

28 April 2022

[REDACTED]

[REDACTED]

Request for Official Information responded to under the Local Government and Official Information and Meetings Act 1987 (LGOIMA) (the Act) – reference: OIR 2122-227

I refer to your information request we received on 5 April 2022 for the following:

I am writing to you regarding the current and proposed status of the vacant blocks of land on Te Moana Road, Waikanae, situated between the Kapiti Expressway and Fairway Oaks Drive Waikanae.

I write on behalf of residents of Fairway Oaks Drive, Waikanae, in particular those who have properties that share a boundary with the vacant block.

Some residents have been advised by [REDACTED] that he has purchased the land from Council, and that he intends to create a residential and commercial subdivision. We are more than surprised by his intentions, as our understanding is that the land is zoned as 100-year flood protection land, which prevents any redevelopment from occurring.

If our understanding is incorrect and there is an intention to undertake re-zoning of the land, we would appreciate detailed information about the process, and in particular, the public consultation process and the indicative timeframe.

Council response regarding your request

From the description of land you provided to us, we understand you are interested in an area of land approximately 5.5 ha made up of two lots (LOT 1 DP 71916 -GAZ 95/2247 and Part LOT 2 DP 71916 C/T 44C/426).

The zoning of land in the Kāpiti District is established by the Operative Kāpiti Coast District Plan 2021 (“District Plan”). The District Plan zones the aforementioned land as General Rural Zone. You may be interested in reading the General Rural Zone Chapter of the District Plan here: <https://eplan.kapiticoast.govt.nz/eplan/#Rules/23735/220/1/10405/0>

The process for changing the zoning of land in a district plan is prescribed by Schedule 1 of the Resource Management Act 1991. Changes can be initiated by Council, or by request to Council from any person. The latter is generally referred to as a “private plan change process”.

With respect to Council initiated plan changes currently underway, the land you are referring to is not currently part of any Council-initiated plan change process.

However, you may be interested to note that consultation is currently underway on Draft Plan Change 2 (Intensification). Among other things, the scope of this draft plan change does include rezoning some areas to General Residential Zone. You can read more about this draft plan change here: <https://www.kapiticoast.govt.nz/your-council/forms-documents/district-plan/draft-plan-change-2/>

The other option for changing the zoning of land is via a person requesting that the zoning be changed via a private plan change process. No such request has been received by Council in respect of this land.

We have not received any applications for resource consents that would be necessary to authorise residential and commercial subdivision of this property.

Yours sincerely



Natasha Tod

Group Manager Strategy, Growth and Recovery

Te Kaiwhakahaere Roopu Rautaki, Te Tipuna me te Whakaoranga