

OIR: 2324/691

20 October 2023

██████████
██████████

Tēnā koe ██████████

Request for Information under the Local Government Official Information and Meetings Act 1987 (the Act) (the LGOIMA)

Thank you for your email of **28 September 2023** requesting the following information:

- 1. We are concerned also that the existing cycleway is to be built on and its path moved backwards into the flood area. This is potentially an ecological threat to the local wildlife.***

On 12 October 2023, I understand that you withdrew your cycleway information request via e-mail. I also confirm that Kainga Ora is the organisation best placed to provide a response, when that information is available.

- 2. We would like to understand the council's reason for rezoning the area concerned as not ponding/flood zone and to see what investigations led to this decision. Please provide the rationale for the change and what expert opinion was depended upon.***

To clarify, under PC2 part of the site was rezoned from rural lifestyle to residential. Under existing zonings, parts of the site were already zoned as general residential zone, including the land adjacent to Raumatī Road (and the small part that fronts Kīwi Road). Refer to page 10 in Appendix V to the Section 32 Evaluation Report in the hyperlink (below) for details:

https://www.kapiticoast.govt.nz/media/cllki1qd/pc2_s32_appendixv_proposednewgenreszones.pdf

Please note that any information provided in response to your request may be published on the Council website, with your personal details removed.

There are several mentions of this area across the report, but the specific assessment of the constraints and opportunities associated with the site is set out on page 88 of Part 2.

As noted in Appendix V, this site was assessed as area RB-01 outlined in Boffa Miskell (2022), *Kāpiti Coast Urban Development Greenfield Assessment*. Further details are outlined in Appendix N (split into two parts due to the size of the document) of the Section 32 Evaluation Report in the hyperlinks, below:

https://www.kapiticoast.govt.nz/media/mggf20dy/pc2_s32_appendixn_udgreenfielldassessment_pt1.pdf

https://www.kapiticoast.govt.nz/media/5amotdlv/pc2_s32_appendixn_udgreenfielldassessment_pt2.pdf

In addition to the identification of flood hazards on the site as part of the assessment in Appendix N, site was also included in the stormwater assessment contained in Appendix P to the Section 32 Evaluation Report in the following hyperlink. Specific mention of the site is made on pages 2 and 12 of this memorandum:

https://www.kapiticoast.govt.nz/media/r15ngx4k/pc2_s32_appendixp_newgenresstormwaterassessment.pdf

- 3. We are also perplexed by the fact that Kainga Ora has queried your Council Staff about the flight paths and would be seeking waivers to build under them when aircraft are often only about 7 metres or so above the horse paddock. The decibels will be high for future residents and recent studies show the heart attack rate was 72 per cent higher in noise-polluted areas.***

Council Officers provided confirmation to Kainga Ora that there are no proposals in the near future to remove flight path contours. All standards relating to flight path contours would need to be complied with by the applicant. A copy of correspondence between Council and Kainga Ora that relates to flight path contours is attached.

Some information has been withheld from this document as it is either out of the scope of your request or it has been withheld under section 7(2)(a) of the LGOIMA which allows for Council to withhold information in order to protect the privacy of natural persons, including that of deceased natural persons.

4. Some reassurance about the council's intent so far as whether the project will be notified or not could provide some small reassurance to residents existing or in future, as to having some ability to protect their interests.

Council is not able to make notification decisions without having seen the application. Once an application is formally received, our Regulatory Group assesses the effects of the application and makes a decision regarding what, if any, notification is required.

You have the right to request the Ombudsman to review these decisions. Complaints can be sent by email to info@ombudsman.parliament.nz, by fax to (04) 471 2254, or by post to The Ombudsman, PO Box 10152, Wellington 6143.

Ngā mihi,

A handwritten signature in black ink, appearing to read 'Kris Pervan', with a stylized, cursive script.

Kris Pervan

Group Manager Strategy and Growth
Te Kaihautū Rautaki me te Tupu

Stephen Cross

From: Abbie McKoy [REDACTED]
Sent: Tuesday, 19 July 2022 7:51 pm
To: Darryn Grant
Cc: Stephen Cross
Subject: RE: 59-69 Raumati Road - Meeting

Kia ora Darryn,

Thanks so much for making time to meet with us. It was amazing to see all of the hard work you've put into progressing housing development buy in and enablement in Kapiti. Really excited to see your plans unfold and see how we can work closer to support your aspirations.

