

# MEMO

**TO:** Rita O'Brien **DATE:** 15<sup>th</sup> June 2022

**FROM:** Tony Trueman **PROJECT NO.:** J000294

**COPY:** Craig Martell

**SUBJECT:** Kapiti Coast District Council – Intensification Plan Change Infrastructure Input – Stormwater – Revision C

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Awa Environmental Limited (AWA) has been engaged by KCDC, to provide feedback on sites identified to be re-zoned as General Residential Zone, as shown in Appendix B. An additional two sites have been added as part of this revision - 18 Huiawa Street, Waikanae Beach and 269-283 & 298 Ngarara Road, Waikanae.

The Intensification Plan Change proposes to re-zone several existing rural zoned sites as General Residential Zone sites. These sites have been identified for potential re-zoning on the basis that they are relatively small, unconstrained, and are located adjacent to existing urban areas.

AWA have been asked to advise whether there are any “fatal flaws” associated with rezoning each of these sites as General Residential Zone which would prohibit the development of the site or identify any key issues that may make development challenging, but not impossible.

Appendix A contains a plan of each identified re-zoned site overlain with the KCDC/GWRC Flood Hazard Management Plans (FHMP) and the 100 YR ARI flood hazard.

## **ZONES:**

### **Re-zone 1 – 234 & 254 Rangiora Road, Otaki**

- no fatal flaws or key issues from stormwater perspective
- Awa has been asked to assess part of this site previously for another client
- some mitigation required
- we would assume reasonable soakage, so low impact stormwater solutions could be implemented

### **Re-zone 2 – 17 Jean Hing Place, Otaki**

- no fatal flaws, but limited development potential
- part of site located within stream corridor, so this would limit the sites capacity for development
- part of site within residual overflow zone of FHMP
- part of site located within ponding zone
- likely high flow rate through adjacent open channel, therefore high risk

#### **FUZ Waikanae Area 3 – 174 – 211 Ngarara Road, Waikanae**

- no fatal flaws from stormwater perspective
- part of site located within stream corridor zone of FHMP
- N/E ponding area is QEII constraint
- downstream expressway culvert possible constraint

#### **FUZ Waikanae Area 5 – 112 Ngarara Road, Waikanae**

- no fatal flaws from stormwater perspective
- no model currently covering this area, will be added to new model build

#### **Re-zone 3 – 1-3 Karu Crescent, Waikanae**

- no fatal flaws from stormwater perspective
- part of site affected by flooding from network
- mitigation required

#### **PA-02 132 – 188 Milne Drive, Paraparaumu**

- no fatal flaws, but some constraints
- historic storage area on the Wharemauku Stream
- will not be able to use storage zoned areas
- remaining land available for development
- historic issues with flooding in this area

#### **PA-04 – Part of 58 Ruahine Street, Paraparaumu**

- no fatal flaws from stormwater perspective, but
- known flooding issue with run-off from the hills
- drainage will be into undersized network, could be partly mitigated by downstream network upgrade

#### **RB-01 – Part of 59-69 Raumati Road & part of 58 Kiwi Road, Raumati Beach, Paraparaumu**

- no fatal flaws from stormwater perspective
- development could be mitigated by piping run-off into low lying storage area on other side of dune, to the northeast, associated with expressway storage
- some low-lying areas
- flood hazard within low lying areas of site
- no natural secondary overflow path

#### **RS-01 – 160-222 Main Road, 39 Rongomau Lane, & 99-105 Poplar Avenue, Raumati South, Paraparaumu**

- no fatal flaws from stormwater perspective, but some constraints
- **99-105 Poplar Avenue** - low lying area adjacent QEII park – likely issues with groundwater and ponding as observed in surrounding area.
- **39 Rongomau Lane** – low lying areas through middle of site, which is flood prone, any filling would require on-site mitigation
- **160-222 Main Road** – could be developed, would likely require sacrifice of a significant part of the site for a wetland for mitigation, but does have potential

#### **Additional General Residential Zone – 18 Huiawa Street, Waikanae Beach**

- no fatal flaws, but limited development potential, half of site potentially developable.
- part of site located within overflow path
- site located within ponding zone
- site is located within a localised depression and effected by flooding from Ngarara Stream

#### **Additional General Residential Zone – 269-283 & 298 Ngarara Road, Waikanae**

- no fatal flaws from a stormwater perspective
- some ponding in localised low areas
- high value natural waterway would require development easement which would limit yield to some degree but allow a higher quality environment

## Appendix A





# Re-zone 1 – 234 & 254 Rangiora Road, Otaki
















Prepared by:  
Awa Environmental Ltd  
For: KCDC

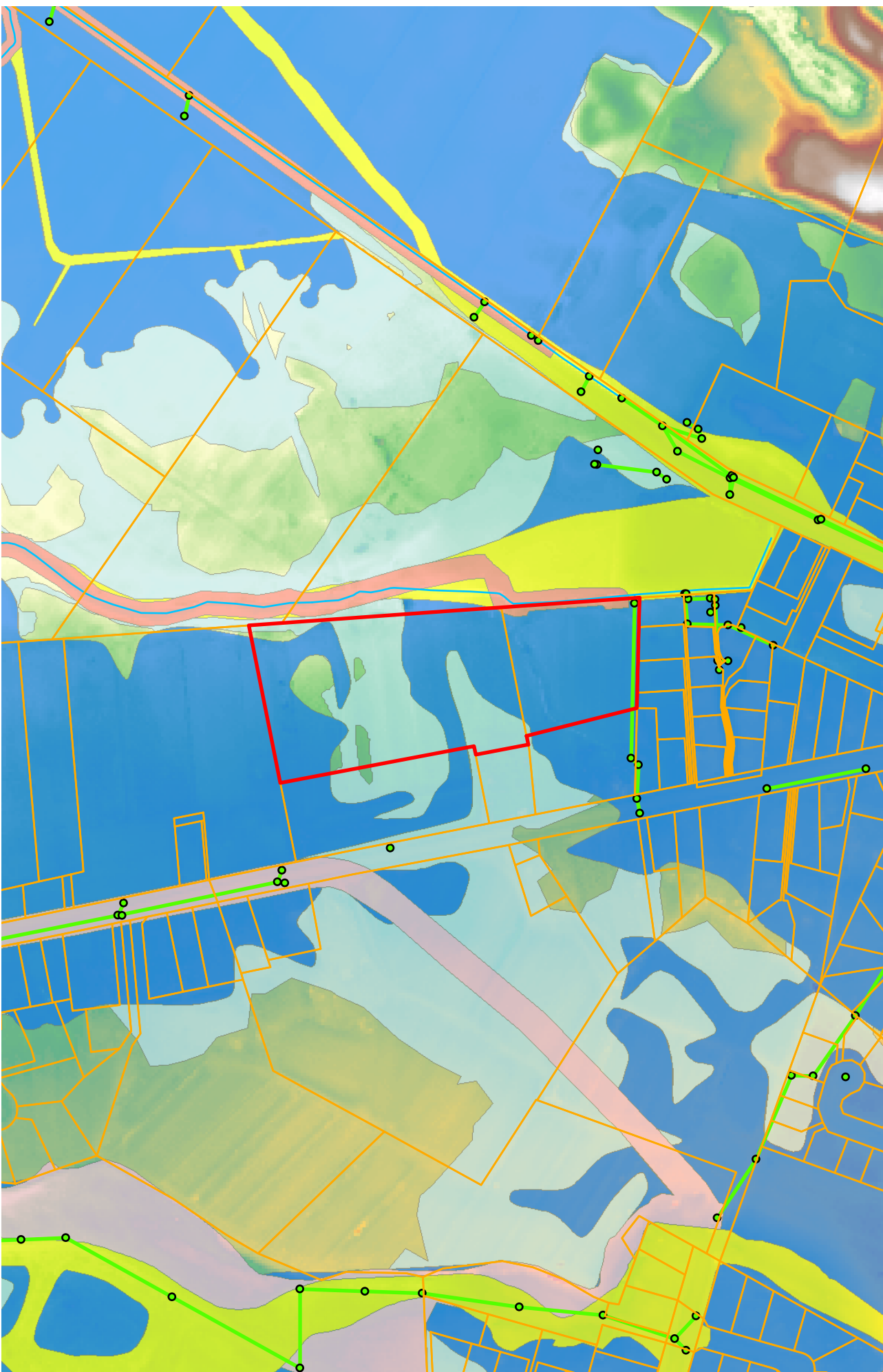
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Wellington, 6011  
[www.awa.kiwi](http://www.awa.kiwi)

Date: 21/01/2022



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-  New Res Zone Rezone 1
-  nz-primary-parcels
-  SW\_Node 20210701
-  SW\_Channel
-  SW\_Pipe\_20210701
-  River Corridor
-  Stream Corridor
-  Ponding
-  Residual Ponding
-  Residual Overflow
-  Overflow Path
-  Storage
-  Fill Control







# Re-zone 2 – 17 Jean Hing Place, Otaki



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Awa Environmental Ltd  
For: KCDC

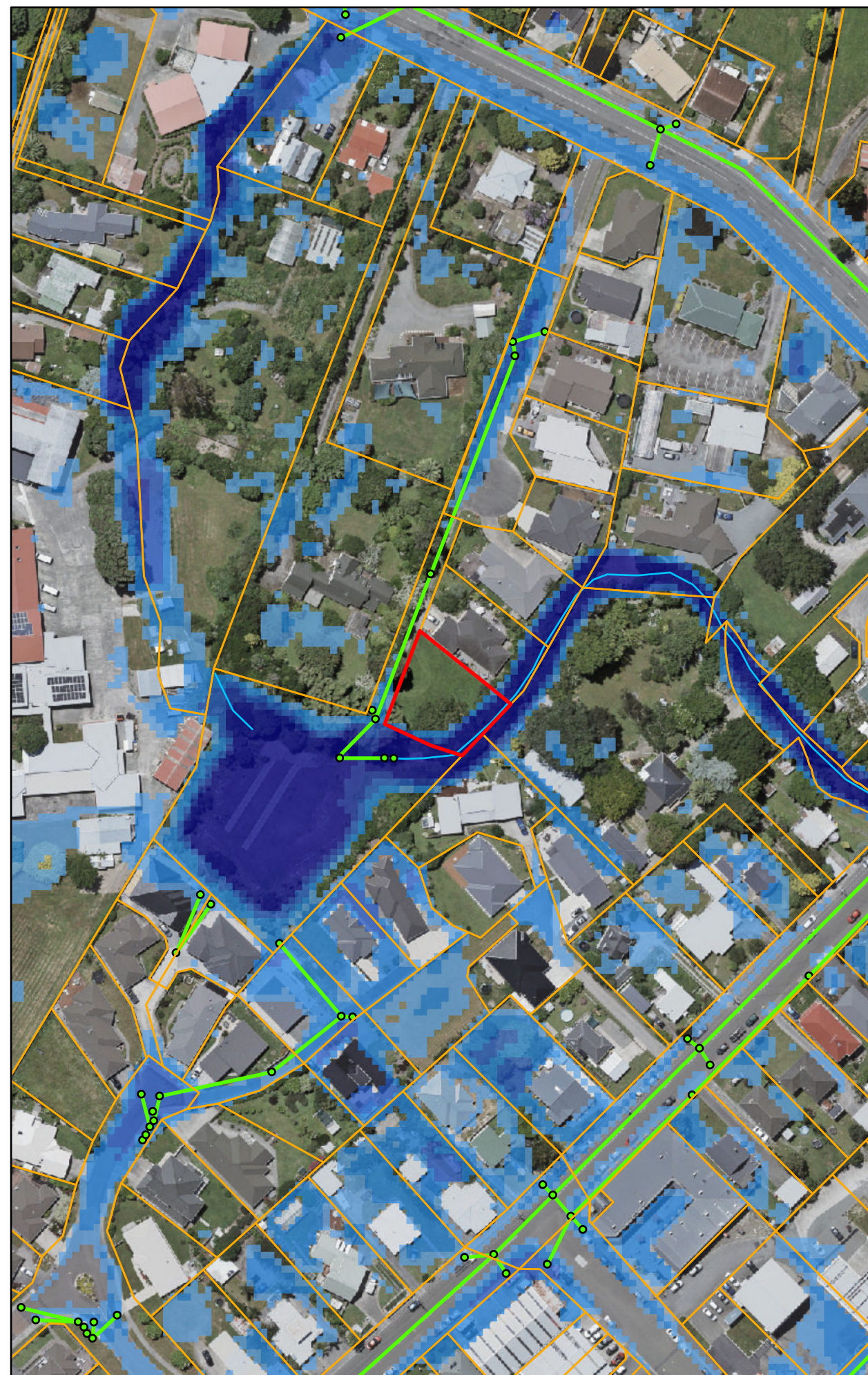
Level 1, 1 Ghuznee Street  
Wellington, 6011  
[www.awa.kiwi](http://www.awa.kiwi)

