Kāpiti Coast
DISTRICT COUNCIL
Me Huri Whakamuri, Ka Titiro Whakamua

Our proposed approach for enabling sustainable growth in Kāpiti

Community consultation document
October – November 2021

Te tupu pai
Growing well

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What's in this document

This document sets out our proposed approach for growing our district well over the next 30 years. It's to give you information and the opportunity to provide feedback.

Through the document we discuss:

- why we need a growth strategy and how it will help us enable sustainable growth
- how Te Kaupapa Matua supports our proposed approach to growth
- understanding mana whenua aspirations
- what you've told us is important about how we grow
- the challenges and issues we are dealing with, and the opportunities they provide
- the specific requirements we must meet from central government
- all the other work Council is doing that we need to take into account
- the growth principles and our priorities and aspirations to focus our approach.
- what our proposed approach includes and what it would look like for different parts of the district.
- how we would implement the approach including the different projects and work involved, and the opportunities for more community input.

Topics for feedback

We invite your feedback on four key areas that are detailed in the document:

- The challenges and opportunities.
- Our growth principles, and our priorities and aspirations.
- Our proposed approach for growing up and out.
- Our planning for implementation.

Where to get more detail

This document is designed to give you a summary of all the work that has been done over the past couple of years. There's lots of supporting information that we've used to develop our proposed approach. If you would like to read more, see haveyoursay.kapiticoast.govt.nz/growing-well.

What's the process for developing the growth strategy?

1. Consult with community on our proposed approach *Tuesday 19 October–Friday 19 November 2021.*
2. Councillors consider feedback and finalise approach *November–January 2022.*
3. Councillors confirm growth strategy and implementation plan *February 2022.*

Message from the Mayor

Tēnā koutou katoa

On behalf of your elected members, I'm pleased to invite you to be part of the next stage of planning for our district's future.

We are growing and more people are catching on that Kāpiti is a great place to live. While we can't totally control the rate and speed at which we grow, we can plan to grow well.

This consultation document sets out our proposed approach to enabling sustainable growth. It includes the Government requirements for development and considers the various constraints we need to bear in mind. Most importantly, it reflects what we have heard from our iwi partners and community about what matters most as we grow.

From this approach we will finalise a growth strategy that works for our district – mindful of the things that are truly important to us and bold in ways that ensure we flourish.

The time is now

The time for planning is now. We know that because of Kāpiti's location, the benefits of living here and wider growth happening in our region, change in Kāpiti is picking up pace. If we don't do anything, change will just happen to us. If we don't get it right, we won't grow well.

We also know that managing growth well is a priority for our community. When we consulted on the Long-term Plan earlier this year, we received substantial feedback on the importance of good growth and housing choice, and also on the other 'big issues' we are dealing with that we need to consider within our overall approach to growth – particularly responding to climate change and strengthening our communities' resilience.

It was also made clear that preserving and enhancing our natural environment is of utmost importance to our community.

The Long-term Plan 2021–41 sees us investing heavily for growth and resilience. Now, through this proposed approach, we're looking to shape how we grow from here.

Using growth to our advantage

Our proposed approach is a bold but holistic one. We consider all factors at play – from the serious lack of affordable housing options, and our desire to address inequities in some parts of our district, through to climate change and the development of our economy.

Council recognises that people may be apprehensive about our district becoming bigger. The truth is there will be some growing pains – we're already feeling some – particularly in the housing space. That's why this work is so important.

We need to look at how we can use growth to our advantage – to respond to some of the issues we're having and ensure our 'new' enhances our district and enriches our community. Some examples – a bigger population could provide the scale to support a fuller range of services like hospitals and tertiary education facilities. Greater density could enable more affordable housing choices and provide mana whenua with more opportunity to work and live closer to their ancestral homes.

With a bigger population we can also look to improve the way we get around, do more to preserve and enhance our natural

environment, make low carbon living easier, and provide greater opportunities for our rangatahi – so that they stick around.

Our problems won't automatically be solved by growth, but we have the opportunity to build our aspirations into our strategy – to be bold, use growth to our advantage and focus on the benefits.

