



## Email Memorandum

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**To** Kāpiti Coast District Council  
**From** Hilary Arthur Senior Property Consultant / Clint Fisher Senior Property Consultant  
Development Management  
**Date** 29 October 2019  
**Subject** Kāpiti Coast District Council – Land options for relocatable housing

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### Overview

The Property Group Limited (TPG) have been engaged by Kāpiti Coast District Council (Council) to identify Crown, Council and Maori owned land holdings that may be suitable for relocatable public housing development (housing) in the District.

This memo outlines for you the process that has been undertaken to identify land available for housing, along with a summary of the findings.

### Purpose

The purpose of this investigation was to identify:

- all Crown, Council and Maori owned land within the District
- land that is zoned residential
- land that is greater than 5,000m<sup>2</sup>
- land that is within 1km of town centres and good proximity to public transport.

## Property Identification

Utilising TPG's Geographical Information System (GIS) platform developed for Council, we initially identified 108 properties that met the key criteria listed above. Following the review of these sites 89 properties have been declined due to various reasons, including for example: an existing school site, a recreational reserve, railway land or risks associated with the Public Works Act.

The remaining 19 properties were investigated further to determine the suitability to accommodate housing. This considered the current ownership of the land and the status in which it is held, along with the size of the property and the potential development yield of this site. As a result of investigating the 19 properties further, 12 properties have been declined due to: low development yield, land subject to infrastructure upgrades or access issues.

## Relocatable Housing Site Options

TPG has identified 5 properties that met the criteria and present a housing development opportunity for further investigation. Two smaller properties were also identified as having potential for further investigation either as a housing development (site 103) or access for a larger housing development (site 23 in favour of site 64). These properties are ranked in the table below in order of preference.

| GIS Ref | Address                              | Title    | Area (m <sup>2</sup> ) | Status        |
|---------|--------------------------------------|----------|------------------------|---------------|
|         |                                      |          |                        |               |
| 50      | Iver Trask Place, Paraparaumu        | 636809   | 80,473                 | KCDC own land |
|         |                                      |          |                        |               |
|         |                                      |          |                        |               |
|         |                                      |          |                        |               |
|         |                                      |          |                        |               |
| 23      | 40 Kiwi Road, Raumati Beach, Raumati | WN662/16 | 871                    | KCDC own land |

For further details, please refer to:

- Appendix One – Summary Table of Relocatable Housing Site Options
- Appendix Two – Individual Property Reports.

Should you require any further information on the above or on the process undertaken, please do not hesitate to contact the undersigned.

**Prepared by:**



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KAPITI COAST DISTRICT COUNCIL - SUMMARY TABLE OF RELOCATABLE HOUSING SITE OPTIONS

21/10/2019

| Reference | Address                              | Title/s    | Parcel ID | Appellation         | Area(m <sup>2</sup> ) | Status        | Purpose                                                                                                                                                                                                                                | Comment                                                                                                                                                                                                                                                                                                                                                                                  | Ranking |
|-----------|--------------------------------------|------------|-----------|---------------------|-----------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 50        | Iver Trask Place, Paraparaumu        | 636809     | 7230576   | Lot 3 DP 770759     | 80,473                | KCDC own land | Was historically held for a local purpose reserve (Utility purposes) but was subdivided out from that section - the purpose was not transferred down when the ownership changed from Kapiti Borough Council to Kapiti District Council | The site currently occupies Council offices, Library, Community Hub, indoor swimming pool, car parking and open space. The site is very central to transport, services and located west and south west of Kapiti Primary School. The site has housing development potential (subject to pinning mitigations and feasibility on existing car parking site, community hub or vacant land). | 2       |
|           |                                      |            |           |                     |                       |               |                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                          |         |
|           |                                      |            |           |                     |                       |               |                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                          |         |
|           |                                      |            |           |                     |                       |               |                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                          |         |
|           |                                      |            |           |                     |                       |               |                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                          |         |
| 23        | 40 Kiri Road, Raumati Beach, Raumati | WN562/16   | 3549120   | Lot 38 DP 17179     | 871                   | KCDC own land | Owned since 1955 or earlier                                                                                                                                                                                                            | Low development potential as small site. Use in conjunction with site 64 for access off Kiri Road increases potential.                                                                                                                                                                                                                                                                   | 7       |
|           |                                      |            |           |                     |                       |               |                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                          |         |
| 43        | 1-17 Dalley Court, Paraparaumu Beach | WN140/1345 | 4051135   | Lot 2 DP 50785      | 2,877                 | KCDC own land |                                                                                                                                                                                                                                        | Site identified and owned by KCDC, existing residential site, some space on site. Low development yield without site redevelopment                                                                                                                                                                                                                                                       | NA      |
| 44        | 2-18 Oakley Court, Paraparaumu Beach | WN470/299  | 4059331   | Lot 1 DP 50785      | 2,330                 | KCDC own land |                                                                                                                                                                                                                                        | Site identified and owned by KCDC, existing residential site, some space on site. Low development yield without site redevelopment                                                                                                                                                                                                                                                       | NA      |
| 68        | 36 Wellington Road, Paekakariki      | WN268/76   | 3517790   | Part Lot 5 DP 1879  | 1,398                 | KCDC own land | Has been in KCDC ownership pre 1900s                                                                                                                                                                                                   | Site owned by KCDC, existing residential site, vacant land at rear of site. Low development yield without site redevelopment                                                                                                                                                                                                                                                             | NA      |
| 17        | 20 Motitua Rd, Raumati               | WN549/123  | 4040565   | Part Lot 33 DP 1448 | 973                   | KCDC own land | Held for drainage purposes                                                                                                                                                                                                             | Site identified and owned by KCDC, existing residential property with improvements. Low development yield and site is subject to infrastructure upgrades.                                                                                                                                                                                                                                | NA      |
| 83        | 21 Motitua Road, Raumati             | 143302     | 3575124   | Part Lot 32 DP 1448 | 951                   | KCDC own land | Held for drainage purposes                                                                                                                                                                                                             | Site identified and owned by KCDC, residential site with improvements. Low development yield and site is subject to infrastructure upgrades.                                                                                                                                                                                                                                             | NA      |
| 95        | 48 Martin Road, Paraparaumu Beach    | WN444/913  | 3780182   | Lot 22 DP 14010     | 950                   | KCDC own land |                                                                                                                                                                                                                                        | Site owned by KCDC bordering the Paraparaumu Golf Course surrounded by residential houses. Low development yield.                                                                                                                                                                                                                                                                        | NA      |
| 80        | 40 Parakai Street, Paraparaumu       | WN184/380  | 3895933   | Lot 11 DP 46409     | 863                   | KCDC own land |                                                                                                                                                                                                                                        | Site owned by KCDC, existing residential site, vacant land at rear of site. Low development yield.                                                                                                                                                                                                                                                                                       | NA      |
| 89        | 26 Motitua Road, Raumati             | WNGC/2494  | 3537227   | Part Lot 3 DP 25174 | 793                   | KCDC own land | Held for drainage purposes                                                                                                                                                                                                             | Site identified and owned by KCDC, residential house on the site. Low development yield and site is subject to infrastructure upgrades.                                                                                                                                                                                                                                                  | NA      |
| 84        | 24 Motitua Road, Raumati             | WNGC/1495  | 3529596   | Part Lot 4 DP 25174 | 743                   | KCDC own land | Held for drainage purposes                                                                                                                                                                                                             | Site identified and owned by KCDC, residential site with improvements. Low development yield and site is subject to infrastructure upgrades.                                                                                                                                                                                                                                             | NA      |
| 108       | 17 Jean King Place, Otaki            | 669119     | 7686916   |                     | 693                   | KCDC own land | This section was subdivided out of land that is held for Local purpose reserve (Stormwater/drainage purposes)                                                                                                                          | Site identified and owned by KCDC, accessed over reserve land. Low development yield.                                                                                                                                                                                                                                                                                                    | NA      |