Date: 21/01/2022



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- New Res Zone  
Re-zone 2
- nz-primary-parcels
- SW\_Node 20210701
- SW\_Channel
- SW\_Pipe\_20210701
- River Corridor
- Stream Corridor
- Ponding
- Residual Ponding
- Residual Overflow
- Overflow Path
- Storage
- Fill Control







# FUZ Waikanae Area 3 – 174 – 211 Ngarara Road, Waikanae
















Prepared by:  
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For: KCDC

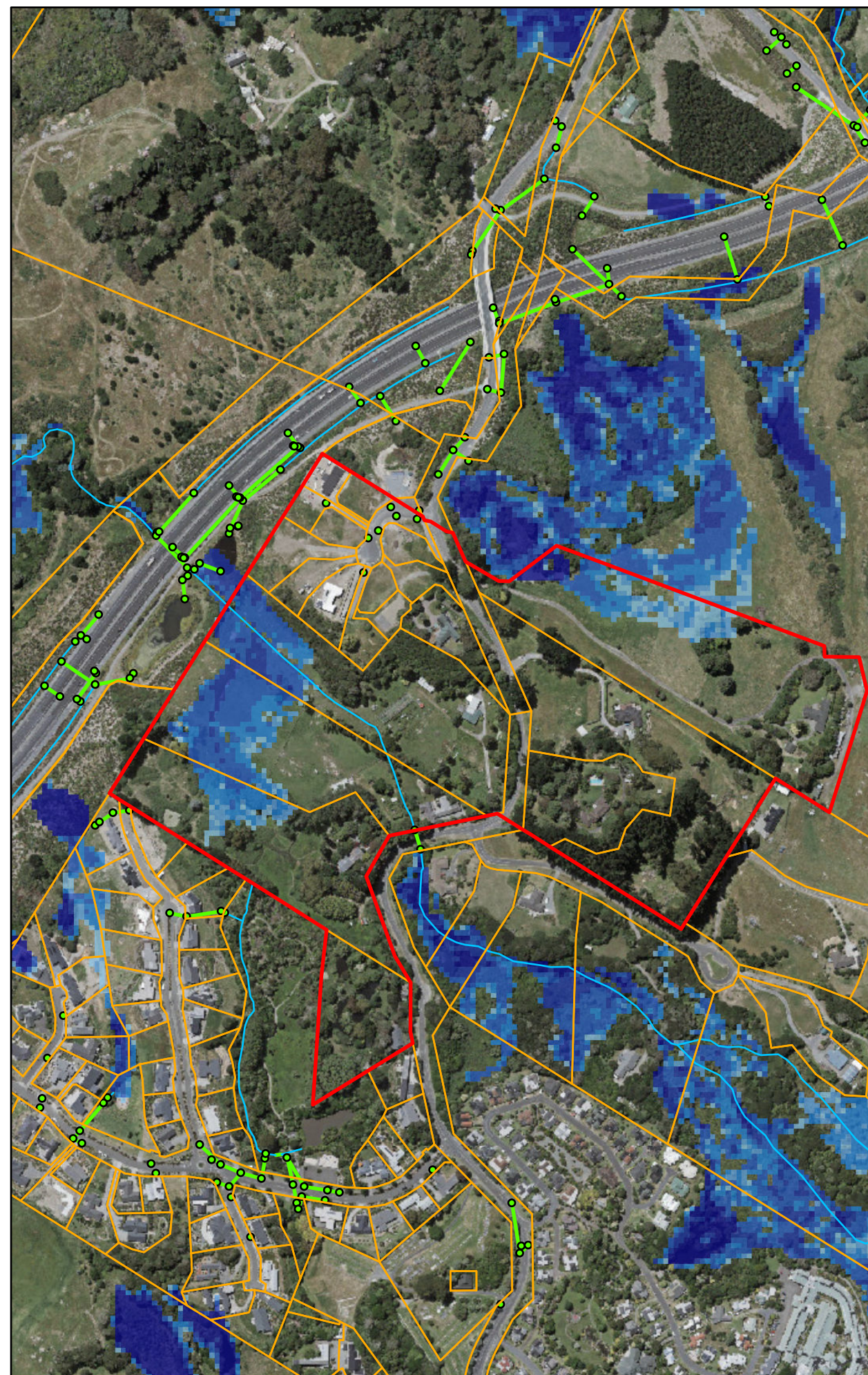
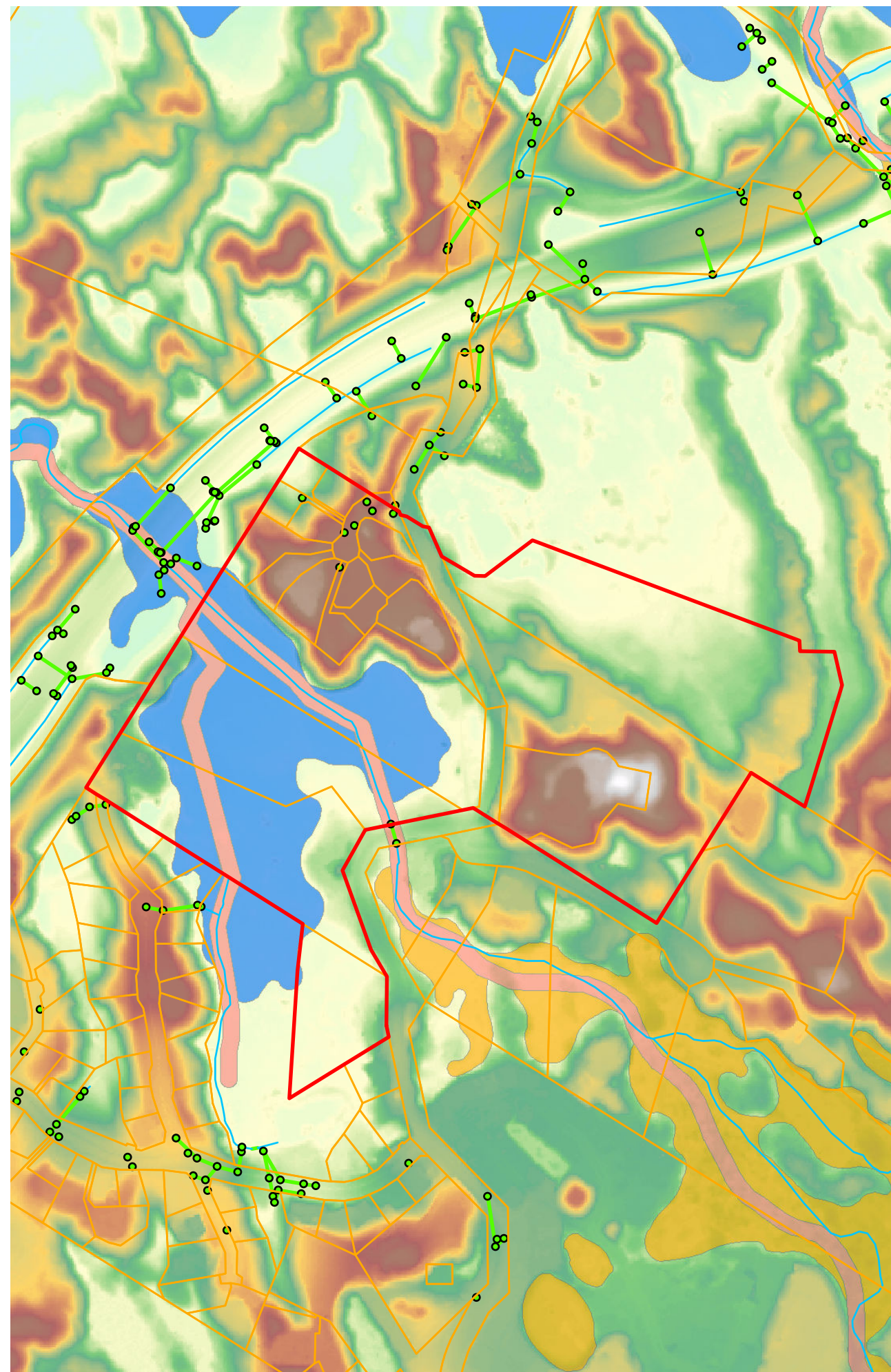
Level 1, 1 Ghuznee Street  
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Date: 21/01/2022



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-  New Res Zone FUZ Waikanae Area 3
-  nz-primary-parcels
-  SW\_Node 20210701
-  SW\_Channel
-  SW\_Pipe\_20210701
-  River Corridor
-  Stream Corridor
-  Ponding
-  Residual Ponding
-  Residual Overflow
-  Overflow Path
-  Storage
-  Fill Control







