



APPENDICES

**Strategy, Operations and Finance
Committee Meeting
Under Separate Cover**

Thursday, 13 March 2025

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Private Plan Change Request

on behalf of

Welhom Developments Ltd



Request for a Private Plan Change to the Kāpiti Coast District
Plan for part of 65 and 73 Ratanui Road, Paraparaumu

February 2024





Quality Control

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Prepared by	Torrey McDonnell
	
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Limitations:

The report has been prepared for Welhom Developments Ltd, according to their instructions, to form part of a private plan change request. This report has been prepared on the basis of information provided by Welhom Developments Ltd. Incite has not independently verified the provided information and has relied upon it being accurate and sufficient for use by Incite in preparing the report. Incite accepts no responsibility for errors or omissions in the provided information.

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1 Introduction

Welhom Developments Ltd (Requestor) requests a change (Request) to the Operative Kāpiti Coast District Plan (District Plan) pursuant to Section 73(2) and Clauses 21 and 22 of the First Schedule of the Resource Management Act 1991 (RMA or the Act).

The Request relates to two properties - part of 65 and 73 Ratanui Road (the Site) as further described in Section 2 of this report. The Request seeks to rezone the Site from its current Rural Lifestyle Zone to General Residential Zone under the District Plan with a Development Area and associated Structure Plan, policies and rules.

The Request will enable the residential development of the Site, with specific provision for uses associated with a retirement village. The Request is made in the context of the Kāpiti Coast District's forecasted population growth and associated growth in demand for residential development. This Request shows that there is a strong anticipated demand for future retirement housing and associated care facilities.

The Site has been identified by the Kāpiti Coast District Council's (Council or KCDC) 2022 Growth Strategy – Te Tupu Pai as a "Medium-priority greenfield growth area" which signals its potential for future urban growth. This Request confirms that the Site is suitable for urban expansion as a logical extension of the adjacent General Residential Zone.

The Request largely seeks to work within the existing District Plan framework by fundamentally adopting existing District Plan provisions to enable the residential development of the Site (subject to some new provisions specifically enabling a retirement village).

The Request has been assessed as being consistent with national, regional and district level policy considerations and as a result will promote the sustainable management purpose of the RMA.



2 Description of the Proposal

2.1 Background

Welhom Developments Limited is a company that develops land for the construction of retirement villages. The Requestor seeks to rezone land, being part of 65 and 73 Ratanui Road from its current Rural Lifestyle Zone to General Residential Zone.

The purpose of this Request is to provide a more appropriate zoning for the future development of a retirement village on the Site to provide accommodation, care facilities and associated healthcare services to support Kāpiti's ageing population.

The Economic Assessment (**Appendix J**) conservatively estimated that the district will need around 2,750 retirement units over the next 30 years. At present, the district has about 1,380 privately owned retirement units, with potential growth to 1,490 units in the short term and 1,730 units in the medium to long term as several retirement villages currently being constructed in the district are completed¹.

This proposal will provide an increase in housing development capacity for the Kāpiti Coast District. The proposal is to rezone the Site for future residential development, enabling the Site for retirement village use which will provide an increase in capacity for a much-needed housing typology. This will cater for Kāpiti's aging population while freeing up existing residential housing stock for others in the market.

2.2 The Site and Surrounds

2.2.1 Description of the Site

The Site comprises part of 65 and 73 Ratanui Road, which are two contiguous properties located in Paraparaumu, approximately 3.2km north of the Paraparaumu Metropolitan Centre. The Site has a combined area of 12.65ha. The Requestor intends to undertake a subdivision to create a separate title for the southern portion of 65 Ratanui Road along with the existing dwelling on the site, as such it is not included in this Request.

¹ Property Economics (2024) Ratanui Road Plan Change Economic Assessment (attached as Appendix J).



Image source: KDC District Plan (October 2024)

Figure 1: Site and wider Paraparaumu area

2.2.2 Topography and ground conditions

The topography of the Site is undulating as is characteristic of the Kāpiti Coast dune lands. Elevations range from approximately RL 16.0m down to RL 4.0m (Wellington 1953 local vertical datum).