Council's role

Our job is to create the vision and framework to encourage diverse and quality development over the next 30 years. We will do this through our growth strategy, our District Plan and how we apply Government requirements for land use and building standards.

We are not doing this work in isolation. We are working in partnership with iwi partners to ensure our work reflects their values and aspirations, coordinating our work with our regional partners so that it fits with wider regional planning, and now we want to hear your views on the proposed approach.

Your feedback matters

Please take the time to review our proposed approach to enabling growth and give your views. Councillors want to know if you think we've got the balance right and are reflecting what matters most.

We want to grow well together – this is just the beginning. Toitū te whenua, toitū te wai, toitū te tangata, toitū Kāpiti!

Ngā mihi

K Gurunathan
Mayor, Kāpiti Coast

He Karere nā Te Koromatua

Tēnā koutou katoa

Hei māngai mō ngā mema i pōtihia e koutou, e harikoa ana au ki te tono i a koe kia whai wāhi mai ki tēnei taumata o te whakamahere mō te anamata o tō tātou rohe.

E tupu ana tātou – e mārama haere ana ngā tāngata he rawe a Kāpiti hei wāhi noho. Ahakoa, kāore e taea te āta whakahaere i te tere o te tupu, e taea ana te āta whakamahere i te pai o te whakatupu.

Kei roto i te pepa matapaki nei, ka whakatakotoria tā mātou aronga hukihuki mō te whakatupu pai. Kei roto hoki ko ngā herenga a te Kāwanatanga mō te whakatupu me aro e mātou. Ko te mea nui rawa, kua rongo mātou i nga whakaaro o ngā iwi kāinga me te hapori mō ngā mea hira rawa i a tātou e tupu ana

Mā tēnei aronga e puta ai te rautaki whakatupu hei painga mō tō tātou rohe – kia mahara hoki ki ngā mea hira rawa ki a tātou me ngā ara auaha e matomato ai tō tātou tupu.

Ko tēnei te wā

Koianei te wā mō te whakamahere. E mārama ana mātou, nā te pai o te wāhi o Kāpiti, nā ngā hua o te noho ki konei me te whakatupu whānui i tō tātou rohe, e tere haere ana ngā panonitanga i Kāpiti. Ki te kore tātou e aro, ka panonihia tātou. Ki te kore e tika, kāore e pai te tupu.

E mārama hoki ana mātou ko te whakahaere i te whakatupu he mea hira rawa ki te hapori. I tā mātou rangahau mō te mahere roa i tēnei tau, he nui ngā kōrero mō te hira o te whakatupu pai me ngā kōwhiringa whare, waihoki ko ngā 'take nui' e arohia ana e mātou, me whai wāhi ki tā mātou aronga mō te whakatupu – ina koa, ko te urupare atu ki te panoni āhuarangi me te whakamarohi anō i ngā hapori. I rangona rawatia hoki, ko te manaaki me te whakapai hoki i te taiao he mea hira rawa ki tō tātou hapori.

I roto i te Mahere Roa 2021–2041, ka pau ngā pūtea ki te whakatupu me te whakamarohi. Nā, mā tēnei aronga hukihuki ka tāraihia te āhua o te whakatupu, haere ake nei.

Te whakamahi i te whakatupu hei huanga

Ko tā mātou aronga hukihuki he auaha, engari he torowhānui. E aro ana mātou ki ngā take katoa – mai i te matea o ngā whare utu pai, tō mātou hiahia kia whakatika i tōkeke i ētahi wāhi o tō tātou rohe, tae noa ki te panoni āhuarangi me te whanaketanga o tō tātou ōhanga.

E mārama ana te Kaunihera, ka māharahara te tangata ki te rahi haere o te rohe. Ki hea noa iho, arā kē ngā āhuatanga – e rongo ana tātou – ina koa ko ngā wāhi ki ngā whare. Koia te take, he mea hira rawa tēnei mahi.

