HIGH-LEVEL CONSTRAINTS AND OPPORTUNITIES ANALYSIS





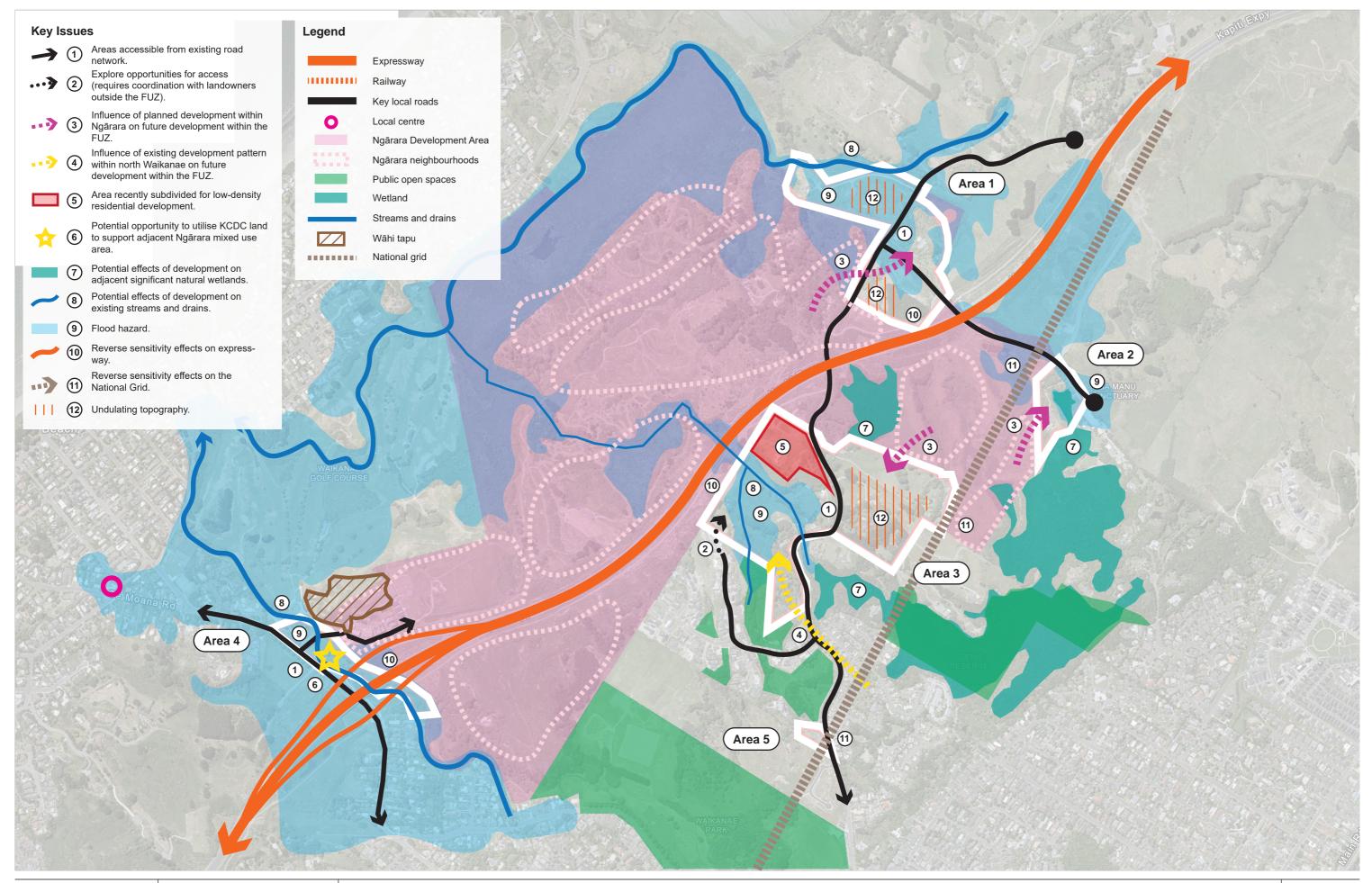
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Projection: NZGD 2000 New Zealand Transverse Mercator

Date: June 2022 Revision: 1 Plan prepared for Kāpiti Coast District Council by Boffa Miskell Limited Project Manager: hamish.wesney@boffamiskell.co.nz | Drawn: ABa

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION Aerial View





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KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION Key Issues

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Future Urban Zone Waikanae

| Key constraints | Key opportunities | | | | | | |
|--|---|--|--|--|--|--|--|
| Low access to existing centres and public transport. | Opportunity to coordinate with the ongoing development of the | | | | | | |
| Cohesive growth relies on development within the Ngārara | Ngārara Development Area. | | | | | | |
| Development Area. | Some opportunities for cohesive growth. | | | | | | |
| - | | | | | | | |

- Some areas prone to flooding.
- A special amenity landscape covers the majority of the area.