A Geotechnical Assessment (**Appendix I**) for the Site, prepared by Riley Consultants, indicates that the Site is generally underlain with 0.15m to 0.50m of topsoil overlaying a fine sand layer with varying quantities of silt. Groundwater has been recorded at depths between 2m to 8m below ground level.

2.2.3 Land use and ecology

The Site is currently used as a rural residential lifestyle block, as per the uses enabled by the current zoning. It contains sheds and farm paddocks.

An Ecological Assessment prepared by BlueGreen Ecology, attached as **Appendix E**, outlines the ecological values present on the Site.



By way of a summary, the Ecological Assessment identifies pockets of native and exotic vegetation across the Site. The majority of trees are exotic (pine, blackwood, cypress, willow in the paddocks). The few native species observed during the field survey were Coprosma, karo, ti koura and pittosporum in the driveway gardens. The northern boundary's raised sand hill area is largely comprised of blackberry, rank pasture grasses, common weeds and two or three exotic trees.

There is a waterway running east to west across the middle of the Site, crossed by three culverts in the southern third of the Site. The Greater Wellington Regional Council (GWRC) Regional Highly Modified Streams online maps show the waterway as being a highly modified stream beginning in the middle of residential dwellings westward of the site (**Figure 2**), as opposed to an artificial watercourse.



Figure 2: GWRC identified highly modified waterways

The Ecological Assessment states that the stream is regularly without surface water and has a damp soil bed with predominantly terrestrial grasses and herbs (dandelion, hawksbeard, clover, chickweed) and few wetland species (creeping buttercup, starwort). It is often dry for long periods of time throughout the year, as seen in **Figure 3** below.



Figure 3: West-east running stream on Site

The Ecological Assessment also identifies natural inland wetlands, as classified under the National Policy Statement for Freshwater Management 2020 (NPS-FM). These are identified on **Figure 4** (marked in green). The area of the 14 wetland features sum to 621 m². All the wetland features on the Site are small and dominated by exotic species as a result of historic forest clearance and farming, and are therefore considered to be of negligible ecological value.



Figure 4: Location of NPS-FM natural inland wetlands on the Site

2.2.4 Archaeological values

There are no previously recorded archaeological sites on the Site and no sites were identified in the Archaeological Assessment prepared by Clough and Associates (**Appendix F**). However, the assessment notes that the Site is part of a broader archaeological landscape that runs through Kāpiti and the general area contains a number of archaeological sites associated with Māori settlement and occupation, particularly in the form of shell middens and ovens.

The Archaeological Assessment states that the relatively unmodified nature of the Site indicates the likelihood that unrecorded subsurface remains may be present, especially along the northern boundary of the property at 65 Ratanui Road which contains more highly elevated dunes. Also, the property at 73 Ratanui Road is noted to have contained a number of ponds and would likely have been more swampy in the past. As such, the presence of isolated artefact finds, which are sometimes found to be associated with swamps/wetlands, is considered possible.



2.2.5 Transport

As outlined in the Transport Assessment prepared by Stantec (attached as **Appendix G**), Ratanui Road has the function of a Local Community Collector route, as defined by the road hierarchy of the District Plan. Such roads are identified as having functions that link larger urban roads and suburbs, have mainly locally generated traffic movements, and with traffic travelling at moderate speeds.

To the east, Ratanui Road becomes Otaihanga Road which connects with Old State Highway 1. To the west, Ratanui Road intersects with Mazengarb Road.

The Transport Assessment states that Ratanui Road has one traffic lane in each direction, measuring around 3.25m each in width. From Mazengarb Road to just west of the Site, Ratanui Road is formed with kerb and channel, kerbside lanes of approximately 1m in width, and has a footpath on its southern side. It operates with a posted speed limit of 50km/h in this section.