Me aro e mātou te whakamahi te whakatupu hei huanga – hei urupare ki ngā take kua hua ake, ā, kia ū mā te 'hou' e pai ake ai te rohe, e nui hoki ai te whiwhinga ki ngā hapori. Hei tauira – mā te taupori nui ake e nui ake ngā ratonga, pēnei i te hōhipera, i ngā whare wānanga. Mā te mātotoru ake e pai ai te utu o ngā kōwhiringa whare, ā, ka whakaratohia ki te mana whenua he mahi e tata ai te noho ki ō rātou ūkaipō.

Mā te taupori rahi ake e pai ake ai ngā ara hāereere haere, e kaha ake ai te manaaki me te whakapai i tō tātou taiao, e ngāwari ake te

oranga waro iti, e whakaratohia ai he wāhi mō ā tātou taiohi – kia noho tonu mai rātou ki konei.

Ehara i te mea ka ea ō tātou raruraru i te whakatupu, engari ka whai wāhi tātou ki te whakauru i ō tātou manako ki roto i te rautaki – kia auaha, kia whakamahi hoki i te whakatupu hei huanga, ā, kia aro ki ōna painga.

Te Mahi a te Kaunihera

Ko tā mātou mahi, ko te waihanga i te tirohanga me te anga hei whakatenatena i te kanorau, i te pai hoki o te whakatupu i roto i te 30 tau e tū mai nei. Ka tutuki tēnei mā roto i te rautaki whakatupu, te Mahere ā-Rohe, me tā matou kawe i ngā here a te Kāwanatanga mō te whakamahi whenua, me ngā tikanga hanga whare.

Kāore mātou i te mahi kau i tēnei mahi. E mahi tahi ana mātou me ngā iwi kāinga kia whai wāhi mai ai ō rātou uara me ō rātou manako, e mahi tahi hoki ana me ngā rohe kiritata kia hāngai ai ki te mahere ā-rohe whānui, ā, ināianei kei te hiahia mātou ki te rongo i ō whakaaro mō te aronga hukihuki nei.

He mea nui ō whakaaro

Tenā koa, me whai wā koe ki te arotake i tēnei aronga hukihuki mō te whakatupu, ā, kia hōmai ō whakaaro. Kei te hiahia ngā kaikaunihera ki te mōhio ki ō whakaaro mēnā rānei kua tika te taurite o tā mātou mahi, ā, e whakaari ana i ngā mea hira rawa.

E hiahia ana tātou kia tupu pai ngātahi tātou – he tīmatanga noa iho tēnei. Toitū te whenua, toitū te wai, toitū te tangata, toitū Kāpiti!

Ngā mihi

K Gurunathan
Mayor, Kāpiti Coast

Our proposed approach in brief

Kāpiti is special and it's a great place to live. In fact, we are anticipating 32,000 more people coming to live here over the next 30 years. We need to plan carefully to make sure we are 'growing well', with a thriving environment, vibrant economy and strong communities.

You have shared with us that growth needs to be sustainable and retain what we value most, while also taking advantage of the opportunities that come from a larger population.

This document includes our proposed approach for how we best achieve that for Kāpiti. It reflects what we have heard from our community, as well as the directions we are already committed to, including upholding obligations to our mana whenua partners, meeting new legislative requirements, responding to climate change, and alignment with our other strategies and with developments in the wider Wellington region.

Our proposed approach is outlined in section 3. It sets out our vision for an updated growth strategy based on your feedback of needing to grow well. Our work has shown that 'growing well' in Kāpiti could be achieved by:

- growing both up and out, with a mix of intensification and greenfield development
- protecting and enhancing and living sensitively with our beautiful whenua, wai, natural habitats and green spaces
- offering different kinds of homes and more options for how people live (including papakāinga, apartments and semi-detached and terraced houses)
- revitalising our centres: encouraging more mixed uses, places to connect and a bigger range of businesses and services to support people's everyday needs to live, work and play in Kāpiti
- improving access and transport options, making our communities more connected and accessible, and reducing our carbon footprint
- protecting spaces for business and industry and our highly productive rural areas.