# KCDC land for relocatable housing

## Property details

|                                             |                                                     |
|---------------------------------------------|-----------------------------------------------------|
| <b>GIS land audit app reference number:</b> | 50                                                  |
| <b>Address:</b>                             | Iver Trask Place,<br>Paraparaumu                    |
| <b>Title:</b>                               | 636809                                              |
| <b>Parcel ID:</b>                           | 7520676                                             |
| <b>Appellation:</b>                         | Lot 3 DP 470759                                     |
| <b>Property area:</b>                       | 80473.3m <sup>2</sup>                               |
| <b>Owner:</b>                               | Kapiti Borough Council                              |
| <b>Status:</b>                              | Held by KCDC. Requires a land status investigation. |

## Property



## Existing infrastructure

|                                           |                                                                                  |
|-------------------------------------------|----------------------------------------------------------------------------------|
| <b>Three Waters Connectivity:</b>         | Close proximity in surrounding streets                                           |
| <b>Gas Connectivity:</b>                  | Close proximity in surrounding streets                                           |
| <b>Accessibility</b>                      |                                                                                  |
| <b>Accessibility to town centre:</b>      | Yes – less than 1km (Paraparaumu)                                                |
| <b>Accessibility to public transport:</b> | Yes – 550m to Paraparaumu Train Station (bus stops on Rimu Road and Kapiti Road) |
| <b>Accessibility to schools:</b>          | Yes, Kapiti Primary School                                                       |

## Comments

The site currently occupies Council offices, Library, Community Hub, indoor swimming pool, car parking and open space. The site is very central to transport, services and located west and south west of Kapiti Primary School. The site has housing development potential (subject to ponding mitigations and feasibility) on existing car parking site, community hub or vacant land.









# KCDC land for relocatable housing

## Property details

## Property

|                                             |                                                              |
|---------------------------------------------|--------------------------------------------------------------|
| <b>GIS land audit app reference number:</b> | 23                                                           |
| <b>Address:</b>                             | 40 Kiwi Road, Raumati Beach, Raumati                         |
| <b>Title:</b>                               | WN662/16                                                     |
| <b>Parcel ID:</b>                           | 3849120                                                      |
| <b>Appellation:</b>                         | Lot 38 DP 17179                                              |
| <b>Property area:</b>                       | 871.5m <sup>2</sup>                                          |
| <b>Owner:</b>                               | Kapiti Borough Council                                       |
| <b>Status:</b>                              | Held by KCDC. Purpose to be confirmed by site investigation. |



## Existing infrastructure

|                                                                                                                                                                                           |                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>Three Waters Connectivity:</b>                                                                                                                                                         | Yes                                                               |
| <b>Gas Connectivity:</b>                                                                                                                                                                  | Yes                                                               |
| <b>Accessibility</b>                                                                                                                                                                      |                                                                   |
| <b>Accessibility to town centre:</b>                                                                                                                                                      | Yes – Within 1km (Raumati Beach)                                  |
| <b>Accessibility to public transport:</b>                                                                                                                                                 | Yes – Paraparaumu Train Station 5.1km (bus stops on Raumati Road) |
| <b>Accessibility to schools:</b>                                                                                                                                                          | Yes, Raumati Beach Primary School, Kapiti College                 |
| <b>Comments</b>                                                                                                                                                                           |                                                                   |
| Small site with some low potential to yield for housing. Site abuts site 64 (4.6ha) and potentially could provide access from Kiwi Road to a larger subdivision development on that site. |                                                                   |