| ssue (note 1) | Observations | Rat |
|---------------------------------------|---|------|
| lana whenua | There are several archaeological sites located around the expressway. The likelihood of archaeological | Se |
| | discovery is relatively high. | note |
| | The Ngārara stream runs along the northern edge of areas 1 and 2. This is identified as a site of significance to | |
| | Te Ātiawa ki Whakarongotai. | |
| | | |
| | The Taewapirau urupā is located to the north of area 4. The Multiple actions for the second of the second | |
| | The Waimeha stream runs through area 4. This is recognised as a site of significance to Te Ātiawa ki | |
| | Whakarongotai. | |
| Jrban form | The Future Urban Zone is fragmented in to 5 areas, the majority of which are located around the Ngārara | |
| | Development Area. As such, the development of cohesive urban form will rely on development at Ngārara. | |
| | Proposed development at Ngārara is based on a series of clustered neighbourhoods, with the southernmost | |
| | neighbourhood (Waimeha) being the densest. | |
| | Area 1 is located between the Homestead Dunes neighbourhood of the Ngārara Development Area and rural | |
| | zoned land to the north. As there is no established urban form in the area, new development may tend to be low- | |
| | density. | |
| | Area 2 is located on the edge of the Ngārara Development Area and is surrounded by open space and rural | |
| | zoned land. Urban form in this area is likely to be low density and influenced by the development of the Ngā | |
| | Manu neighbourhood. | |
| | Area 3 is located between the existing urban area at Ferndale and the Ngārara development area. Existing | |
| | Area 5 is located between the existing urban area at Pendale and the Ngarara development area. Existing urban form in the area is low density, and this is a pattern that may continue with new development. | |
| | , , , , | |
| | Areas 4 and 5 are small and would integrate with surrounding urban form. | |
| ocal | The majority of the Ngārara Development area is yet to be developed, and as such retains a generally rural | |
| eighbourhoods | character. In general, there is little in the way of established neighbourhoods in the vicinity of areas 1 and 2. | |
| | Development of these without consideration of adjacent future neighbourhoods in Ngārara could risk creating | |
| | poorly integrated neighbourhoods. | |
| | Development at area 3 could be undertaken as an extension of the existing Ferndale neighbourhood, but would | |
| | need to consider integration with the Kānuka Ridge neighbourhood to the north. | |
| | Development of areas 4 and 5 is likely to be able to integrate with existing neighbourhoods. | |
| Activity centres | The majority of the FUZ is relatively distant from any established centres or commercial services and community | |
| Activity centres | services. | |
| | | |
| | Small areas of mixed use activity are planned for some neighbourhood centres within Ngārara (to the north of the supressure) | |
| | the expressway). | |
| | The closest school is a primary school located about 1km south of area 3. | |
| Residential | Development in the area is likely to contribute modestly to housing supply. | |
| levelopment | The fragmented nature of the FUZ, low access to centres, and the location on the urban edge is may result in a | |
| | low diversity of housing types. | |
| | • The northern extent of area 3 has recently been subdivided for very low density development, so is unlikely to be | |
| | redeveloped in the short to medium term. | |
| Business land | There is no existing business land within the zone. | |
| | There appears to be no sensitive business activities at the boundary of the zone. | |
| ransport | | |
| ransport | Primary access to areas 1 and 3 is via Ngārara Road. Area 2 is accessed via Ngā Manu Reserve Road, which is | |
| etworks | a cul-de-sac located off Ngārara Road. | |
| | All areas have relatively good access to the Expressway. | |
| | Development would have good access to existing active modes along the Expressway. | |
| | The area is not serviced by public transport. Residents would have access to Waikanae train station, although | |
| | distance to the station may encourage driving to the station. This may put pressure on park and ride facilities. | |
| nfrastructure | All areas have access to water supply, except for area 2. | |
| masuucture | All areas have access to existing waste water reticulation, except for area 3. | |
| ind servicing | Depending on scale, development in the area may trigger upgrades to the existing waste water plant, and/or | |
| | | |
| | | |
| | pipes and pump stations between the area and the plant. | |
| | pipes and pump stations between the area and the plant.There are open stormwater drains that run through areas 1, 2 and 3. These drains run in to the Ngārara stream. | |
| nd servicing | pipes and pump stations between the area and the plant. There are open stormwater drains that run through areas 1, 2 and 3. These drains run in to the Ngārara stream. Urban development in the area is likely to increase discharges to these drains. | |
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| and servicing latural ecosystem | pipes and pump stations between the area and the plant. There are open stormwater drains that run through areas 1, 2 and 3. These drains run in to the Ngārara stream. Urban development in the area is likely to increase discharges to these drains. There are no identified KCDC ecological sites located in any of the areas. Area 3 is located between KCDC ecological sites associated with the Te Harakiki Swamp (to the north) and the | |

| | | Rating | | | | | | | |
|-----------------|--|--------|--|--|--|--|--|--|--|
| Issue (note 1) | | | | | | | | | |
| Water bodies | a second a | | | | | | | | |
| | Tributary drains to the Ngārara stream run through areas 1 and 3. | | | | | | | | |
| | The Waimeha Stream runs through area 4. | | | | | | | | |
| | Area 3 is located between a wetland associated with the Te Harakiki Swamp (to the north) and wetlands | | | | | | | | |
| | associated with the Ngā Manu Sanctuary (to the south). | | | | | | | | |
| Landscape and | • Areas 1, 2, 3 and 5 are located within a special amenity landscape associated with the Ngārara dunes. | | | | | | | | |
| open space | The Otaki Cemetery is located adjacent to the zone, to the south west. | | | | | | | | |
| values | The area has reasonably good access to open space at Ngā Manu reserve and Waikane Park. | | | | | | | | |
| Heritage values | There are no listed heritage sites located within the area. | | | | | | | | |
| | There are several archaeological sites located around the expressway. The likelihood of archaeological | | | | | | | | |
| | discovery is relatively high. | | | | | | | | |
| Topography | • Areas 1, 2 and 3 are relatively undulating, although there is some flatter land located in the southern extent of | | | | | | | | |
| | area 3. | | | | | | | | |
| Natural hazards | Area 1 is subject to some areas of flood ponding hazard. | | | | | | | | |
| and land risks | The eastern half of area 2 is subject to flood storage hazard. | | | | | | | | |
| | The western extent of area 3 is subject to some flood ponding and stream corridor hazard. | | | | | | | | |
| | The full extent of area 4 is subject to multiple flood hazards. | | | | | | | | |
| | All areas are identified as areas of high liquefaction potential. | | | | | | | | |
| Land use | There are likely to be reverse sensitivity effects associated with the expressway in areas 1, 2 and 4. | | | | | | | | |
| compatibility | The National Grid overlaps the eastern edges of areas 3 and 5, and runs close to the western edge of area 2. | | | | | | | | |
| | The natural gas network runs through area 4. | | | | | | | | |
| Land ownership | Existing land ownership varies in complexity depending on the area. | | | | | | | | |
| | • Area 1 is comprised of 2 large private landholdings, and the Crown, which owns a large block of land adjacent | | | | | | | | |
| | the expressway. The access road to Ngā Manu is held by a trust. | | | | | | | | |
| | Area 2 is comprised of 1 large landholding, with the access road being held by a trust. | | | | | | | | |
| | Area 3 is held privately in 19 separate lots varying in size and all held privately. | | | | | | | | |
| | Area 4 is owned predominately by the Crown, with a block of land being owned by KCDC. | | | | | | | | |
| Climate change | Growth has low access to existing centres, schools, commercial activities and community services. Development | | | | | | | | |
| (low-carbon | in the area is likely to rely on private vehicle trips to access basic services. | | | | | | | | |
| futures) | | | | | | | | | |