Our implementation plan sets out a roadmap for implementing the finalised growth strategy. This includes how we will work with iwi, central government agencies, developers, and our community to deliver our objectives through tools including through the district plan, Infrastructure Strategy and the Wellington Regional Growth Framework.

Tō mātou wawata
Our vision

Toitū te whenua, toitū te wai, toitū te tangata.

Thriving environment, vibrant economy and strong communities.

This section sets out the overall direction we have agreed with our iwi partners and the community.

It provides:

- an overview – summarising why we need a growth strategy, what we want to achieve through it, what Council's role is and isn't, and how the community can contribute
- a recap of our strategic context and direction – our overall vision agreed with the community through the Long-term Plan
- an outline of our understanding of the aspirations of our iwi partners and what we know is important to our community as we grow.
- a diagram to summarise the main stages of developing our growth strategy.

As we grow, one of our priorities is to provide vibrant, accessible and safe spaces and facilities for everyone to enjoy.

Overview – how we can ensure we grow well

Why we need a growth strategy

Kāpiti is special. From the mountains through our river-crossed land to the coast, our district's natural beauty is breath-taking. We love our district and value the lifestyle it gives us. We always want Kāpiti to be a great place to live so we need to plan for good growth.

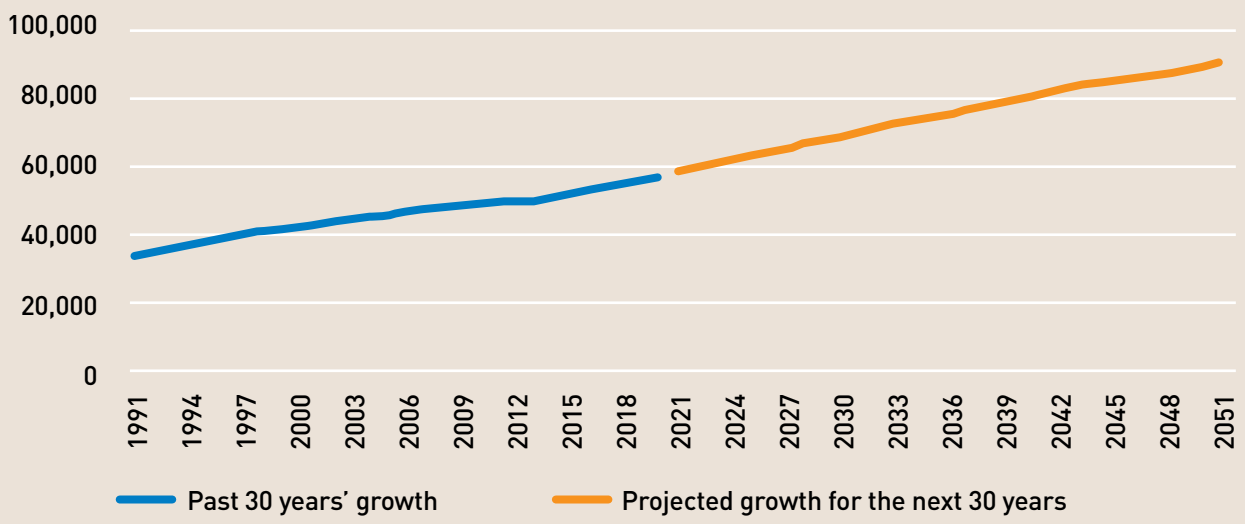
Kāpiti will continue to see the steady growth we've experienced over the last few decades. From 1996 to 2018 we grew at an average of 1.5 percent per annum – a similar rate to what is projected for the next 30 years.

In terms of numbers of people, what this means is our population has already grown by 23,000 people in the past 30 years and we expect a further 32,000 people to be part of our district over the next 30 years. By 2051, up to 90,000 people could call Kāpiti home. This growth won't happen all at once, but we need to anticipate it and plan for it now.

We want to enable sustainable growth to get the best outcomes for existing residents and those who will join us.

We currently have a development management strategy – produced in 2007 – which is now out of date given the many changes that have occurred since then. At that time, we put a lot of emphasis on our sustainability, and we are taking that forward into our proposed approach we are sharing with you now.

