule 2); 4. a rare and threatened vegetation species (Schedule 3); 5. in or within 20 metres of a waterbody or the coastal marine area where it is not within an urban environment (excluding planted vegetation); and does not meet the permitted activity standards in ECO-R3, and is not a controlled activity under ECO-R6, is a restricted discretionary activity within the following zones and precincts: • General Residential Zone	The proposal involves the removal of 4 Mahoe trees which does not comply with ECO-R6. Restricted Discretionary Activity

APPENDIX B – RECORD OF TITLE (CERTIFICATE OF TITLE)

APPENDIX C - SCHEME PLANS

APPENDIX D - CIVIL PLANS

APPENDIX E - INFRASTRUCTURE REPORT

APPENDIX F -EARTHWORKS REPORT

APPENDIX G – FLOOD RISKS ASSESSMENT

APPENDIX H - TRANSPORT IMPACT ASSESSMENT

APPENDIX I – PSI/DSI

APPENDIX J - SMP/RAP

APPENDIX K – GEOTECHNICAL INVESTIGATION REPORT

APPENDIX L - LANDSCAPE DESIGN REPORT

APPENDIX M - ECOLOGICAL IMPACT ASSESSMENT

APPENDIX N - PREVIOUS MANA WHENUA ASSESSMENT



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