# FUZ Waikanae Area 5 – 112 Ngarara Road, Waikanae



Prepared by:  
Awa Environmental Ltd  
For: KCDC

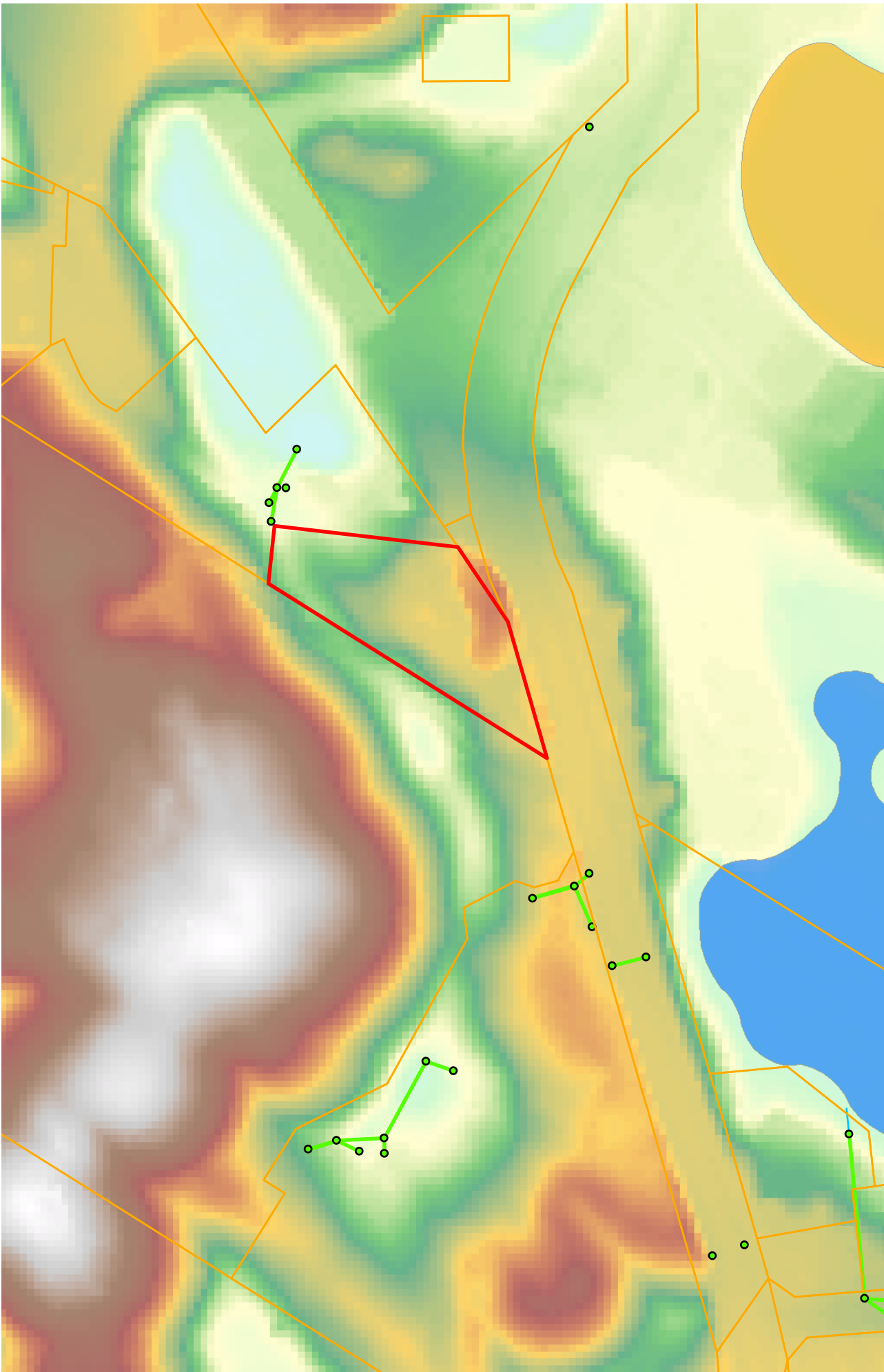
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- New Res Zone FUZ Waikanae Area 5
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- Fill Control







# Re-zone 3 – 1-3 Karu Crescent, Waikanae

















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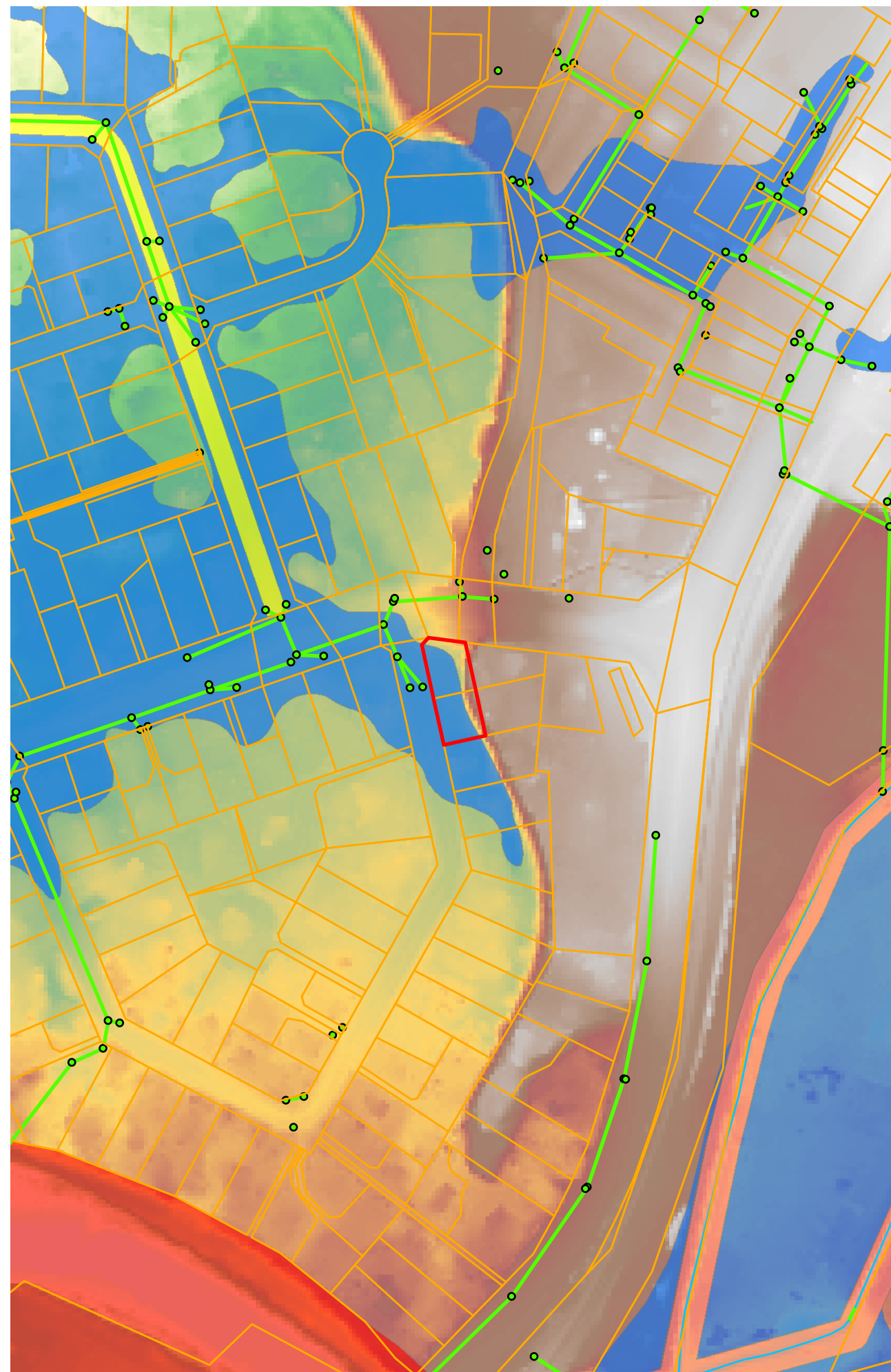
Level 1, 1 Ghuznee Street  
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Date: 21/01/2022



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-  New Res Zone
-  Re-zone 3
-  nz-primary-parcels
-  SW\_Node 20210701
-  SW\_Channel
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-  River Corridor
-  Stream Corridor
-  Ponding
-  Residual Ponding
-  Residual Overflow
-  Overflow Path
-  Storage
-  Fill Control







# PA-02 132 – 188 Milne Drive, Paraparaumu



Prepared by:  
Awa Environmental Ltd  
For: KCDC

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Wellington, 6011  
[www.awa.kiwi](http://www.awa.kiwi)

Date: 21/01/2022



1:4,000

- New Res Zone PA-02
- nz-primary-parcels
- SW\_Node 20210701
- SW\_Pipe\_20210701
- River Corridor
- Stream Corridor
- Ponding
- Residual Ponding
- Residual Overflow
- Overflow Path
- Storage
- Fill Control