Method

The observations above are intended to provide a broad assessment of the potential constraints and opportunities associated with development of the zone. The series of maps included in this document provide the information base for this assessment. Constraints and opportunities are identified for each issue, and a high-level assessment has been made for each issue in accordance with the following traffic light system:

Description

The area is relatively free of constraints, or there are some constraints but these could b development yield or costs.

Development in the area may also be an opportunity to ameliorate existing issues or ach The area has some constraints, and management of the constraints are likely to have im

development. Development in the area may maintain or aggravate existing issues in the area.

The area is heavily constrained, and management of the constraints are likely to have a of development.

Development in the area is likely to significantly aggravate existing issues in the area.

Notes

- 1. Issue categories are based on the assessment framework used to undertake the qualitative assessment of both the Greenfield Growth Areas and Urban Intensification Areas. For a detailed description of the assessment framework, refer: Boffa Miskell Limited. Kāpiti Coast Urban Development Intensification Assessment: Assessment of Potential Intensification Areas.
- 2. The observations outlined in this assessment are based on publicly available sources (as identified in the Mana Whenua map). There may be other mana whenua or iwi development considerations that are not identified.
- 3. This assessment has been undertaken as a high-level desktop exercise only.

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| | Rating |
|--|--------|
| be readily managed without notable impacts on | |
| hieve positive outcomes. | |
| npacts on the cost, complexity or timing of | |
| | |
| significant impact on the cost, complexity or timing | |
| | |

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION Qualitative Analysis

Date: June 2022 Revision: 1 Plan prepared for Kāpiti Coast District Council by Boffa Miskell Limited Project Manager: hamish.wesney@boffamiskell.co.nz | Drawn: ABa

