



APPENDICES MINUTES

**Paraparaumu Community Board
Meeting**

Tuesday, 13 February 2024

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Kāpiti Road Development



The Site

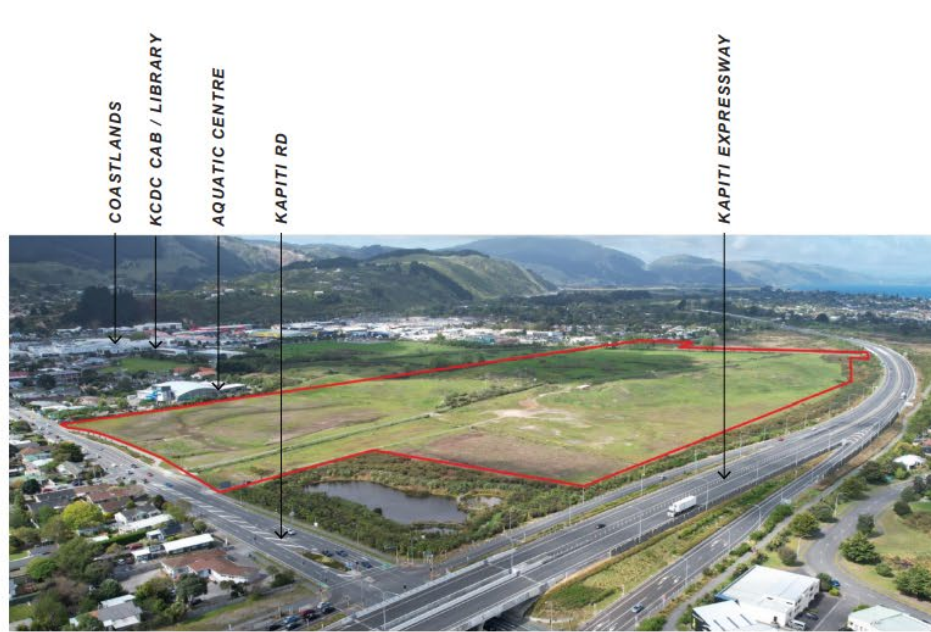


Fig 3. Aerial view from the North looking South