# PA-04 – Part of 58 Ruahine Street, Paraparaumu



Prepared by:  
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For: KCDC

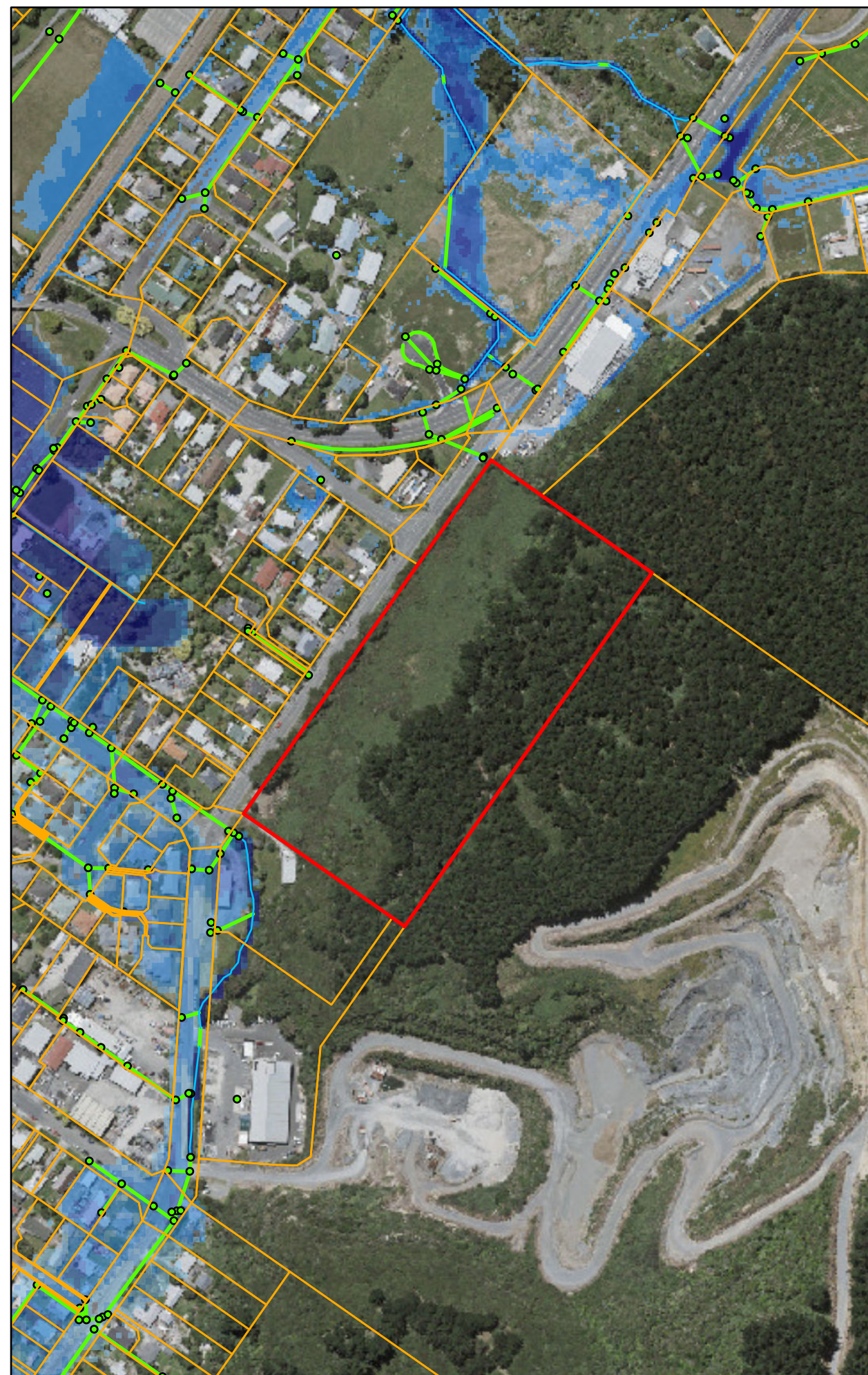
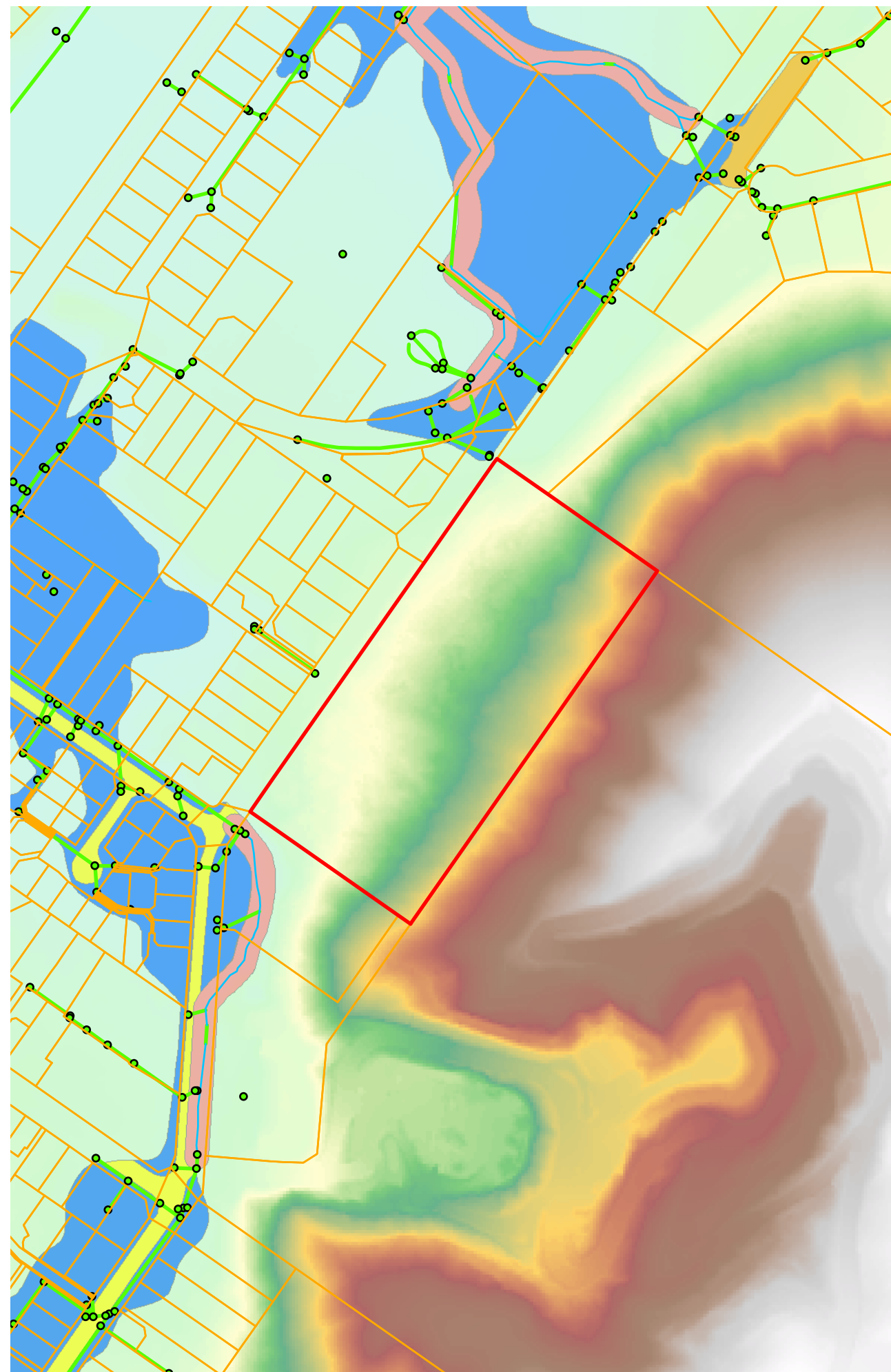
Level 1, 1 Ghuznee Street  
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Date: 21/01/2022



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- New Res Zone PA-04
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# RB-01 – Part of 59-69 Raumati Road & part of 58 Kiwi Road, Raumati Beach, Paraparaumu



Prepared by:  
Awa Environmental Ltd  
For: KCDC

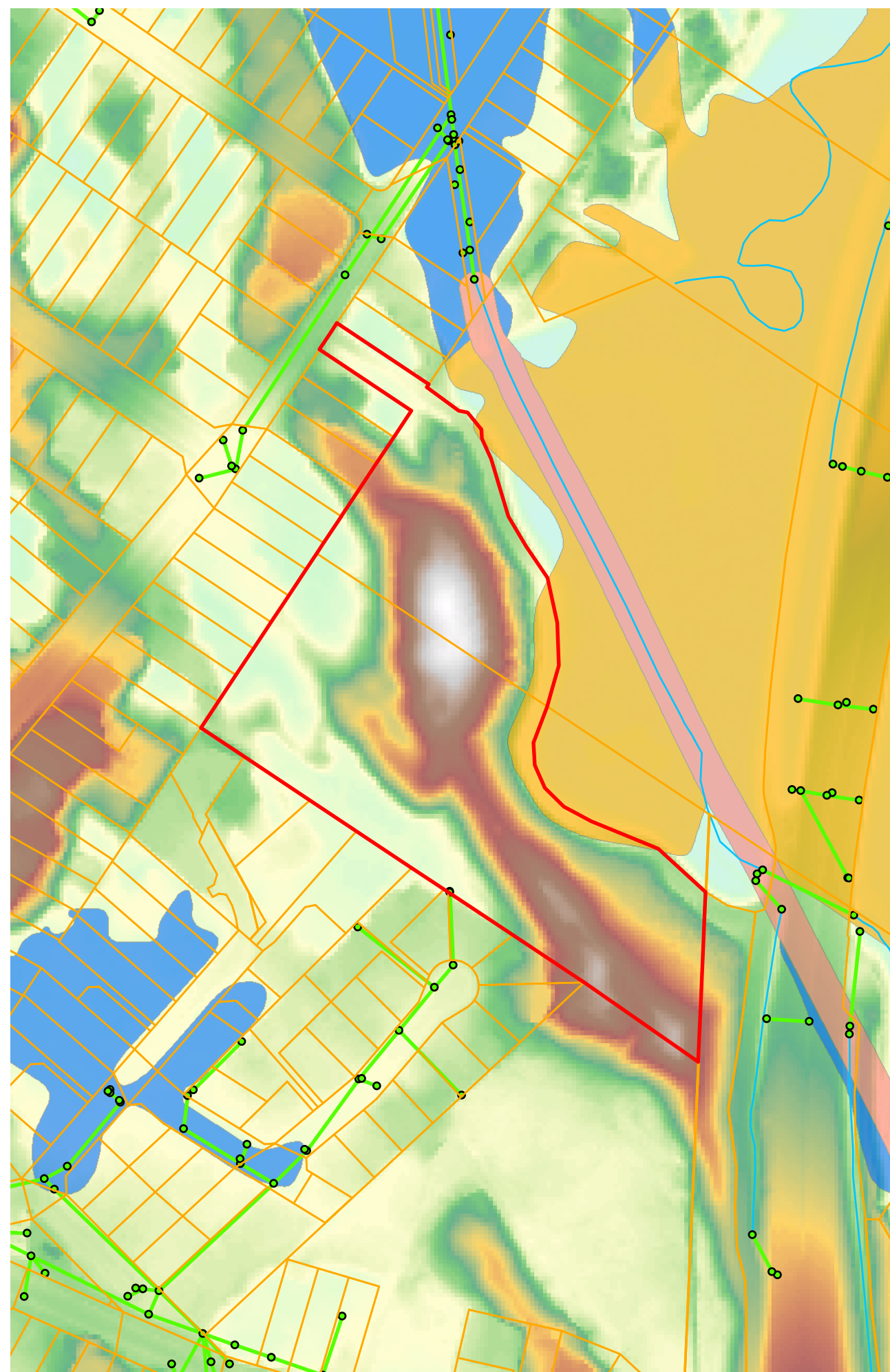
Level 1, 1 Ghuznee Street  
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Date: 21/01/2022



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- New Res Zone RB-01
- nz-primary-parcels
- SW\_Node 20210701
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# RS-01 – 160-222 Main Road, 39 Rongomau Lane, & 99-105 Poplar Avenue, Raumati South, Paraparaumu
















