

9 March 2023

Kapiti Coast District Council
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Waka Kotahi NZ Transport Agency – Letter to be tabled for Kapiti Coast District Plan Change 2 - Intensification (PC 2)

Waka Kotahi supports Plan Change 2 - Intensification of the Kapiti Coast District Plan and the recommendations of the recommending officers Mr Andrew Banks and Ms Katie Maxwell's (Council Officers) Section 42A report. Waka Kotahi will therefore not present evidence for the hearing, however, Waka Kotahi would appreciate it if this written statement were tabled for consideration by the commissioners.

Greenfield Zonings Notified in Proposed Plan Change 2

The notified version of Proposed Plan Change 2 includes a number of proposed greenfield rezonings that are recommended for acceptance in the Council Officers Planning Evidence.

Waka Kotahi considers the proposal would benefit from more detailed integrated land use and infrastructure planning prior to development of the proposed greenfield rezonings, particularly within the Waikanae Future Urban Zone. This would ensure those proposed areas for rezoning will be development ready, can meet the Medium Density Residential Standards and create a “well-functioning urban environment” (National Policy Statement on Urban Development, 2020 [amended May 2022]).

Waka Kotahi agrees that some active mode journeys can be provided for alongside the Kapiti Expressway. However, additional planning (including structure planning) for areas such as the Waikanae Future Urban Zone would assist to ensure future development is well integrated with the transport network. In addition, such planning would help to ensure connections to public transport and active modes of transport are provided to encourage mode shift for future residents to both active (walking/cycling) and public transport.

Therefore, Waka Kotahi requests that additional integrated planning be undertaken prior to development of these areas to ensure that the proposed rezonings will meet the requirements of the National Policy Statement Urban Development in terms of creating a “well-functioning urban environment” that is accessible, resilient and infrastructure ready.

Greenfield Zonings Requested by Submitters

Waka Kotahi supports the Council officer report assessment that a number of the additional rezonings requested by submitters are out of scope due to a lack of site-specific assessments and integrated planning provided. Waka Kotahi confirm we remain opposed to those rezonings specified in our primary and further submissions.

Waka Kotahi would also like it noted that the following requested rezonings have a Waka Kotahi designation for the Mackays to Peka Peka Expressway within the site and should any of these areas be rezoned or developed in the future that Waka Kotahi written consent is required prior to development.

- 2 Stetson Rise, Waikanae
- 45 and 47 Rongomau Lane, Raumati South
- 100 and 110 Te Moana Road, Waikanae

Stormwater

Waka Kotahi acknowledges the council officer's recommendation that 99-105 Poplar Ave be removed from the proposed rezoning to General Residential Zone as part of PC 2 due to the flood hazard identified in Appendix P and agree that additional investigation should be undertaken in this regard.

Council's reporting officer also identifies that the properties at 160-222 Main Road and 39 Rongomau Lane in Raumati South, Paraparaumu contain a flood hazard and that this will be managed through appropriate district plan provisions. Appendix P identifies that it is likely that flood hazard mitigation areas will need to be set aside within these rezonings for retention of stormwater. However, it is not clear how much land is required and therefore how much development capacity these two sites can provide. Given the two sites are separated by the Kapiti Expressway they will each need to address stormwater independently.

Waka Kotahi note that any flood hazard created or exacerbated by future development of these sites needs to be carefully understood and mitigated, ensuring adverse effects do not create resilience issues, particularly on the transport network.

Conclusion

Waka Kotahi appreciates the opportunity to submit on proposed plan Change 2 – Intensification. Overall, in consideration of the Section 42A report, Waka Kotahi supports the recommended amendments to the objectives, policies and rules and seeks the recommendations are included as part of the District Plan. Waka Kotahi considers there would be benefit for future residents in additional investigation and more detailed planning being undertaken within proposed greenfield areas.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact Kelly Standish via email at kelly.standish@nzta.govt.nz.

Yours sincerely



Kim Cottle
Principal Planner
Waka Kotahi New Zealand Transport Agency

Pursuant to authority delegated by the New Zealand Transport Agency