Thanks for sharing this example. Great to have something tangible to share with my boss. He is away this week but I'm planning to meet with him Monday to flag the discussion we had, potential for missed opportunities to partner on projects and to ensure we are connecting as early as possible to share any plans we have. I will also share the documents you sent through as we have recently developed a Regional Strategy that I want to ensure aligns with your plans.

Caroline has sent through all our current Kapiti projects. We will make sure to provide this more regularly. I'm just working through the best way – ie quarterly for a report and we could flag acquisitions earlier. I just need to clarify with my boss about what we are allowed to share and when. It may also be valuable to discuss an official partnership via MoU, which would clarify how we will work together to enable housing development, early sharing, confidentiality and support for capacity building in Kapiti. I'll discuss this with my boss as well to see if this would be an appropriate approach. We may want to wait to align with when things progress with your CLT but happy to support this as a potential enabler.

I've heard from our team that the announcement for the IAF will happen tomorrow or Thursday in Rotorua, which is so exciting and definitely promotes and enables further discussion on solidifying further partnership on development projects.

Let's definitely lock in a more regular catch ups – monthly or every other month. Even if it's a short one to share. I am meeting with Erin Palmer next week and also plan to ask our acquisitions team at our meeting on Thursday about how we can improve our process with you guys. I'll stay in touch once I identify the best way forward.

Appreciate our conversation and seeing how we can improve our relationship with you to empower both of our organisations to go further.

Many thanks,



Abbie McKoy

Manager – Community Engagement and Partnerships
Greater Wellington Region

Ō TĀTOU UARA – OUR VALUES

Manaakitanga
People at the Heart

Mahi Tahī
Better Together

Whanake
Be Bold

Freephone: 0800 801 601 | Kāinga Ora – Homes and Communities
PO Box 2628 Wellington 6140 | New Zealand Government | www.kaingaora.govt.nz

From: Darryn Grant <Darryn.Grant@kapiticoast.govt.nz>
Sent: Tuesday, 19 July 2022 12:57 PM
To: Abbie McKoy <[REDACTED]>
Cc: Stephen Cross <[REDACTED]>
Subject: FW: 59-69 Raumati Road - Meeting

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Hi Abbie

Thanks for the meeting yesterday, I appreciate your proactive approach

I thought that I would send this through as an example of a project that we should try and ensure is joined up early and that we don't just go straight into a consent process once KO have finished your design process

This development will be quite large for Kapiti and an important one for us all to get across early

Cheers

Darryn Grant
Strategic Development Director

Kāpiti Coast District Council
Tel 04 296 4645
Mobile 027 5553 645

www.kapiticoast.govt.nz

From: Jason Holland <Jason.Holland@kapiticoast.govt.nz>
Sent: Tuesday, 19 July 2022 10:46 AM

To: Vijay Soma <[REDACTED]>
Cc: Darryn Grant <Darryn.Grant@kapiticoast.govt.nz>
Subject: FW: 59-69 Raumati Road - Meeting

Hi Vijay

This looks like a significant proposal coming your way.

Can I leave with your team to respond to Lezel?

Thanks,

Jason Holland
District Planning Manager

Kāpiti Coast District Council
Tel 04 296 7792
Mobile 027 5555 792

www.kapiticoast.govt.nz

From: Lezel Botha <[REDACTED]>
Sent: Tuesday, 19 July 2022 10:32 am
To: Jason Holland <Jason.Holland@kapiticoast.govt.nz>
Subject: Re: 59-69 Raumati Road - Meeting

Kia ora Jason,

You may be aware that Kāinga Ora have purchased 59-69 Raumati Road from Waka Kotahi. We are now looking at development options for the site and were wanting to have a meeting with yourself or your policy/consenting team around the airport flight path contours, including if there are any plans around changing these within the near/mid future.

