

Site Ref	Site Location	Coastal Environment		Waterbody Matters		Flora/Fauna		Cultural Issues		Natural Hazards		Amenity		Regional Consents: Operational Stormwater		Regional Consents: Operational Wastewater		Regional Consents : Operational Greywater		Regional Consents: Earthworks		Other Hazards		KCDC Policy Framework	
		Score	Reason	Score	Reason	Score	Reason	Score	Reason	Score	Reason	Score	Reason	Score	Reason	Score	Reason	Score	Reason	Score	Reason	Score	Reason	Score	Reason
H	Whareroa Farm (Emerald Glen Road)	2	Not located in coastal environment	2	No significant water body concerns relative to other sites.	1	Absence of concerns relative to other sites although proximate to water body	1	Iwi have indicated approval of this site.	-1	Bisected by 'Well Defined Fault Avoidance Area'	-3	Known issues with residents on Emerald Glen Drive, potential conflict with recreational traffic/Bridle path	0	Permitted Activity	0	Permitted Activity	0	Permitted Activity	0	All sites require earthworks consent.	-1	Gas main running through site	-1	Use inconsisntet with Rural Plains Zone
I	QEII Park	-1	in coastal environment requiring coastal values assessment, including NZCPS	-1	Located in Cat 2 Surface Waterbody area and Lowland artea for Cat 2 surface waterbody	-1	There are nearby water bodies that could be affected by discouagrs if not managed appropriately.	-1	Proximity to schedule C sites will require consultation/ engagement.	1	No natural hazards identified	-2	potential conflict with recreational traffic/QEII park traffic	-1	Likely to require stormwater discharge permit	0	Permitted Activity	0	Permitted Activity	0	All sites require earthworks consent	0	None identified	-2	Located in Open Space Zone and Policies very directive. 'Avoid' policy triggered.
J(2)	Kapiti	-1	in coastal environment requiring coastal values assessment, including NZCPS	-1	Located in Cat 2 Surface Waterbody area and Lowland artea for Cat 2 surface waterbody	-1	There are nearby water bodies that could be affected by discouagrs if not managed appropriately.	-1	Proximity to schedule C sites will require consultation/ engagement.	1	No natural hazards identified	-3	No proximate neighbours or recreational users.	0	Permitted Activity	0	Permitted Activity	0	Permitted Activity	0	All sites require earthworks consent	0	None identified	-1	Use inconsistent with Rural Dunes Zone
L	Paekakariki Interchange	-1	in coastal environment requiring coastal values assessment, including NZCPS	-2	As above plus threatened/at risk fish habitat; Scheduled Mana Whenua values; riverbed	-2	Wainui Stream is a threatened/at risk fish habitat, and cultural values.	-2	Te Puka/Wainui Stream confluence is of cultural significance.	-1	Located in ponding area and overland flow path	-1	Residential activities nearby requiring some engagement, potentially.	0	Permitted Activity	0	Permitted Activity	0	Permitted Activity	0	All sites require earthworks consent	-1	Gas main through site	-1	Use inconsistent with Rural Dunes Zone

3	Positive	Criteria represents a significant positive benefit to project relative to other sites
2		Criteria considered to be a good solution to identified issue/absence is a positive feature for assessment.
1		Criteria (or lack of) represents a small positive benefit to project/approvals
0	Neutral	Issue common to all options or has no effect on approvals.
-1		Feature will have a minor negative impact as in the least will require additional work/justification or assessment of additional values
-2		Item likely to require consultation/engagement with others or detailed justification
-3	Negative	Matter likely to be a significant issue/barrier to project, including requiring notification.

1. Coastal issues

Section 6(a) requires that the natural character of the coastal environment be protected from inappropriate subdivision, use and development. Sites I, J(2) and L are identified as being located within the Coastal Environment in the Kāpiti Coast District Plan. Chapter 4 of the KCDC Plan does not include any of the sites in Area of High or Outstanding Natural Character and no consents are therefore required under the Coastal Environment Chapter. While the Objectives and Policies will require consideration, as will those in the NZCPS, they are unlikely to be a significant barrier to any approvals unless effects that are identified that are more than minor. Sites that are located within the Coastal Environment are therefore scored -1 given the additional assessments and consideration required, and the site that is not is scored as 2 to reflect the benefit of not having to consider the NZCPS in particular.