Future Urban Zone Theoretical Dwelling Estimate

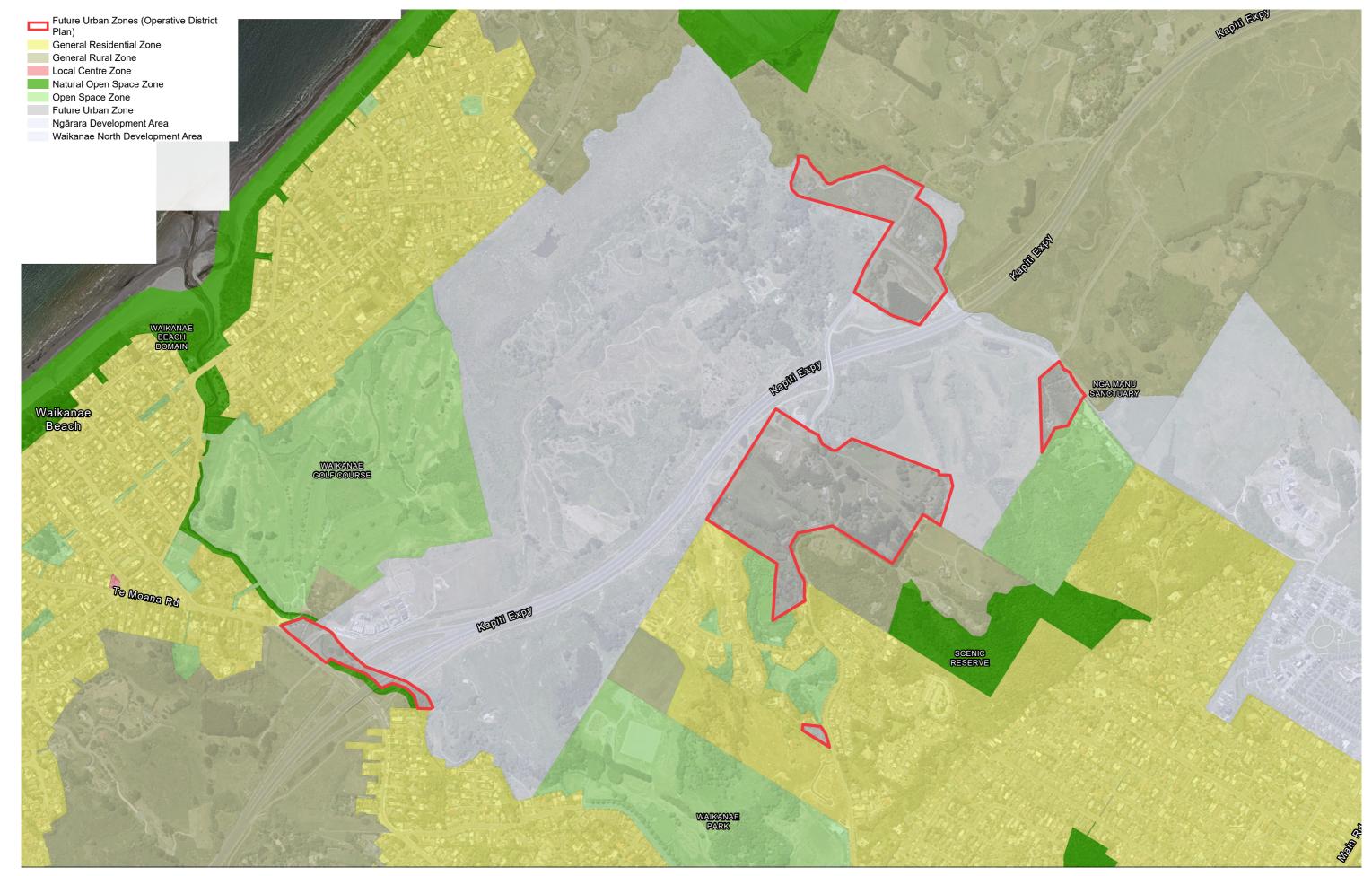
| | | | | Public realm | | Density Distribution | | | | | | | | | | |
|----------------------|--|--------------------|--|---|--|--|--|--|-------------------------------------|--|-----------------------------------|--|---------------------------------------|-------------------------------|--|--|
| Future Urban Zone | Location | Total Area (ha) | Gross Theoretical Development Area (ha) | rousic reality provision (roads and other reserves) (%) | Net Theoretical Development Area (ha) | % of Net Potential Development Area | yle (1du/ha) Estimated Dwellings | Very-low % of Net Potential Development Area | (10du/ha) Estimated Dwellings | Low (2 % of Net Potential Development Area | 0du/ha) Estimated Dwellings | Medium-Loo % of Net Potential Development Area | w (40du/ha) Estimated Dwellings | Theoretical dwelling estimate | Notes | |
| WAIKANAE NORTH | | | | | | | | | | | | | | | | |
| | Waikanae (intersection between Ngarara Road and Ngā Manu Reserve Road) | 10.2 | 5.4 | 30% | 3.8 | 0% | - | 0% | - | 0% | - | 100% | 150 | 150 | Gross theoretical development area avoids mapped constraints including flood hazard areas, wetlands, and waterways. Estimate assumes application of the MDRS. | |
| Walkanao FIIZ Area 2 | Waikanae (Nga Manu Reserve Road, to the north-west of Ngā Manu Reserve) | 1.9 | 0.9 | 0% | 0.9 | 100% | 1 | 0% | - | 0% | - | 0% | - | 1 | A very-low density has been assumed given the small size of the site, the presence of existing wetlands, and the location of the site between the Ngarara Development Area and the General Rural Zone. It is assumed that no public realm provision is required on the basis of the small size of the site and the existing access available. | |
| Waikanao EUZ Aroa 3 | Waikanae (Ngarara Road and Jacks Bush Road, to the north-east of Ferndale) | 19.6 | 14 | 30% | 9.8 | 0% | - | 0% | - | 0% | - | 100% | 390 | 390 | Gross theoretical development area avoids mapped constraints including flood hazard areas, wetlands, and waterways. Estimate assumes that recent development will be re-developed over the long term. Estimate assumes application of the MDRS. | |
| | Waikanae (North-east of Te Moana Road, both sides of the Expressway interchange) | 2.1 | 0 | 0% | 0.0 | 0% | - | 0% | - | 0% | - | 0% | - | - | - No dwellings on the basis that the area is unlikely to be appropriate for residential development. | |
| Waikanae FUZ Area 5 | Waikanae (112 Ngarara Road) | 0.2 | 0.2 | 0% | 0.2 | 0% | - | 0% | - | 0% | - | 100% | 10 | 1 10 | Due to the small size of the site, it is assumed that the entire area has been considered as a net theoretical development area. Estimate assumes application of the MDRS. | |



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KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION Theoretical Dwelling Estimate

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KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION **Existing Zoning**