[REDACTED]

I don't imagine the discussion would take long!

Kind Regards,



Lezel Botha MNZPI, BPlan(Hons)

Principal Development Planner
Development Planning
Urban Planning and Design

[REDACTED]
Email: [REDACTED]

Freephone: 0800 801 601 | Mainline: (021) 428 055 | Kāinga Ora - Homes and Communities
P.O.BOX 2628, WELLINGTON, 6140 | New Zealand Government | www.kaingaora.govt.nz

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Stephen Cross

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Lezel Botha MNZPI BPlan(Hons)

Principal Development Planner
Development Planning
Urban Planning and Design

[REDACTED]
Email: [REDACTED]

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From: Lezel Botha <[Redacted]>
Sent: Monday, 25 July 2022 3:21 PM
To: Vijay Soma <[Redacted]>
Cc: Julie Cooke <[Redacted]>
Subject: RE: Advisory for you regarding 59-69 Raurnati Road (likely implications of Plan Change 2)

Hi Vijay,

Have sent through an invite for the 2nd August. In the meantime, do you know if your GIS team have shape files for the airport approach contours that our Urban Design team can use to sure up heights and yield.

Appreciate the help.



Lezel Botha MNZPL, BPlan(Hons)

Principal Development Planner
Development Planning
Urban Planning and Design

Email: [REDACTED]

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From: Vijay Soma <[REDACTED]>
Sent: Friday, 22 July 2022 4:18 PM
To: Lezel Botha <[REDACTED]>
Cc: Julie Cooke <[REDACTED]>
Subject: RE: Advisory for you regarding 59-69 Raumati Road (likely implications of Plan Change 2)

You don't often get email from vijay.soma@kapiti.coast.govt.nz. [Learn why this is important](#)

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Kia ora Lezel,

Unfortunately next week at those times you have suggested I'm unavailable. I'm also booked out for a lot of the week.

I could meet Tuesday 2 August after 2pm if this works for you? Given that we don't have any plans I was thinking it would just be an initial catch up with myself and Yolanda Morgan, Resource Consents Team Leader. We could arrange a formal pre-application meeting with the relevant officers when you have a more detailed proposal for the site.

Nga mihi

Vijay Soma
Resource Consents & Compliance Manager
Kaiwhakahaere Hapori a-Tinana

Kapiti Coast District Council
Tel 04 296 4814
Mobile [REDACTED]

www.kapiti.coast.govt.nz

[REDACTED]



[REDACTED]

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From: Vijay Soma <[REDACTED]>
Sent: Wednesday, 20 July 2022 11:26 AM
To: Lezel Botha <[REDACTED]>
Subject: RE: Advisory for you regarding 59-69 Raumati Road (likely implications of Plan Change 2)

You don't often get email from vijay.soma@kapiti.coast.govt.nz. [Learn why this is important](#)

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Kia ora Lezel,

Jason has passed your email onto me to provide a response as it is Council's understanding that Kiangaora will be proposing a comprehensive development of this property.

In relation to your question around airport flight path contours Jason has informed me that there are no proposals in the near future to have these removed. Therefore, the standards relating to the flight path contours would need to be complied with or consent required to not comply with the standards. It's likely that a resource consent application not to comply would require the written approval of the Paraparaumu Airport/CAA.

If you have a design or would like to discuss the development further please let me know and we could arrange a pre-application meeting to talk through the District Plan requirements. Alternatively I would be happy to meet to talk through Kiangaora's initial plans for the site and provide some high level advice.

Please let me know if you would still like to chat and we can arrange a time to talk later in the week.

Nga mihi
Pprrm and
Vijay Soma
Resource Consents & Compliance Manager
Kaiwhakahaere Hapori a-Tinana

Kapiti Coast District Council
Tel 04 296 4814
[REDACTED]

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I am happy to just discuss over the phone. But otherwise available 2.30-5pm tomorrow or 11am-3.00pm Friday.

I don't imagine the discussion would take long!

Kind Regards,



Lezel Botha MNZPI, BPlan(Hons)

Principal Development Planner
Development Planning
Urban Planning and Design

[REDACTED]
Email: [REDACTED]

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