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For: KCDC

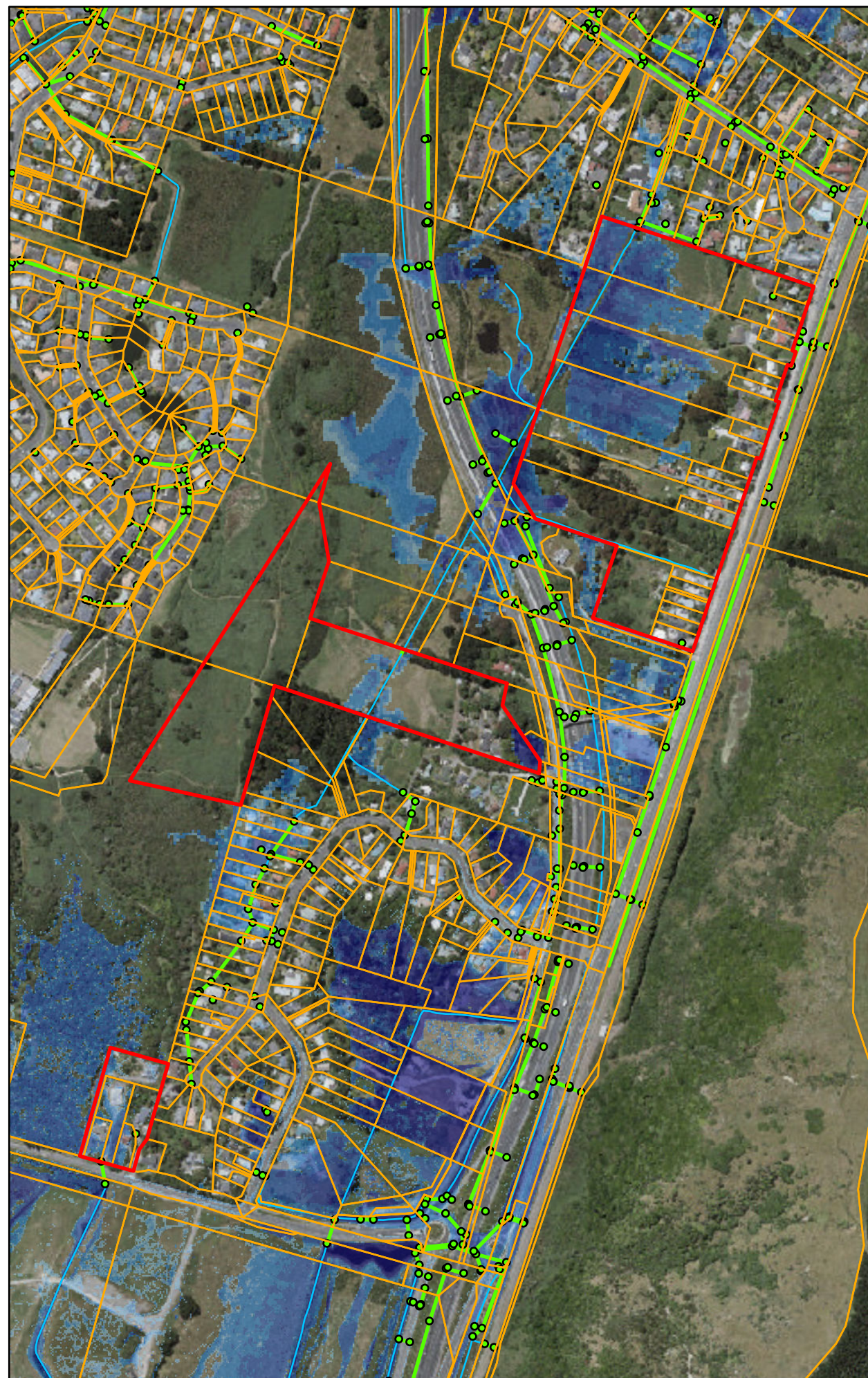
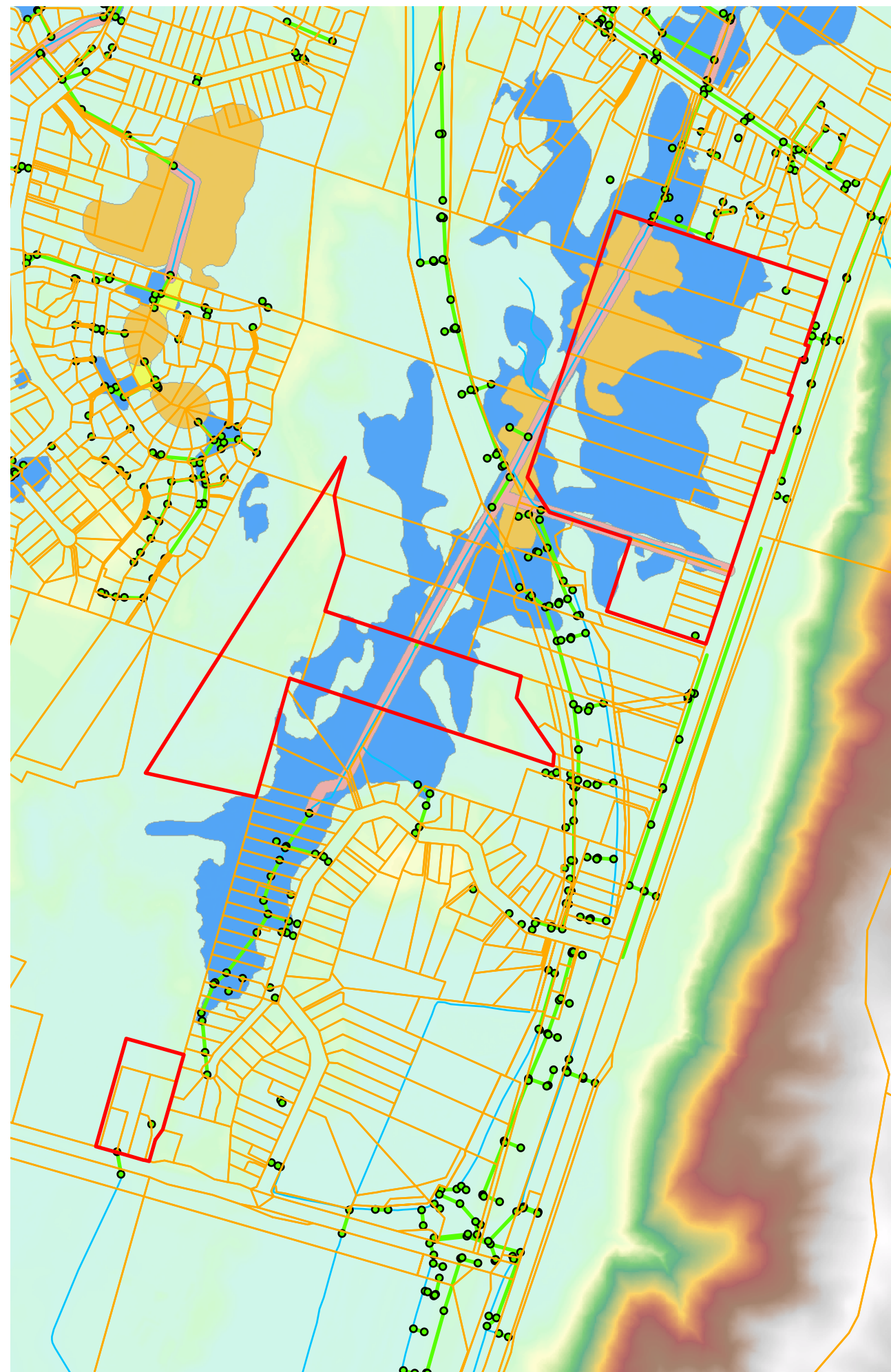
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Date: 16/06/2022



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-  New Res Zone RS-01
-  nz-primary-parcels
-  SW\_Node 20210701
-  SW\_Channel
-  SW\_Pipe\_20210701
-  River Corridor
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-  Overflow Path
-  Storage
-  Fill Control







# General Residential Zone – 18 Huiawa Street, Waikanae Beach



Prepared by:  
Awa Environmental Ltd  
For: KCDC

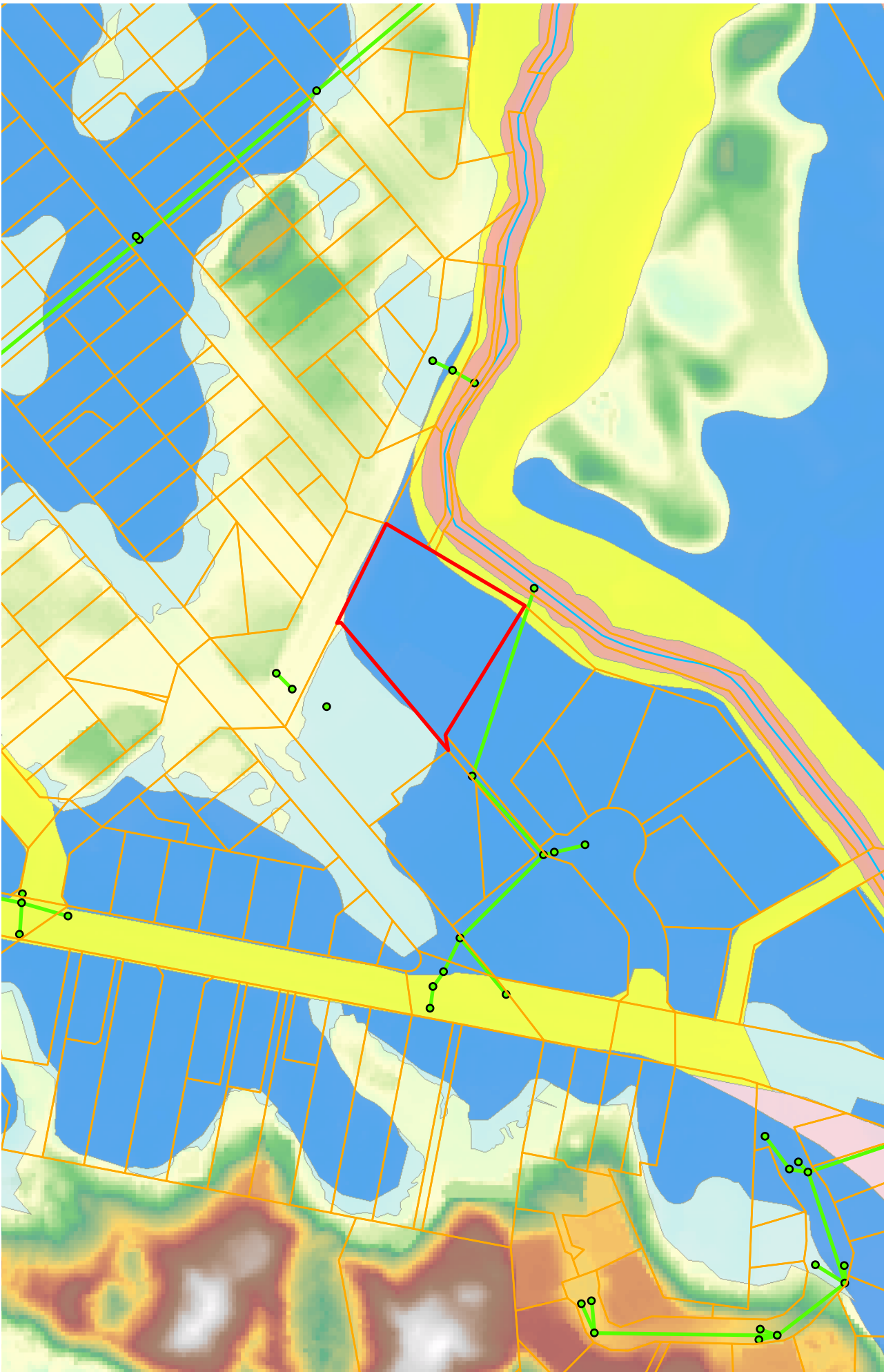
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Date: 8/06/2022



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- Additional Rezone Sites
- nz-primary-parcels
- SW\_Node 20210701
- SW\_Channel
- SW\_Pipe\_20210701
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# General Residential Zone – 269 – 283 & 298 Ngarara Road, Waikanae
