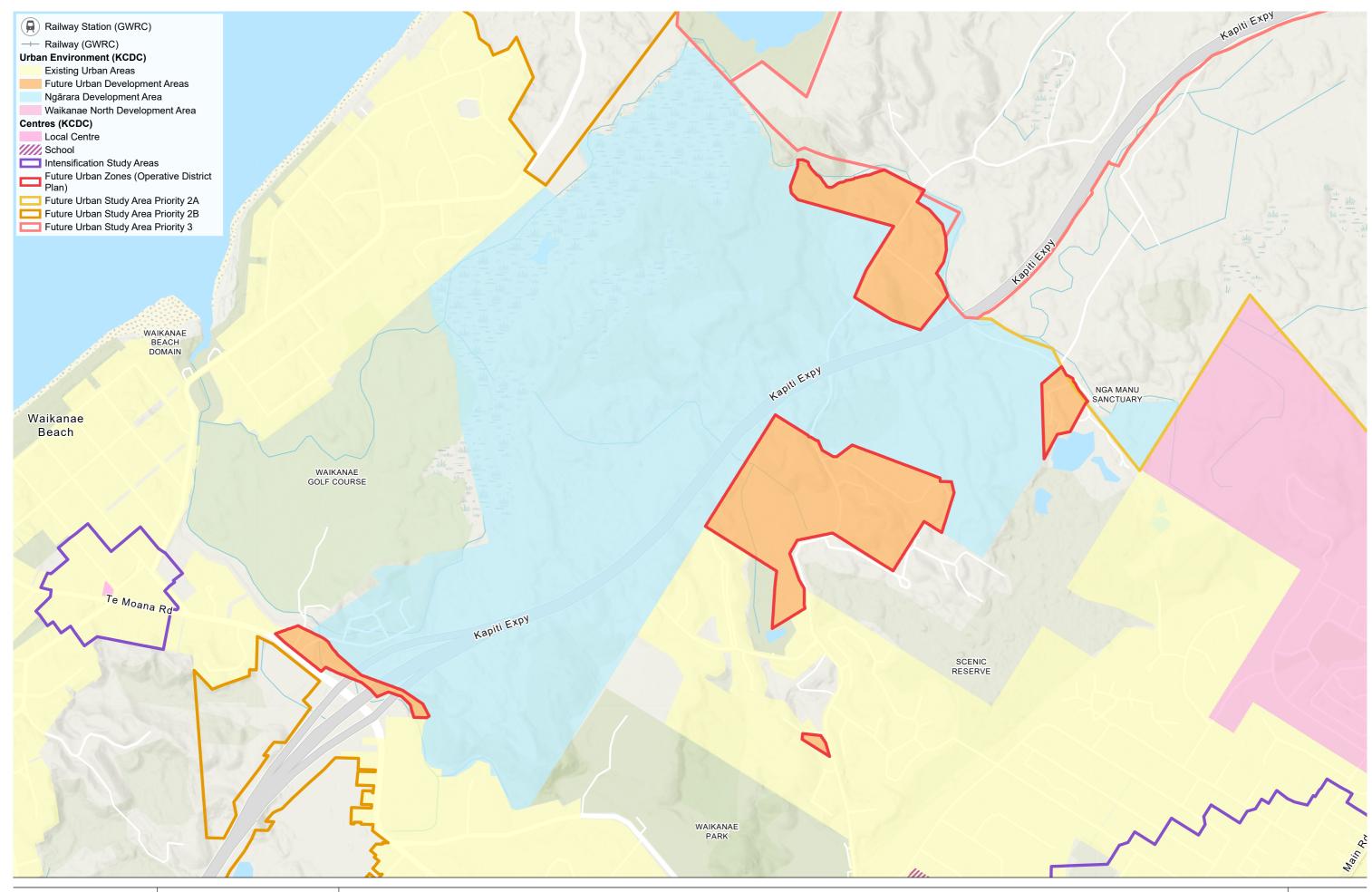
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KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION **Property Ownership**



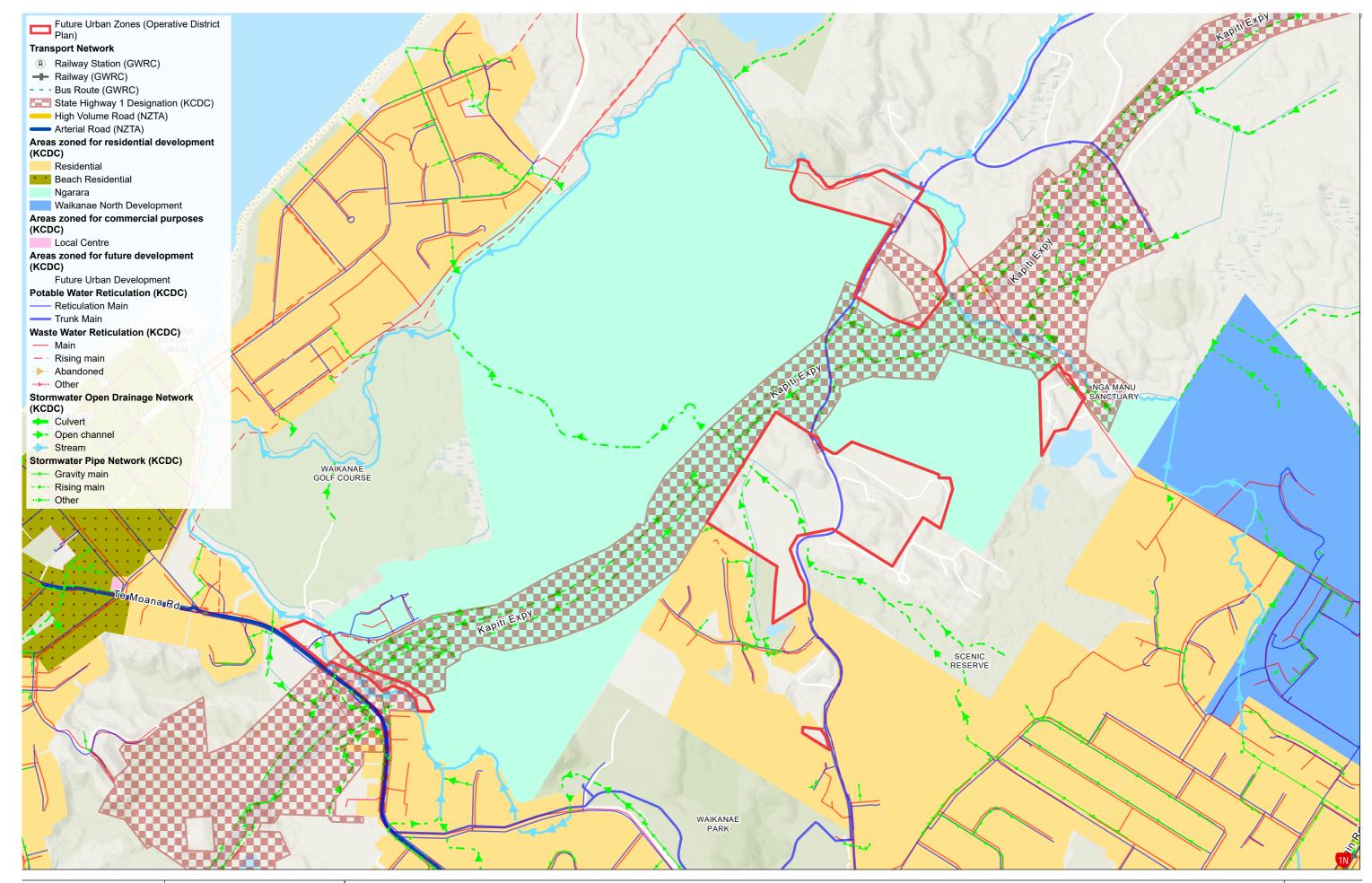
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KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION Urban Environment