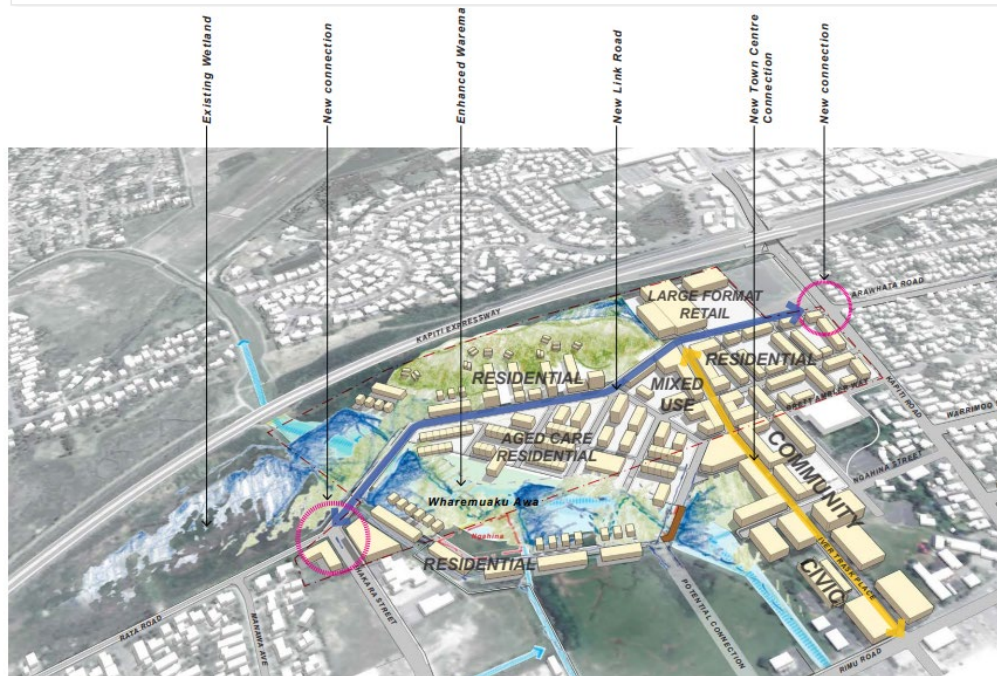


Fig 4. Aerial view from the South looking North

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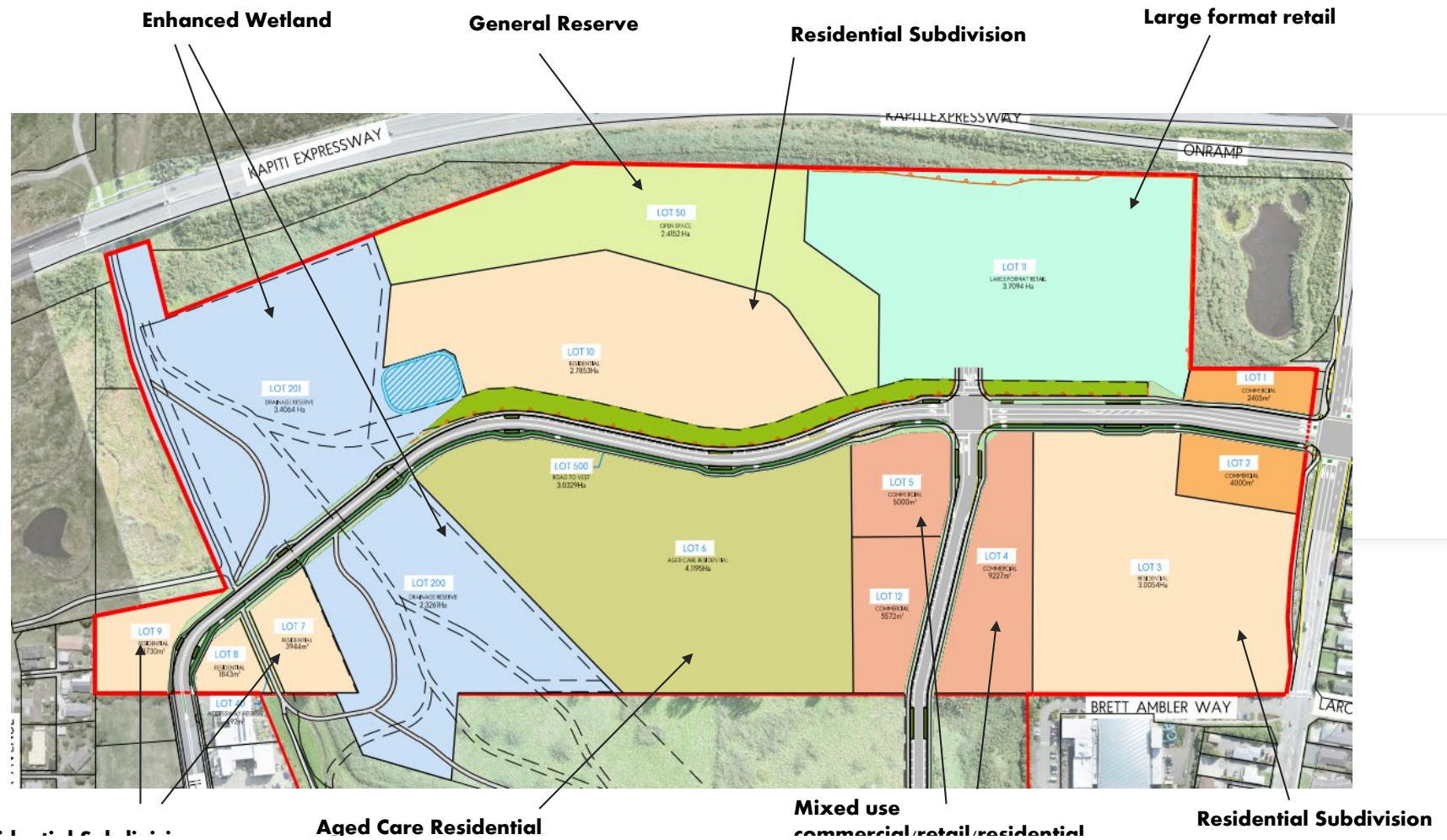
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Proposed Development



