

OIR: 2324/675

3 October 2023

[REDACTED]
[REDACTED]

Tēnā koe [REDACTED]

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

Thank you for your email of **15 September 2023** requesting the following information:

I'm emailing to request access to all pertinent documents in regards to The Wellington Company's Mixed Use Project between the expressway and Rimu Road. Please let me know if I can provide any further information to narrow down the scope of the information requested.

Following a telephone call on 18 September 2023 to discuss the scope of your request, you agreed via email on 19 September 2023 that:

1. *You were seeking information on the concept and ideas for the land;*

Council do not hold the most up-to-date information on the concept and ideas for this land parcel, as this is managed directly by the developer. We recommend you request this information directly from The Wellington Company. [REDACTED]
[REDACTED]

Of the previous information we have, due to the commercially sensitive nature of this information these documents are withheld under Section 7(2)(b)(ii) of the Local Government Official Information and Meetings Act which provides that information may be withheld if it is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.

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

In Council's view the reason for withholding these details is not outweighed by public interest considerations in Section 7(1) favouring their release.

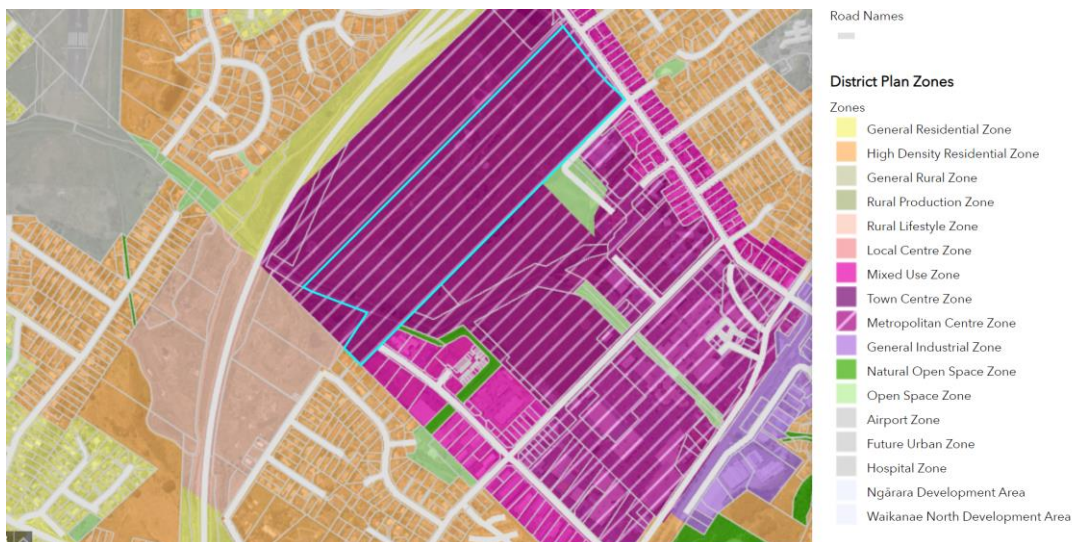
2. You were seeking information on Zoning and infrastructure for the land;

Kāpiti Coast District Council's publicly available GIS Maps provide current zoning and infrastructure provisions which can be found on Council's website. Of note:

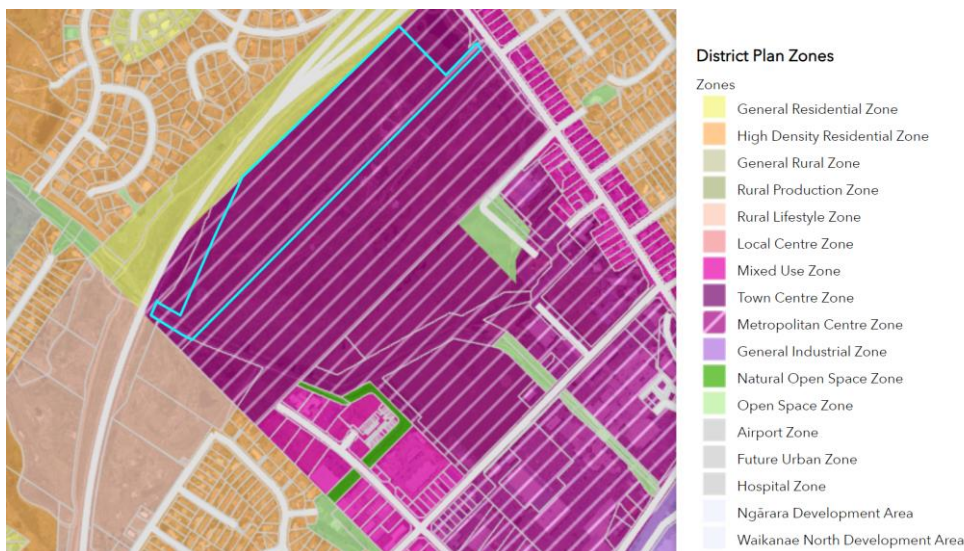
- Current land zoning is available via the Operative District Plan 2021 Map [Operative District Plan 2021 \(kapiticoast.govt.nz\)](https://kapiticoast.govt.nz/Operative-District-Plan-2021).

An excerpt from this site identifies the land, highlighted by the turquoise block as follows:

77 Kapiti Road



109 Kapiti Road



- Council owned infrastructure assets held within the land owned by The Wellington Company can be found on the Three Water Services Map [Three Waters Services \(kapiticoast.govt.nz\)](https://www.kapiticoast.govt.nz/three-water-services-map). There are several infrastructure services relevant to these sites which means it is difficult to provide an excerpt in this document.

3. *You were seeking information on how the land was going to be used, how it will be organised, density, and transport.*

Information on how the land will be used, organised, density, and transport options will be set by the developer, in consultation with other key stakeholders, and subject to any necessary authorisations (e.g., resource consent) being obtained prior to any development occurring. Council is not able to confirm these details. We recommend you request this information directly from The Wellington Company. [REDACTED]

Of note, the current Long-term Plan has provision to progress a “Link Road”, to improve traffic movement and flow between Kapiti Road and Rimu Street. We are in discussion with The Wellington Company around potential land use requirements for this work, but no decisions are yet made.

Due to the commercially sensitive nature of information relevant to these points, related documents are withheld under Section 7(2)(b)(ii) of the Local Government Official Information and Meetings Act which provides that information may be withheld if it is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.

In Council’s view the reason for withholding these details are not outweighed by public interest considerations in Section 7(1) favouring their release.

You have the right to request the Ombudsman to review this decision. 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 be 'Kris Pervan', with a stylized, cursive script.

Kris Pervan

Group Manager Strategy and Growth
Te Kaihautū Rautaki me te Tupu