Kāpiti Coast District's growing population 1991–2051



What we want to achieve

We want to enable the kind of sustainable growth that you have shared with us as important to you.

When we talk with people across the district about growth – it's about all aspects of how we live and connect in our district – what we enjoy now and the opportunities to make that better. It's about our neighbourhoods, our housing, our community facilities, our green spaces, our shops and businesses, our workplaces, our landscape – hills, rivers and coast – and our rural land; how we get around; and wider services like health and education. It's about providing support for mana whenua and our communities by enabling opportunities to develop land for cultural, educational, business and housing purposes.

Forming our growth strategy is an opportunity to re-imagine our district – retaining what we most value (land, water and people, and the district's special and unique mauri), building on what we have and achieving opportunities and benefits that can come from being a larger, more diverse population. Among other things, we want to:

- enable high quality development that's consistent with our Kaupapa Matua values and growth principles
- fill the 'gaps' we have now, such as in affordable housing and range of jobs
- take advantage of the opportunities of being a larger population, such as being able to secure better health, education and transport services.

What Council's role is

We can't 'control' growth, but we can guide and influence how it happens, so it is well managed and consistent with our vision of a thriving environment, vibrant economy and strong communities.

Council's role, in partnership with mana whenua, is to set the framework for development in our district, applying legislation and Government policy. We also provide infrastructure services such as roads, water supply and wastewater services, and community facilities such as libraries. Overall, we focus on the wellbeing of our community – social, cultural, environmental and economic.

There are a number of things that Government requires us to do as we plan for growth and these are discussed in more detail on page 26. The main new direction is the National Policy Statement on Urban Development (NPS-UD). This requires us to build into our District Plan 'well-functioning urban environments' and enable growth through intensification, and where necessary rezoning land for urban development.

The Government is also increasing requirements on the protection of wetlands, the management of water quality, biodiversity, and highly productive land. The Government is reforming the Resource Management Act, which will likely result in significant changes to how we manage and provide for development while protecting the environment. There are also proposed changes for three waters services, which Council needs to respond to.

Growth is happening across the Wellington region and we are part of the overall direction-setting for that through the Wellington Regional Growth Framework (the Framework). The Framework is a spatial plan that looks across the whole region so we get 'joined-up' planning for development and solutions to some of our shared challenges. This is especially important in critical areas for achieving good growth, such as our transport networks including rail. Developing our direction in the context of the Framework will mean our growth is complementary to what's happening in other parts of the region – particularly those districts with whom we share boundaries such as Horowhenua, which is also growing at a similar rate to Kāpiti.

So there is a lot happening and a lot at stake, which we need to incorporate into our planning. Developing our growth strategy will give us a blueprint for enabling sustainable growth – that meets Government requirements, fits with wider regional planning, and is consistent with our vision for our district.

How the community contributes

As the Mayor has outlined in his introduction, the core values in Council's proposed approach to enabling growth flow from engagement with the community in many different forums. Most recently we have consulted about our approach to growth through the development of the Long-term Plan we have just adopted. There was substantial feedback on the importance of good growth and housing, and also on the other 'big issues' we are dealing that we need to consider within our overall approach to growth – particularly responding to climate change and strengthening our communities' resilience.

This consultation is the next opportunity – asking your views on our proposed approach to enabling growth. The feedback we receive will then be considered as we develop the approach into our strategy.

Once our growth strategy is finalised, there will be more opportunities for community input on how we implement it. We will consult on updates to our District Plan, setting out the specific rules for what can be built where. And again, we will consult on our next Long-term Plan, particularly about infrastructure to enable growth.