Eastwards across the frontage of the Site, the speed limit on Ratanui Road changes to 60km/h, and the form of the road changes – there is no kerb and channel, the roadside shoulders lessen, and the footpath becomes a gravel shared path on the northern side of the road. The location of the proposed new intersection and vehicle access into the Site is in about the position of the existing 50/60km/h speed change.

The form of Ratanui Road (looking west) with the Site access on the right (currently established in a temporary form) is shown by the photograph in **Figure 5** below.



Figure 5: Ratanui Road with main Site driveway on right



2.2.6 Three waters

The KCDC GIS portal indicates that both 65 and 73 Ratanui Road have a wastewater connection to the existing 150mm diameter pipe within the Ratanui Road berm (red line **Figure 6** below). 65 and 73 Ratanui Road are currently supplied with potable water via a residential metered consumer connection to the KCDC water supply network on Ratanui Road (blue lines in **Figure 6** below). The GIS portal shows the previously mentioned highly modified stream dissecting the Site as an “Open Channel” stormwater feature (green dashed line in **Figure 6** below), and the pond at 73 Ratanui Road as a non-KCDC stormwater feature marked as an “Other” (green hashed polygon below).



Figure 6: KCDC GIS portal three waters services map

Existing utility service networks providing electrical supply (Electra), telecommunications (Chorus) and gas (FirstGas) are present within Ratanui Road in close proximity to the Site.



2.2.7 Geotechnical and site contamination

A Geotechnical Assessment prepared by Riley Consultants is attached as **Appendix I**. This assessment outlines how the Site has high liquefaction potential due to its sandy soils, but notes that the liquefaction induced settlement findings are likely to be similar to that of other sites in Paraparaumu given the sandy material, relatively high groundwater table and region's seismic hazard parameters. Therefore, any development of a similar nature in the district would likely bear similar geotechnical challenges.

A Preliminary Site Investigation (PSI) concerning potential contamination has also been prepared by Riley Consultants and is attached as **Appendix K**. The assessment finds that based on GWRC records, neither 65 or 73 Ratanui Road are listed on the GWRC Selected Land User Register (SLUR) for any current or historical activities that are identified on the Ministry for the Environment's (MfE) Hazardous Activities and Industries List (HAIL). No resource consents have been applied for in relation to these lots. However, a desktop review found that unknown fill has previously been used for construction of dwellings and/or internal roads on site. Therefore, MfE HAIL category I has potentially occurred on-site².

As part of the PSI, an intrusive site investigation has been undertaken to assess soil quality, including providing 85 samples for laboratory analysis.

No contaminants of concern were identified that exceeded the applicable health-based National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS) soil contaminant standards.

However, a sample taken from 73 Ratanui Road adjacent to the existing shed identified an arsenic concentration exceeding the NES-CS residential (10% produce) soil contaminant standard. This area is recommended to be delineated and soil removed to an appropriate off-site facility.

2.2.8 Description of surrounds

As identified above, Ratanui Road connects with the Old State Highway 1 via Otaihanga Road. It is a 2 minute drive from the Old State Highway 1 intersection to the Site. While the Site is in closer physical proximity to the Kāpiti Expressway (600m in a straight line), the closest on and off ramps to the expressway are located on Kāpiti Road (a 3.9km drive southwest from the Site).

The closest bus stops are on Mazengarb Road, south of Ratanui Road, an approximate 700m walk from the Site. The Metlink Route 262 bus service travels along Mazengarb Road providing a connection between Paraparaumu Beach and the Paraparaumu Metropolitan Centre. The service runs half hourly in each direction on weekdays, with more frequent buses during commuter times. Buses run hourly in each direction on weekends.

The closest major centres to the Site are Paraparaumu Beach and the Paraparaumu Metropolitan Centre as shown on **Figure 1** above. Paraparaumu Beach is an 8 minute drive (12 minute cycle). The Paraparaumu Metropolitan Centre is a 7 minute drive (14 minute cycle). This Centre includes a full

² Category I – Land that has been subject to the intentional or accidental release of a hazardous substance.