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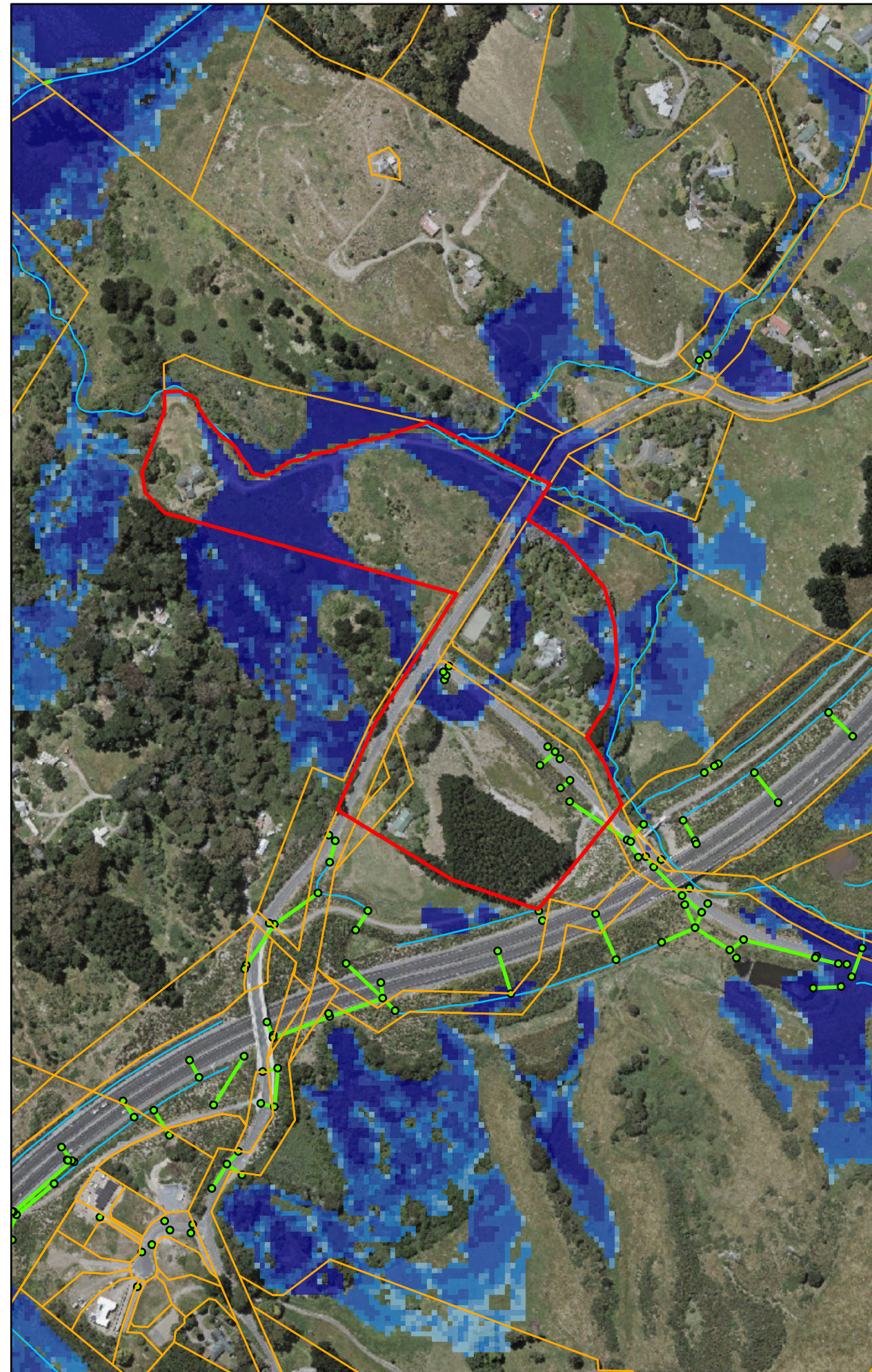
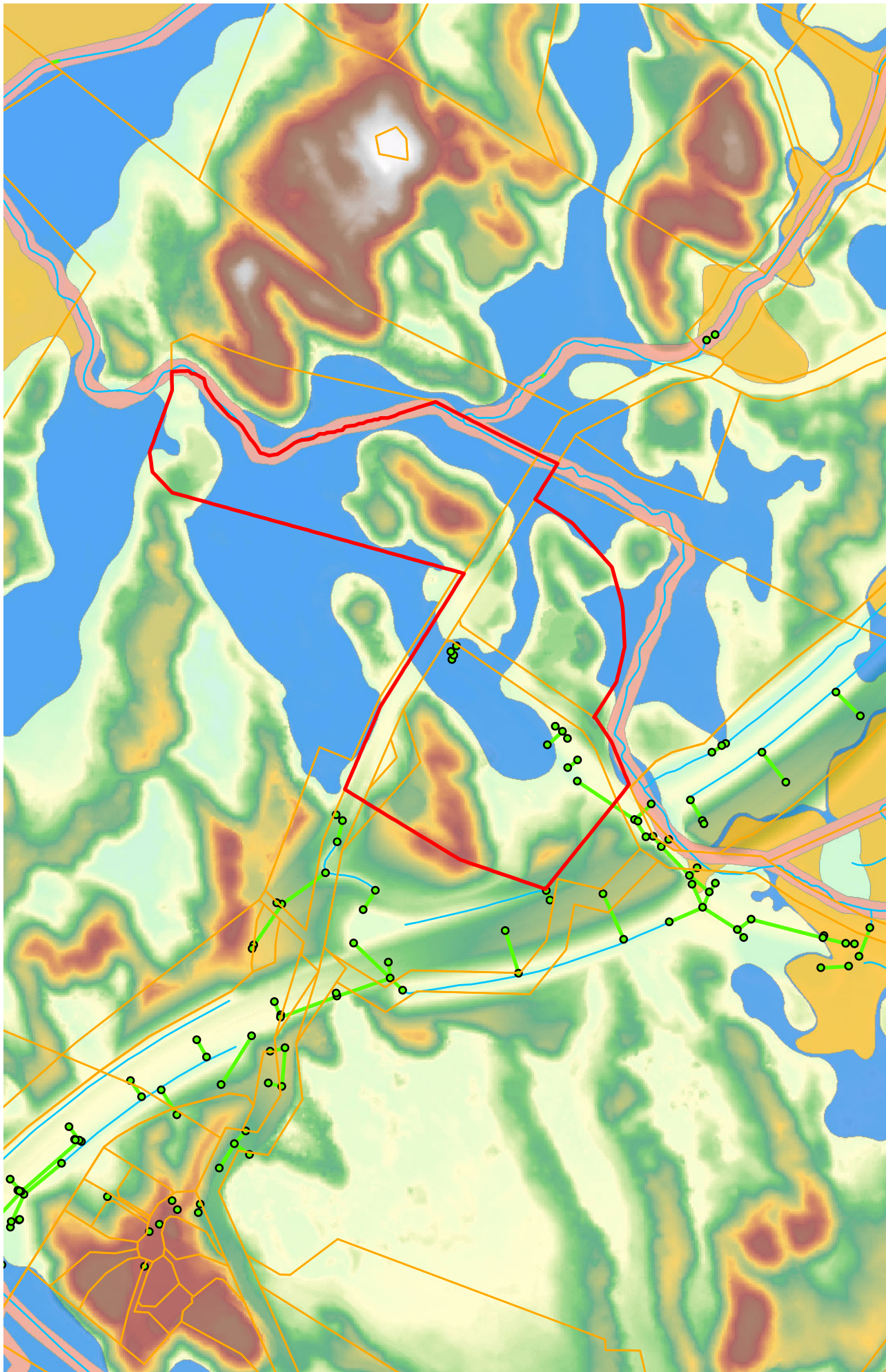
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-  Additional Rezone Sites
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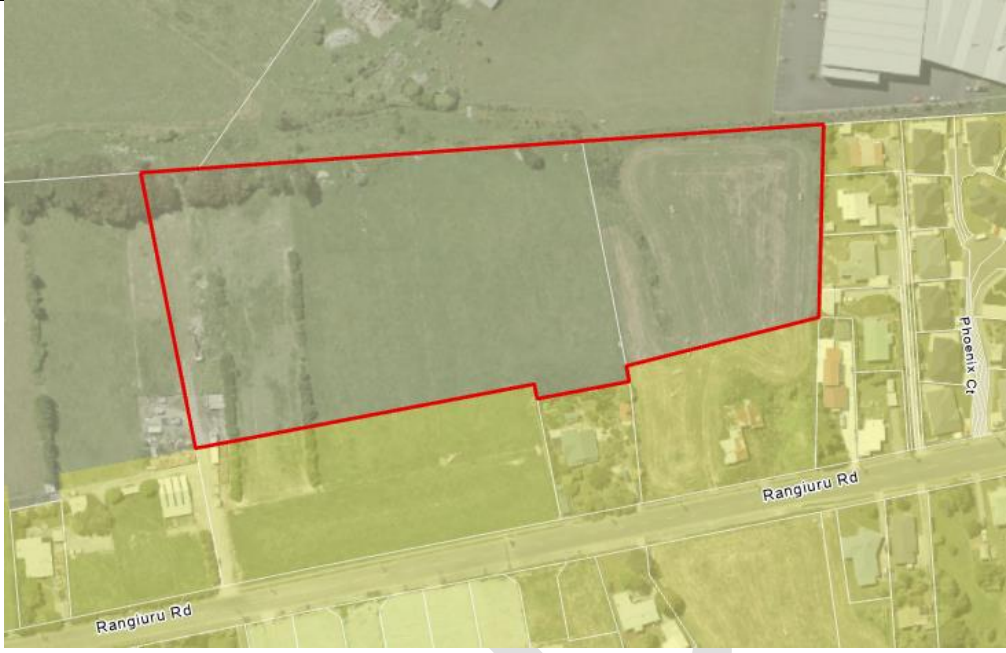




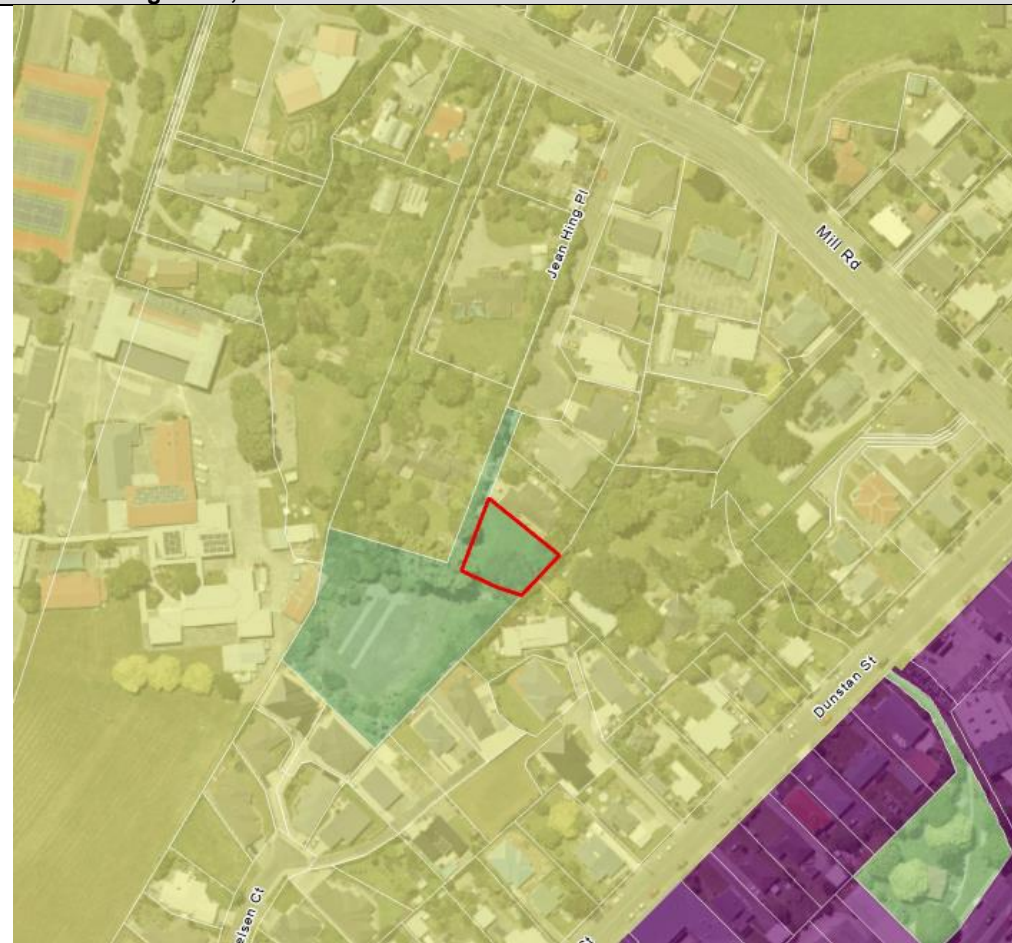
## Appendix B

## Appendix B – Proposed New General Residential Zones

This appendix contains a summary of the areas proposed to be rezoned as General Residential Zone as part of the Intensification Plan Change. Note that the analysis contained within this document is draft only and subject to change.