Our journey

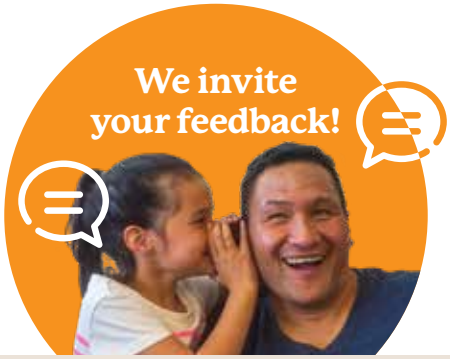
The stages in developing our growth strategy

What's already happened

- Confirmed growth projections – 32,000 more people in the next 30 years.
- Asked our iwi partners what's important about growth for each of them.
- Asked the community through the Long-term Plan (LTP) consultation what good growth looks like for Kāpiti.
- Contributed to the Wellington Regional Growth Framework.
- Looked at what the Government's direction means for our district (National Policy Statement on Urban Development).
- Committed to investing for resilience and growth in our current LTP.
- Began work on how we can help improve accessibility and affordability of housing.

Where we're at

- Examined all the factors we need to incorporate, such as the Government's requirements.
- Considered our other commitments and direction such as our partnership with mana whenua, our Climate Emergency Action Framework, our Economic Development, Transport and Open Space strategies.
- Tested growth scenarios in different parts of the district – this included assessing hazards and constraints as well as options for different development densities and growth patterns.
- Formed a proposed approach.



Consultation

Sharing our proposed approach and seeking your views

What follows

- Councillors consider your feedback and talk with iwi partners to finalise the approach to growth that will become the growth strategy.
- Prepare a detailed implementation plan working with iwi partners and stakeholders.
- Begin updating our District Plan and develop a future development strategy (required by Government).
- Work out infrastructure needs for our next LTP and review our development contributions policy to see how we can incentivise developers in line with our approach.
- Keep working on our housing programme.
- Advocate to government on key elements such as the rail network, housing and health services.
- Work with regional partners on shared priorities such as infrastructure.

Where it leads

Implementing our strategy – monitoring, refining and checking in with our iwi partners and the community.

Using Te Kaupapa Matua to guide us

As part of our partnership with Mana Whenua, for the 2021–2041 Long-term Plan we developed Council's first Te Kaupapa Matua – our overarching framework for all that we do.