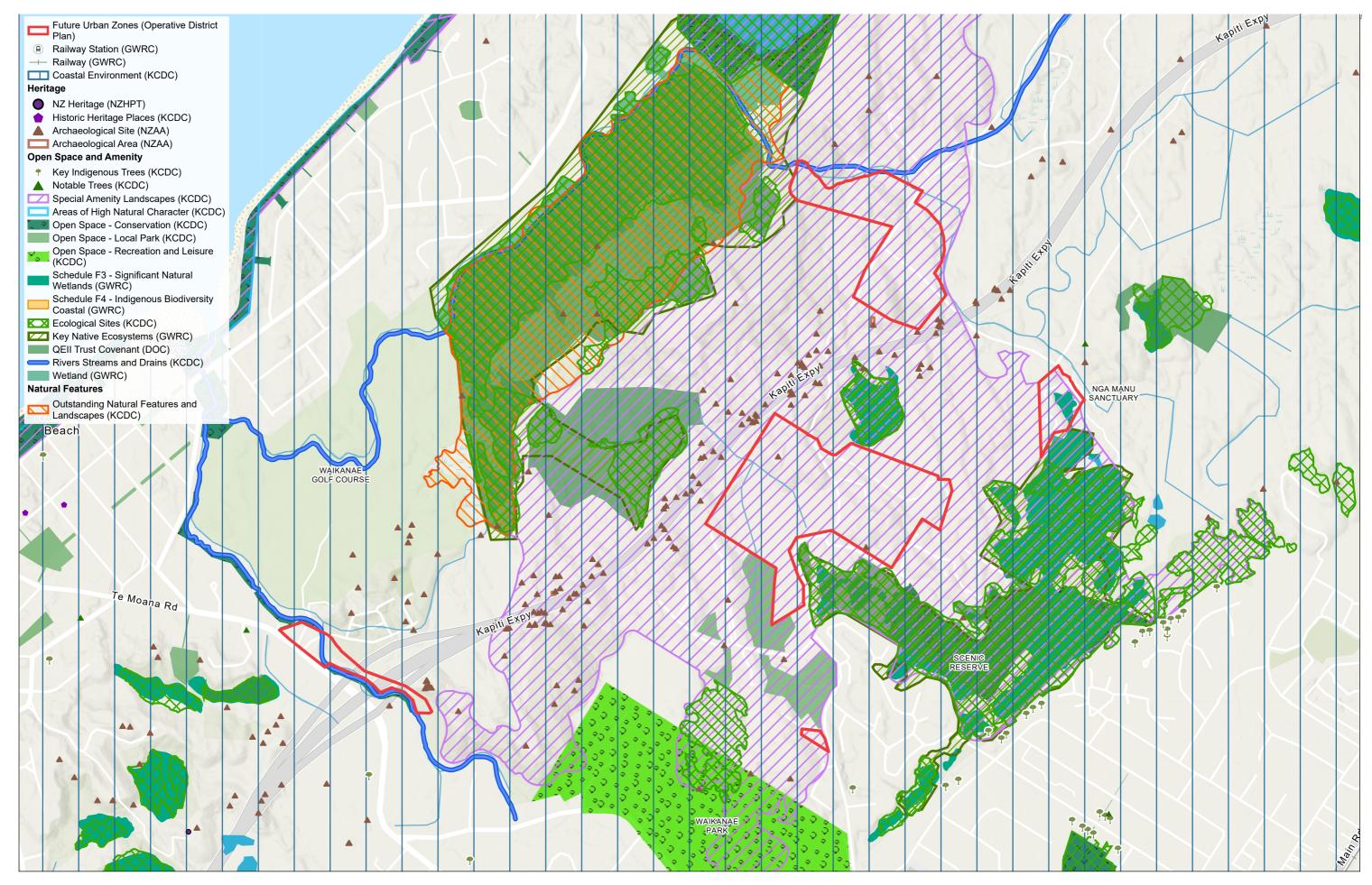
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KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION Urban Function