234 & 254 Rangioru Road, Otaki	
	Legal description
	<ul style="list-style-type: none"> <li>Lot 2 Deposited Plan 42874 (WN14B/762)</li> <li>Part Te Ahitangutu 16 Block (WN909/38)</li> </ul>
	Existing zone
	General Rural Zone
	Proposed zone
	General Residential Zone
	Area (hectares)
	2.36ha
	Theoretical dwelling estimate
	95
Notes	
<ul style="list-style-type: none"> <li>This is a proposed spot re-zone of Council owned land consistent adjacent zoning and to enable the supply of housing.</li> <li>General Residential Zone is consistent adjacent zoning, and enables the supply of housing. The area is also located within the walkable catchment of the Ōtaki Main Street Town Centre Zone.</li> <li>There are existing constraints in the area, in particular flood ponding hazard. However, it is possible to manage these constraints through existing district plan provisions.</li> <li>The area includes LUC 1 soil, however due to the site's size, and its location between the existing General Residential Zone to the south and east, and Te Kura-ā-Iwi O Whakatupuranga Rua Mano to the north, any loss of overall productive capacity to the area is likely to be minor.</li> <li>Theoretical dwelling estimate is a high-level estimate only, based on a density of 40 dwellings per hectare (which is a reasonable density assumed to provide for the Medium Density Residential Standards)</li> </ul>	

# 17 Jean Hing Place, Otaki



Legal description	• Lot 1 Deposited Plan 478895 (669119)
Existing zone	Open Space Zone
Proposed zone	General Residential Zone
Area (hectares)	0.07ha
Theoretical dwelling estimate	3

## Notes

- This is a proposed spot re-zone of Council owned land where reserve status has previously been removed.
- General Residential Zone is consistent adjacent zoning, and enables the supply of housing.
- Theoretical dwelling estimate is a high-level estimate only, based on a density of 40 dwellings per hectare (which is a reasonable density assumed to provide for the Medium Density Residential Standards)




# 174 – 211 Ngarara Road, Waikanae



Legal description	<ul style="list-style-type: none"> <li>Lot 1 Deposited Plan 78530 (WN45A/618)</li> <li>Lot 1 Deposited Plan 50172 (WN20A/463)</li> <li>Lot 2 Deposited Plan 50172 (WN20A/464)</li> <li>Lot 2 Deposited Plan 557008 (974236)</li> <li>Lot 1 Deposited Plan 557008 (974235)</li> <li>Lot 9 Deposited Plan 542722 (914808)</li> <li>Lot 2 Deposited Plan 24598 (WNB4/655)</li> <li>Lot 3 Deposited Plan 542722 (914802)</li> <li>Lot 2 Deposited Plan 542722 (914801)</li> <li>Lot 4 Deposited Plan 542722 (914803)</li> <li>Lot 5-6 Deposited Plan 542722 (914804)</li> <li>Lot 13 Deposited Plan 542722 (914812)</li> <li>Lot 1 Deposited Plan 534335 (880350)</li> <li>Lot 10 Deposited Plan 542722 (914809)</li> <li>Lot 7 Deposited Plan 542722 (914806)</li> <li>Lot 1 Deposited Plan 82054 (WN48D/221)</li> <li>Lot 11 Deposited Plan 542722 (914810)</li> <li>Lot 12 Deposited Plan 542722 (914811)</li> <li>Lot 8 Deposited Plan 542722 (914807)</li> </ul>
Existing zone	Future Urban Zone
Proposed zone	General Residential Zone
Area (hectares)	19.63ha
Theoretical dwelling estimate	390
Notes <ul style="list-style-type: none"> <li>The existing Waikanae Future Urban Zone has been fragmented over time into a number of smaller areas. Due to their size, there is little value in structure planning these fragments. As a result, it is appropriate to rationalise the zoning of the area by re-zoning to a zone that is consistent with adjacent development patterns.</li> <li>There are cohesive areas of relatively unconstrained land within the area.</li> <li>The area is adjacent to the existing urban environment, and services could be extended into the area.</li> <li>Constraints such as flood hazard can be managed through existing district plan provisions.</li> <li>Theoretical dwelling estimate is a high-level estimate only, based on a density of 40 dwellings per hectare (which is a reasonable density</li> </ul>	

	assumed to provide for the Medium Density Residential Standards) applied to unconstrained land within the area.
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112 Ngarara Road, Waikanae		
	Legal description	• Lot 1 Deposited Plan 80073 (WN46D/652)
	Existing zone	Future Urban Zone
	Proposed zone	General Residential Zone
	Area (hectares)	0.24ha
	Theoretical dwelling estimate	10
<p>Notes</p> <ul style="list-style-type: none"> <li>The existing Waikanae Future Urban Zone has been fragmented over time into a number of smaller areas. Due to their size, there is little value in structure planning these fragments. As a result, it is appropriate to rationalise the zoning of the area by re-zoning to a zone that is consistent with adjacent development patterns.</li> <li>Constraints associated with the National Grid can be managed through existing district wide rules.</li> <li>Rezoning the area General Residential rationalises the zoning of the site based on the surrounding zoning.</li> <li>Theoretical dwelling estimate is a high-level estimate only, based on a density of 40 dwellings per hectare (which is a reasonable density assumed to provide for the Medium Density Residential Standards).</li> </ul>		



### 1 – 3 Karu Crescent, Waikanae

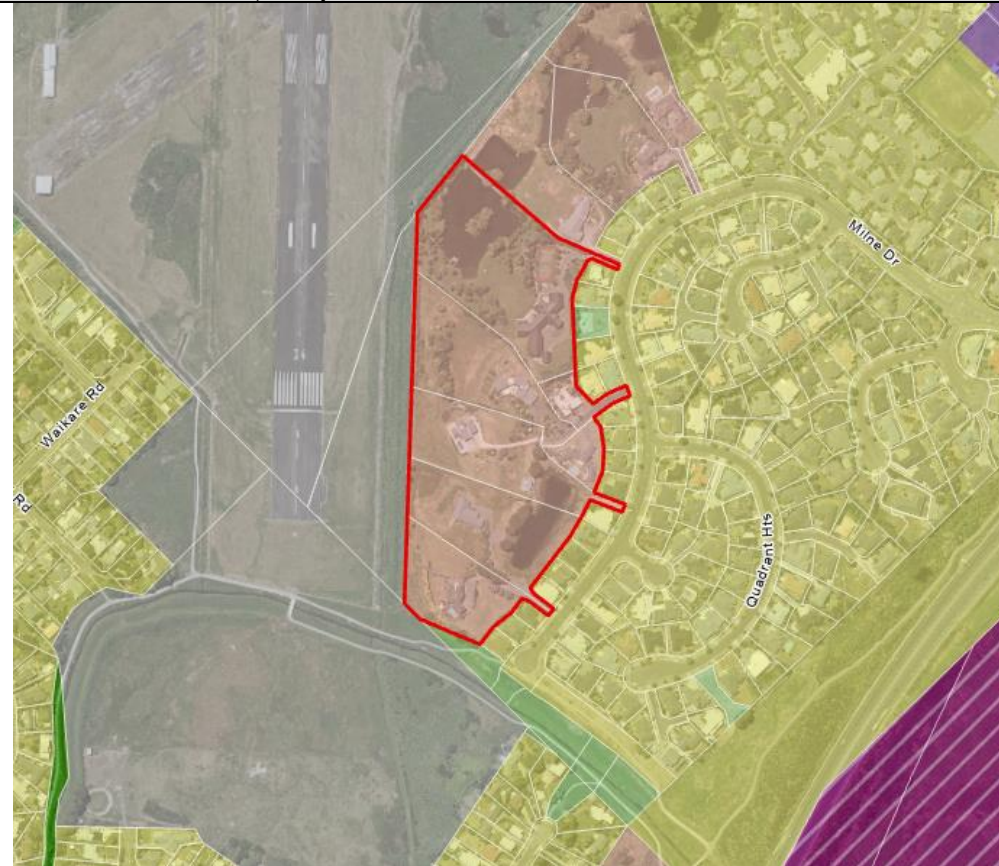


Legal description	<ul style="list-style-type: none"> <li>Part Lot 27-28 Deposited Plan 14701 (WN566/247)</li> </ul>
Existing zone	Open Space Zone
Proposed zone	General Residential Zone
Area (hectares)	0.10ha
Theoretical dwelling estimate	6

#### Notes

- This is a proposed spot re-zone of Council owned land where reserve status has previously been removed.
- General Residential Zone is consistent adjacent zoning, and enables the supply of housing.
- Theoretical dwelling estimate is a high-level estimate only, based on a density of 40 dwellings per hectare (which is a reasonable density assumed to provide for the Medium Density Residential Standards)

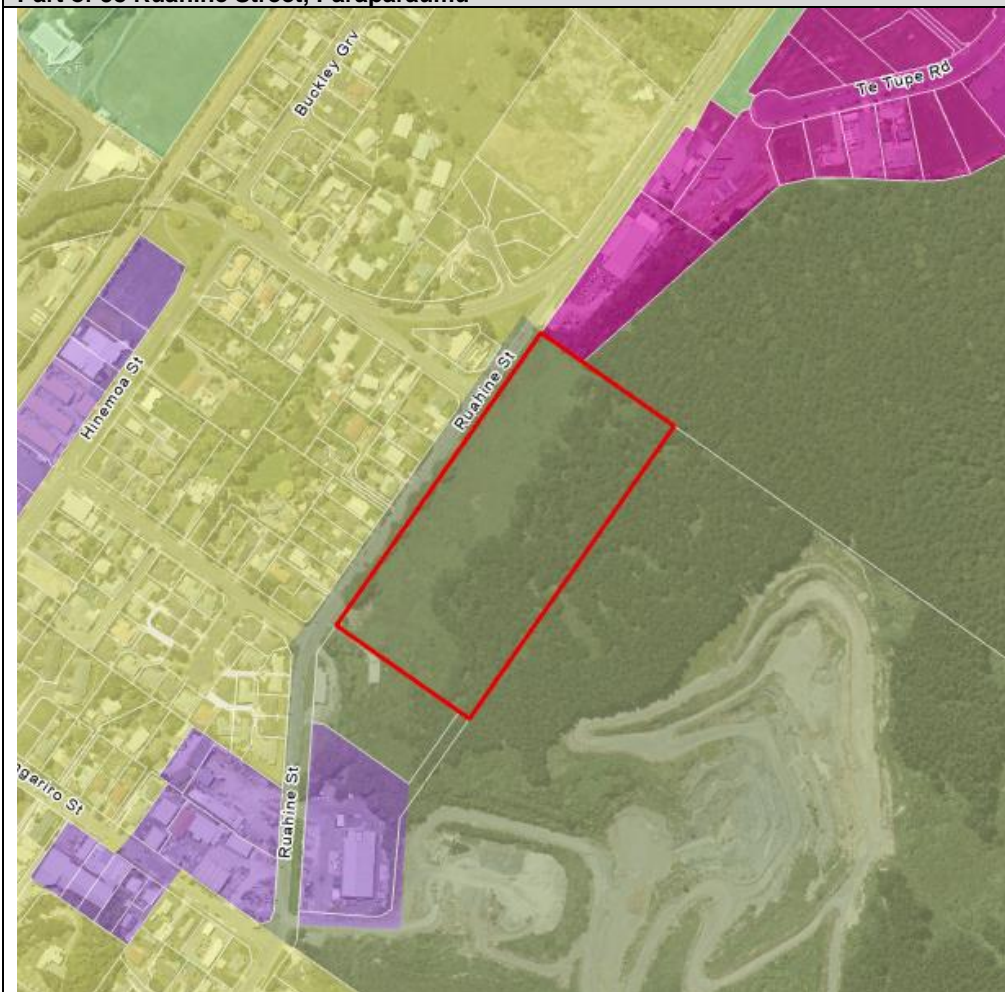
# **132 – 188 Milne Drive, Paraparaumu**