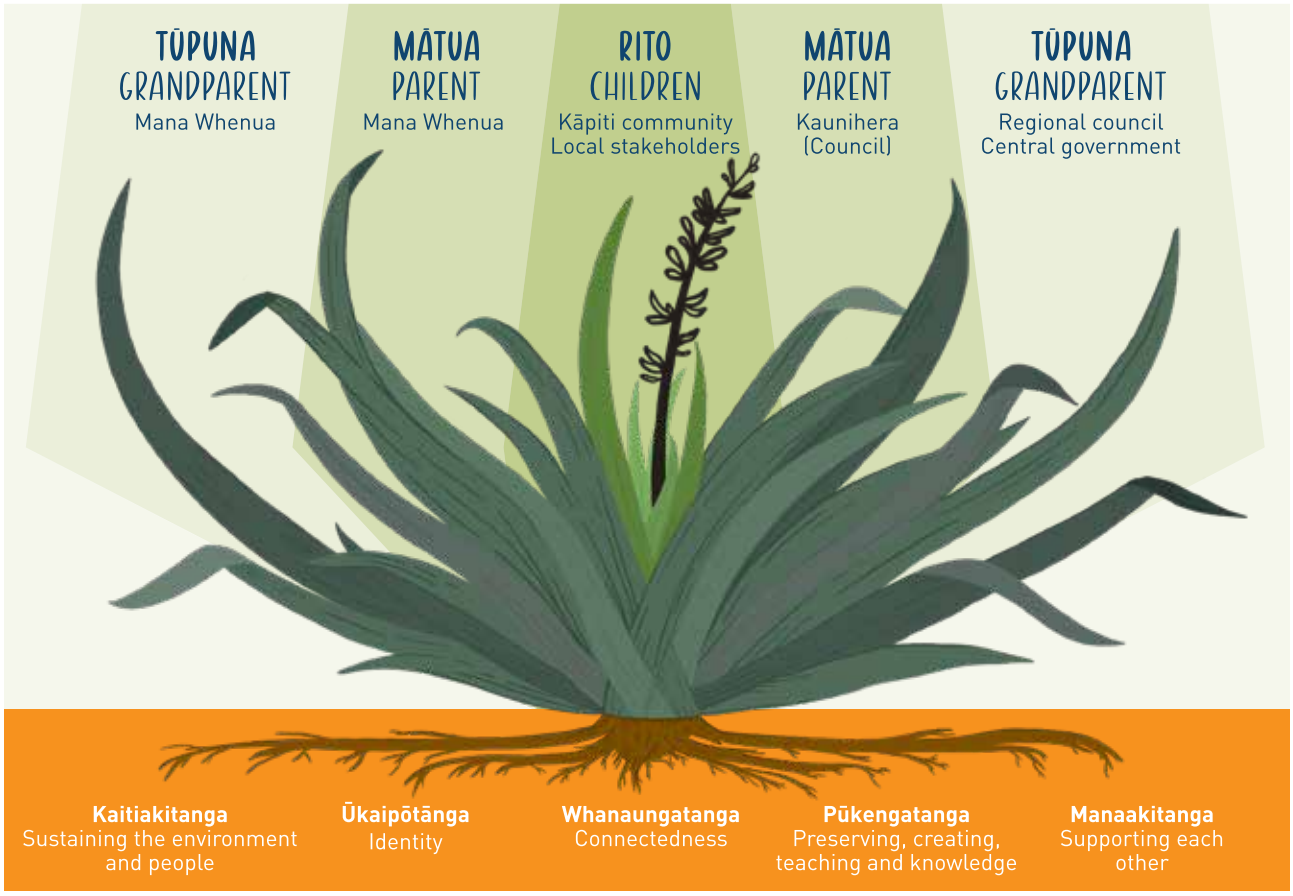
Pā harakeke whakataukī

Hutia te rito o te harakeke, Kei whaea te kōmako o ko?
Ki mai ki ahau; He aha te mea nui o te Ao?
Maku e ki atu, he tāngata, he tāngata, he tāngata!

If the heart of the harakeke is removed, where will the bellbird sing?
If I was asked; what was the most important thing in the world?
I would be compelled to reply, it is people, it is people, it is people!

The pā harakeke kaupapa symbolises whakapapa, and our links from atua to the environment. It is also a metaphor for the 'eco-system' that nurtures and supports the wellbeing of hapori whānui (the wider community), which our growth strategy aims to contribute to.

The roots of pā harakeke are the principles and values agreed by iwi representatives and councillors to guide all our work together.



Developing our approach to growth

Te Kaupapa Matua is the overarching framework that guides by interweaving values into practical application through:

- Ūkaipōtanga – our identity
- Whanaungatanga – our connectedness to community and environment
- Pūkengatanga – creating, preserving and teaching knowledge
- Kaitiakitanga – sustaining our people and the environment
- Manaakitanga – supporting each other.

It underpins the specific principles we have identified to guide the development of our approach to enabling growth and will help to ensure we remain grounded in our core values as the district grows.

How Te Kaupapa Matua provides the foundation to and integrates with our growth approach will be further explored with our iwi partners, particularly in the way the environmentally based mātauranga Māori Te Kaupapa Atua may be applied.