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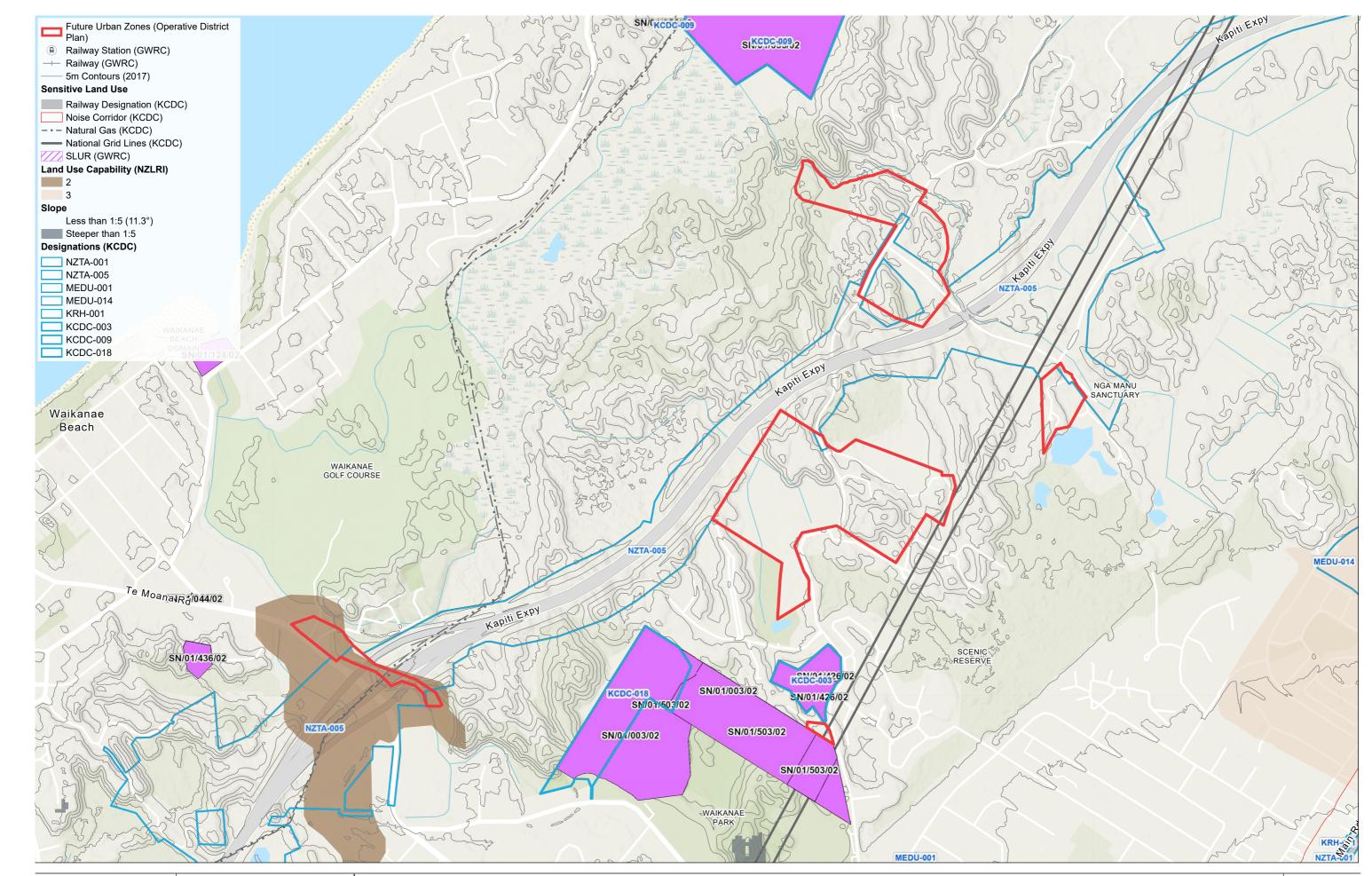
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KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION Natural Environment and Landscape



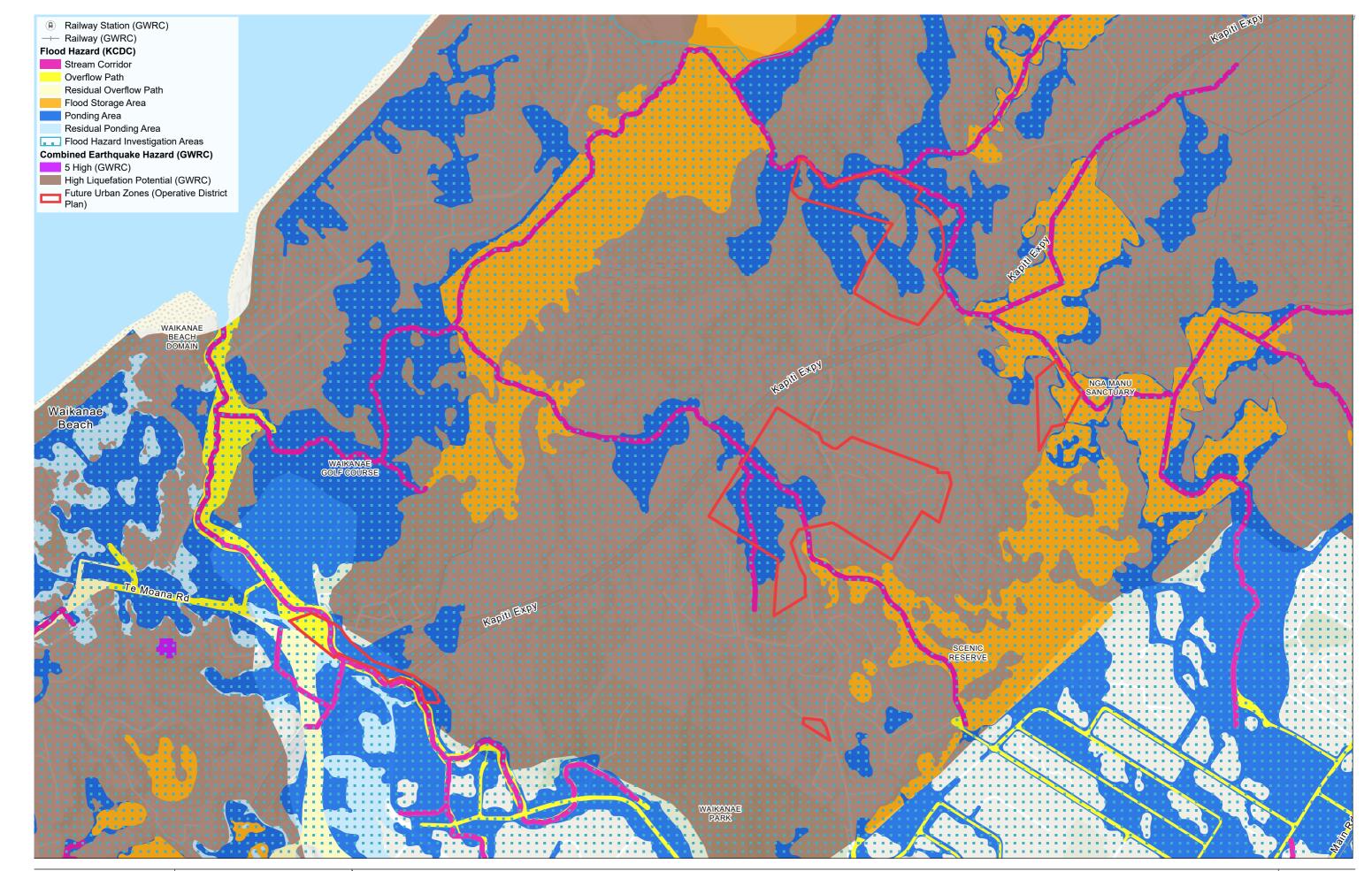
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KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION Land Development Constraints