Legal description	<ul style="list-style-type: none"> <li>• Lot 7 Deposited Plan 303674 (14676)</li> <li>• Lot 6 Deposited Plan 90003 (WN57D/83)</li> <li>• Lot 112 Deposited Plan 90002 (WN57D/81)</li> <li>• Lot 1 Deposited Plan 316637 (64901)</li> <li>• Lot 9 Deposited Plan 303674 (14678)</li> <li>• Lot 8 Deposited Plan 303674 (14677)</li> <li>• Lot 2 Deposited Plan 316637 (64902)</li> </ul>
Existing zone	Rural Lifestyle Zone
Proposed zone	General Residential Zone
Area (hectares)	5.93ha
Theoretical dwelling estimate	110
<b>Notes</b> <ul style="list-style-type: none"> <li>• The area is located within the walkable catchment of the Paraparaumu Metropolitan Centre zone.</li> <li>• It is appropriate to rezone the area without a structure plan, as the area is not sufficiently large to benefit from a structure plan approach.</li> <li>• Re-zoned sites include areas of relatively unconstrained land suitable for urban development.</li> <li>• Constraints such as flood hazard can be managed through existing district plan provisions.</li> <li>• Development in relation to existing waterbodies can be managed through the NES-F.</li> <li>• The 3 northernmost sites retain their existing zoning on the basis that they are highly constrained by flood hazard and existing waterbodies, and contain no cohesive areas of unconstrained land.</li> <li>• Refer to Area PA-02 of the Boffa Miskell Greenfield Assessment for a more detailed assessment of the constraints, opportunities and theoretical dwelling estimate associated with the area.</li> </ul>	



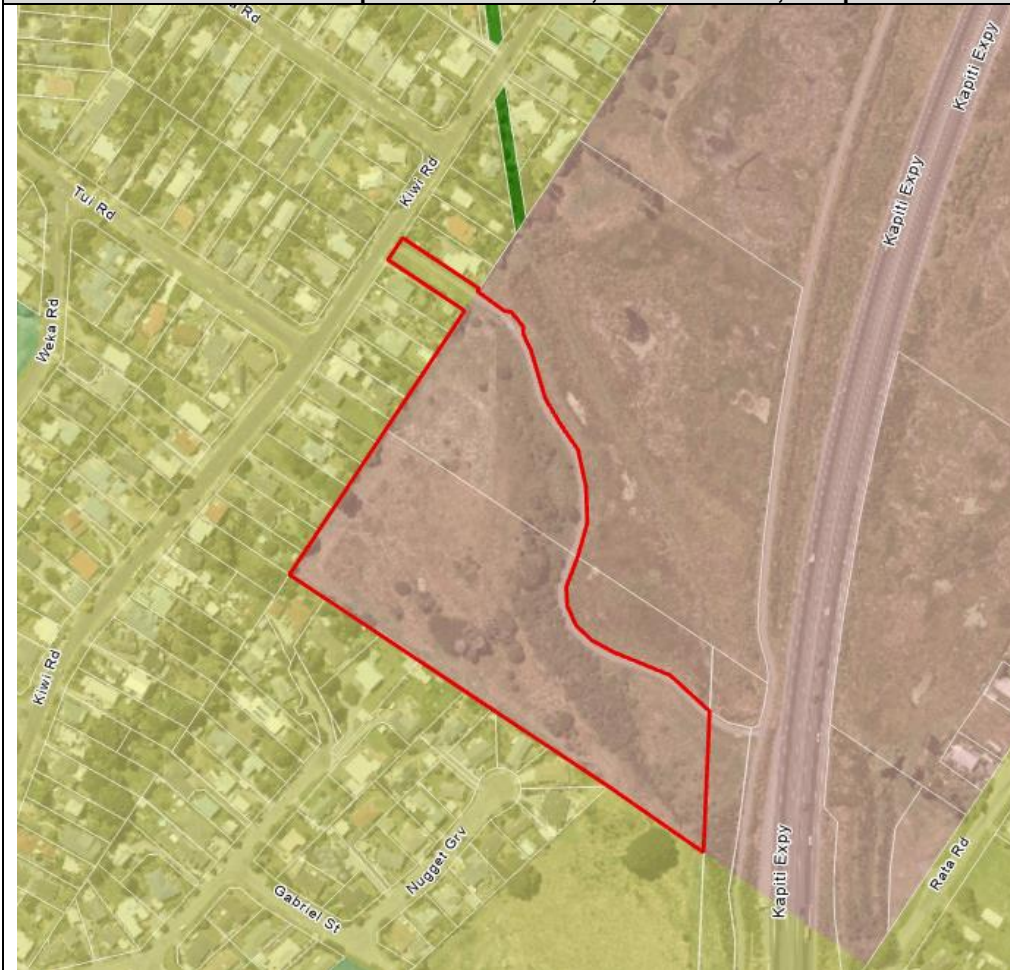
# Part of 58 Ruahine Street, Paraparaumu



Legal description	• Part of Lot 1 Deposited Plan 506144 (765895)
Existing zone	Rural Production Zone
Proposed zone	General Residential Zone
Area (hectares)	3.81ha
Theoretical dwelling estimate	70

- Notes
- The site is located on the edge of the walkable catchment of the Paraparaumu Metropolitan Centre zone.
  - It is appropriate to rezone the area without a structure plan, as the area is not sufficiently large to benefit from a structure plan approach.
  - The site includes areas of relatively unconstrained land suitable for urban development.
  - Refer to Area PA-04 of the Boffa Miskell Greenfield Assessment for a more detailed assessment of the constraints, opportunities and theoretical dwelling estimate associated with the area.

**Part of 59-69 Raumati Road & part of 58 Kiwi Road, Raumati Beach, Paraparaumu**



Legal description	<ul style="list-style-type: none"> <li>Part of Section 9, 13 Survey Office Plan 505427 (841211)</li> <li>Part of Section 8 Survey Office Plan 505427 (845016)</li> </ul>
Existing zone	Rural Lifestyle Zone
Proposed zone	General Residential Zone
Area (hectares)	3.24ha
Theoretical dwelling estimate	290

- Notes**
- The area is located on the edge of the walkable catchment of the Paraparaumu Metropolitan Centre zone.
  - It is appropriate to rezone the area without a structure plan, as the area is not sufficiently large to benefit from a structure plan approach.
  - The sites include areas of relatively unconstrained land suitable for urban development.
  - Refer to Area RB-01 of the Boffa Miskell Greenfield Assessment for a more detailed assessment of the constraints, opportunities and theoretical dwelling estimate associated with the area.



**160-222 Main Road, 39 Rongomau Lane, & 99-105 Poplar Avenue, Raumati South, Paraparaumu**



**Legal description**

- Lot 5 Deposited Plan 18239 (WN10C/950)
- Lot 1 Deposited Plan 24107 (WNA4/386)
- Lot 1 Deposited Plan 13484 (WN525/171)
- Lot 1 Deposited Plan 17418 and Part Lot 10 Block VII Deposited Plan 2391 (WN625/75)
- Lot 6 Deposited Plan 18239 (WN10C/951)
- Lot 1 Deposited Plan 89492 (WN56D/584)
- Lot 4 Deposited Plan 18239 (WN10C/838)
- Lot 1 Deposited Plan 15722 (WN584/288)
- Lot 7 Deposited Plan 18239 (WN10C/952)
- Lot 1 Deposited Plan 20686 (WN887/68)
- Lot 17 Block VII Deposited Plan 2391 (WN533/109)
- Part Lot 13 Block VII Deposited Plan 2391 (WN548/240)
- Lot 2 Deposited Plan 89492 and Part Lot 11 Block VII Deposited Plan 2391 (WN56D/585)
- Lot 3 Deposited Plan 15722 and Part Lot 10 Block VII Deposited Plan 2391 (WN637/15)
- Lot 1 Deposited Plan 15018 (WN568/143)
- Lot 1 Deposited Plan 13788 (WN536/246)
- Part Lot 2 Deposited Plan 15018 (WN876/27)
- Lot 1 Deposited Plan 22382 (WN948/66)
- Lot 8 Deposited Plan 18239 (WN10C/953)
- Lot 3 Deposited Plan 15018 and Part Lot 2 Deposited Plan 15018 (WN674/71)
- Lot 4 Deposited Plan 15018 (WN589/160)
- Lot 2 Deposited Plan 13788 (WN536/245)
- Part Lot 2 Deposited Plan 13484 (WNA4/387)
- Lot 3 Deposited Plan 18239 (WN10C/837)
- Lot 9 Deposited Plan 18239 (WN10C/954)
- Section 20 Survey Office Plan 459353 (638721)
- Part of Section 29-30, 36 Survey Office Plan 505426 (840307)
- Part of Section 2 Survey Office Plan 537569 (905968)
- Lot 2 Deposited Plan 76798 (WN43B/532)
- Lot 2 Deposited Plan 73723 (WN43B/530)

		<ul style="list-style-type: none"> <li>Lot 1 Deposited Plan 91006 (WN58C/953)</li> <li>Lot 2 Deposited Plan 91006 (WN58C/954)</li> <li>Lot 1 Deposited Plan 76798 (WN43B/531)</li> </ul>
	Existing zone	General Rural Zone
	Proposed zone	General Residential Zone
	Area (hectares)	22.24ha
	Theoretical dwelling estimate	320
	Notes <ul style="list-style-type: none"> <li>The area is identified in the District Growth Strategy as an area for future urban growth.</li> <li>The presence of the Expressway and the restrictions that this places on creating new access means that there would be little benefit to structure planning the areas either side of the Expressway. As a result, it is appropriate to rezone the area without a structure plan.</li> <li>Constraints such as flood hazard can be managed through existing district plan provisions.</li> <li>Sites covered by the Expressway designation are excluded on the basis that many of them include stormwater management areas that may be inconsistent with residential development.</li> <li>Refer to Area RS-01 of the Boffa Miskell Greenfield Assessment for a more detailed assessment of the constraints, opportunities and theoretical dwelling estimate associated with the area.</li> </ul>	

Notes:

- Aerial images.** Aerial images are not to scale, and are intended to show the overall extent of the area proposed to be rezoned only. The boundary of the area proposed to be rezoned is shown in red. Existing property boundaries are shown in white. Existing district plan zoning is shown with a colour overlay, for information only.
- Theoretical dwelling estimate.** Unless noted otherwise, the “theoretical dwelling estimate” for each area has been derived from the Boffa Miskell Greenfield Assessment Report<sup>1</sup>.

<sup>1</sup> Boffa Miskell Limited 2021. *Kāpiti Coast Urban Development Greenfield Assessment*. Report prepared by Boffa Miskell Limited for Kāpiti Coast District Council.



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