2. Water body matters

Section 6(a) matters requires that the natural character of wetlands, lakes and rivers be protected from inappropriate subdivision, use and development. Overall scores have been arrived at having considered the various overlays and classifications affecting each site, and as described up the table below:

	Site H: Whareroa Farm		Site I : QEII Park		Site J(2)		Site L	
	Within	Adjacent /in vicinity	Within	Adjacent/ in vicinity	Within	Adjacent / in vicinity	Within	Adjacent /in vicinity
Category 1 Surface Waterbody		✓ Wetlands to SW Whareroa Stream 180m from Roundabout.		✓ Wetlands to S + SW Whareroa Stream 200m from site.		✓		
Category 2 Surface Waterbody			✓		✓		✓	
Lowland Area for Cat. 2 Surface Waterbody			✓		✓		✓	
Threatened/At Risk Fish Habitat (note: relevant to flora/fauna lie)		✓ Whareroa Stream		✓ Whareroa Stream		✓ Whareroa and Wainui Stream	✓ Wainui Stream	✓ Wainui Stream
Significant Natural Wetland		✓		✓		✓		
Drinking Water Groundwater Protection Area							✓	
Schedule C site – Mana Whenua values		✓		✓			✓ Te Puka/Wainui Stream Confluence	
Riverbed							✓	
Overall Score	2		-1		-1		-3	

The above table identifies that Site L is likely to have consenting risks attached to it, partially due to the site being located within an area identified as riverbed. This will require assessment under the NPS Freshwater, and could have a non-complying activity status. For this reason, Site L has been scored -3 in relation to water body issues. Conversely, Site H, the Whareroa Road site, is not located within any identified areas and as such is scored 2. Although the stream and wetlands to the SW could be affected by discharges during construction, these can be managed through consent conditions. Site I and J(2) have both been -1 as orange in relation to waterbodies given they are both located within Category 2 surface Water Body areas, and hence will require more detailed assessment.

3. Flora/Fauna

Section 6(c) requires the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna as a matter of national importance. Site L is scored -3 as it is the only site through which a water body flows, and the water body has cultural values as well as supporting threatened species. This water body, Wainui Stream, is identified as a 'Threatened/At Risk Fish Habitat' and as such is a potential barrier to securing regional consents. Sites I and J(2) are scored -1 as while they are not bisected by streams, there are water bodies in proximity that could be affected by discharges if not managed appropriately. Site H is sufficiently separated from water bodies and as such is scored higher to reflect the absence of these factors.

#### 4. Cultural Issues

Because of the proximity of all sites to Schedule C sites, it is assumed that consultation will be required / cultural matters considered for all 4 options. The exception could be Site H, which is sufficiently removed from Whareroa Stream. Site L has a slightly lower score as the site contains a stream with identified mana whenua values, which will require separate consultation should this option proceed.

#### 5. Natural Hazards

No natural hazards were identified on the Planning Maps for Sites I and J(2). Site H is bisected by the 'Well Defined Fault Avoidance Area', and Site L is located within a Ponding Area and overland Flow path, as identified on the Planning Maps. While neither of these natural hazards are likely to present significant risks to a future facility, they do require additional design responses and accordingly have scored as -1.

#### 6. Amenity

Proximity to residential activity:

Site H (Whareroa Farm) is located at one end of Emerald Drive and has met with significant community opposition already. These issues are known and will likely result in the proposal being publicly notified, hence the score of -3.

Site I (QEII) is more separated from Emerald Glen Road but residents are likely to also object to this site on the basis of heavy vehicle movements using the roundabout in proximity to their road and potential conflict with residential traffic. This has been given a score of -2 for this reason.

Site J(2) has no proximate residential neighbors and for this reason has been scored a 3, as no affected residential parties will be a strong factor in a notification decision.

Site L is less than 150m from a residence, and this potentially raises the risk of this property being considered affected. This site has scored a -1 given the necessity to assess potential effects on this party.