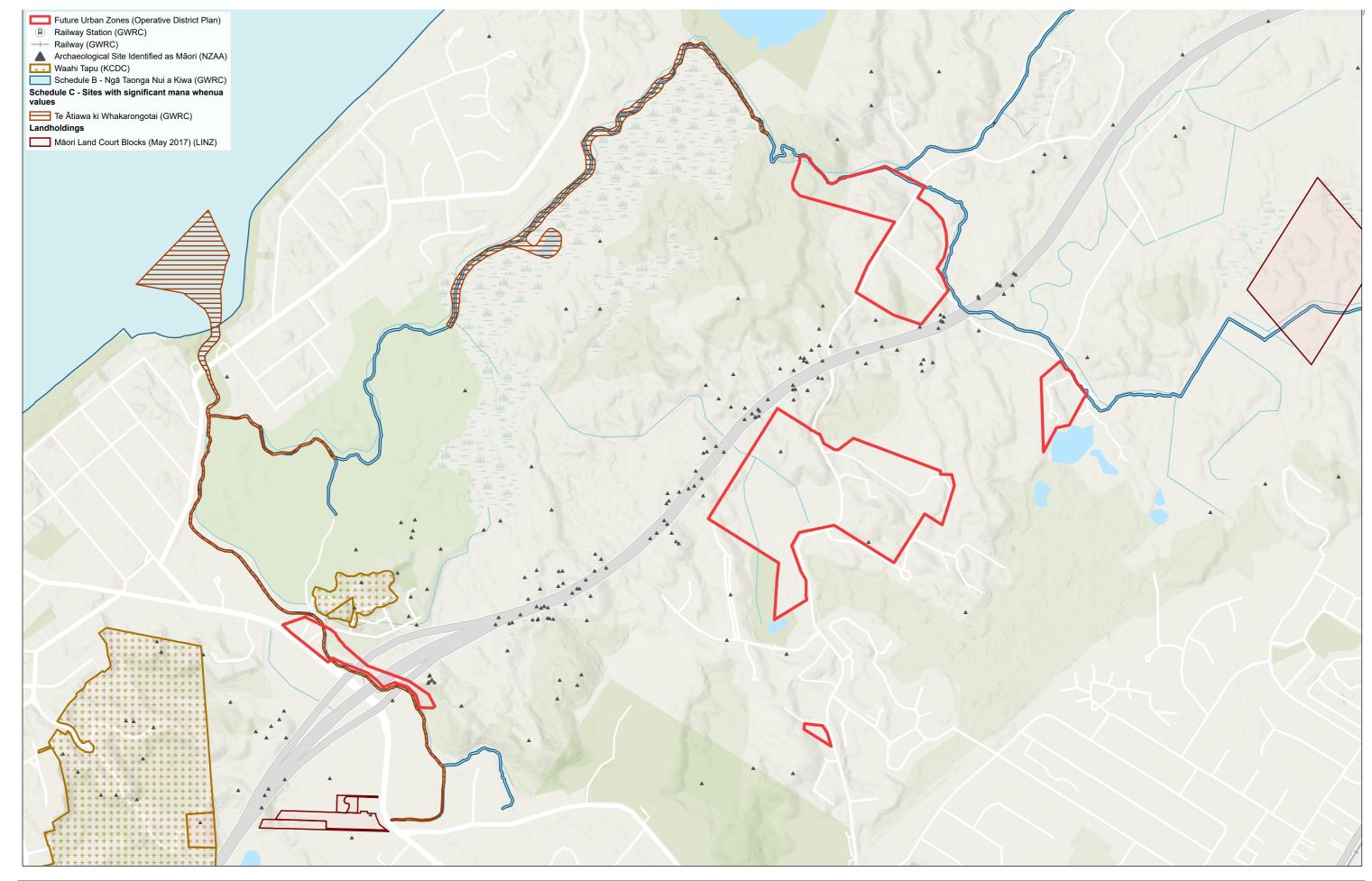
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KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION Natural Hazards



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It is noted that the areas, sites and places of significance to mana whenua identified in the maps have been sourced from publicly available sources, including KCDC, GWRC, Heritage New Zealand, Te Puni Kōkiri and Land Information New Zealand, It is acknowledged that there may be more sites of significance to mana whenua that are known to them but not identified in publicly available data, and not shown on these maps.

KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION Mana Whenua

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