- The proposed development will comprise a mix of Residential and Commercial Development.
- The Development will provide key transport routes and links to the existing civic precinct and existing Town Centre.
- Provide over 1000 residential properties to rent and buy across the housing continuum.
- Will create a new town centre by supporting the existing shopping and civic precincts and creating a currently missing high street environs.

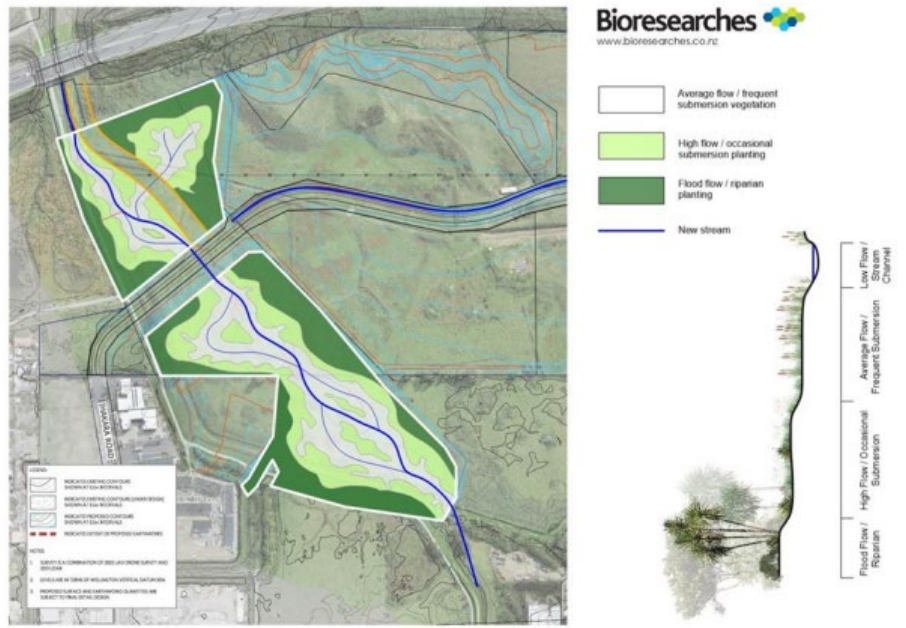
Overview of development



Composition of Development

	Description	Position	Land Area (sqm)	Housing Units
Lot 1	Commercial/ Retail	Fronting Kāpiti Road	2,450	0
Lot 2	Commercial/ Retail	Fronting Kāpiti Road	4,000	0
Lot 3	Medium Density Res	Fronting Kāpiti Road	30,000	250
Lot 4	Mixed use Commercial/Retail/Res	Eastern Boundary	9,230	75
Lot 5	Mixed use Commercial/Retail/Res	Eastern Boundary	10,606	75
Lot 6	Aged Care Residential	Eastern Boundary	41,000	400
Lot 10	Medium Density Res	West Boundary	29,900	250
Lot 11	Large Format Retail	West Boundary	37,000	0
Lots 7,8 & 9	Medium Density Res	Sth/Eastern Boundary	9,050	100

Proposed Wetland Restoration



- The development site offers significant opportunities for restoration, enhancement, and reinstatement of aquatic habitats.
- Almost six hectares of the southern and south-western part of the site have been set aside for restoration of the Wharemauku Stream and wetland restoration.
- The restoration site will be designed to achieve a net biodiversity gain, both in extent and habitat quality.