Proximity to other factors that affect amenity or people's appreciation of an area, including recreational activities or proximity to non-residential activities.:

##### Site H: Whareroa

The Whareroa site is adjacent to a Bridle Path, which is well used by the community for biking and horse riding. There are also periods of high vehicle use for events at Whareroa Farm and while these can be managed through design and site operations, there is an elevated risk (at least a perception) for conflict between heavy vehicles, recreational users of the Bridle path other users. This site has been scored a -3 for these reasons.

##### Site I: QEII

The site is not close to residential activities but is adjacent to QEII park which accommodates a number of facilities used by the public. Vehicles accessing the site from the north will need to use the existing roundabout at Emerald Glen Road, with some potential for (at least perceived) conflict with recreational users, as well as vehicles accessing QEII park. This site has been scored -2 for these reasons.

Site J(2): Sang Sue Corner North

No sites or facilities have been identified that would create any potential conflicts or barriers. For this reason, site has been scored a 3, as no affected parties or potentially conflicting activities will be a strong factor in a notification decision.

##### Site L – Paekākāriki Interchange

No sites or facilities have been identified that would create any potential conflicts or barriers. For this reason, site has been scored a 3, as no affected parties or potentially conflicting activities will be a strong factor in a notification decision.

#### 7. KCDC Policy Framework

The sites are located in a range of different zones. Each zone has particular policies that are relevant, and which would require consideration, as follows:

- (i) Site H (Whareroa) is located in the Rural Plains Zone.

Policy 7.13 states that

Subdivision, use and development in the Rural Plains Zone will be undertaken in a manner which:

- a) Supports the primary production activity focus of the Rural Zones while protecting the openness and expansive character values of the Rural Plains Zone;
- b) Avoids loss of the life sustaining and productive potential of the land resource.

As the site has a "Well Defined Fault Avoidance Area" identified over it, Policy 11.9 is also relevant, as follows:

New network infrastructure will be managed to:

- a. avoid inappropriate new works in areas of hazard risk as identified on District Plan Maps:
  - i. well defined fault avoidance area.

A case would need to be made that the proposal avoids the loss of the productive potential of the land resource, and similarly that the character values of the zone were protected. The nature of the site in this regard would provide some mitigation, being immediately between SH1 and Emerald Glen Road, and not being used for any productive use at present. These policies do signal the need for additional assessment, particularly the risks posed by the 'avoid' phraseology, and accordingly the site has been scored -1 under this criterion.

(ii) Site I (QEII) is located in the Open Space Zone. Policy 8.3 states:

Activities in the Open Space Zones that may result in adverse environmental effects will be avoided unless:

- a. The activities meet the recreational or open space needs of the community; and
- b. The associated effects will be remedied or mitigated.

The Policy is a potential barrier that signals the plan's general view that non-recreational activities in the Open Space Zone are not appropriate. It is an 'Avoid' Policy, and proposals will only be appropriate under the policy if they are recreational in nature and effects can be avoided or mitigated. The development in this location may result in adverse effects (particularly in relation to traffic and potential conflict with other users) and therefore the Policy applies. Option I has therefore been scored -2 in this criterion to reflect how the proposal would sit against the District Plan.

(iii) Site J(2)

The site is located in the Rural Dunes Zone. It is also traversed by the existing State Highway 1 Designation. The Rural Dunes Zone has a strong emphasis on maintaining amenity values and natural character, and as the site is also in the Coastal Environment, the provisions of the NZCPS will also require consideration. Policy 7.12(c) is particularly relevant as it seeks to avoid activities that are not ancillary to primary production activities. It is however one of a number of Policies relevant to the Rural Dunes Zone, including 7.12(f) which promotes locating buildings and other structures in a way which avoids adverse visual and landform effects. The site is located within/adjacent to the SH1 designation which will assist in mitigating such effects. However, given the fact that the policies are directive, this site has been scored a -1.

(iv) Site L

This site is located in the Rural Dunes Zone. The Rural Dunes Zone has a strong emphasis on maintaining amenity values and natural character, and as the site is also in the Coastal Environment, the provisions of the NZCPS will also require consideration. Policy 7.12(c) is particularly relevant as it seeks to avoid activities that are not ancillary to primary production activities. It is however one of a number of Policies relevant to the Rural Dunes Zone, including 7.12(f) which promotes locating buildings and other structures in a way which avoids adverse visual and landform effects. However, given the fact that the policies are directive, this site has also been scored a -1.