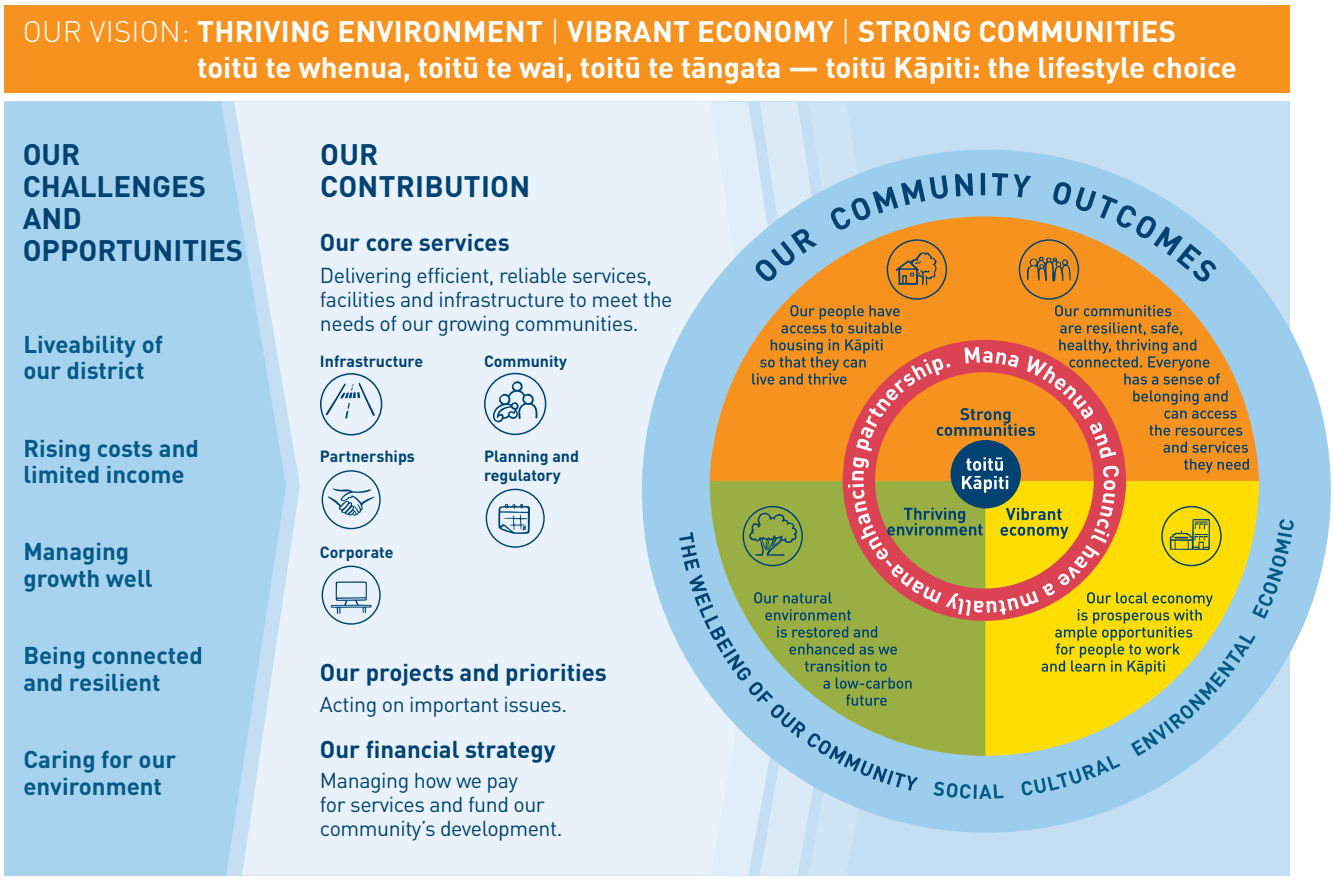
Our overall vision

Our vision statement provides the overall context in which we are developing our growth strategy. The ultimate objective of growing well is to help us achieve our vision of a thriving environment, vibrant economy and strong communities.

As shown, the challenges and opportunities councillors identified include managing growth well, reflecting how critical this is for our district.

However, achieving our vision and managing growth well does not come without its challenges. Balancing economic growth and environmental wellbeing to achieve strong and resilient communities highlights these tensions and the importance of the Te Kaupapa Matua values in resolving them.

Our community outcomes highlight the priorities: our communities and housing, our environment and our economy, supported by our first outcome that Mana Whenua and Council have a mutually mana-enhancing partnership. Each outcome contributes to how we shape our approach to growth.



Working with Mana Whenua

Through our partnership with our iwi partners Council will continue to work to reflect iwi values and aspirations in the proposed approach to enabling sustainable growth and the finalised Growth Strategy.

Our vision is about sustaining our land, our water and our people. Our Te Kaupapa Matua is depicted in the pā harakeke, which reinforces the concept of 'sustaining' our community, and is key to how we plan for growing well.

As kaitiaki in our district, Mana Whenua Ngāti Raukawa ki te Tonga, Te Āti Awa ki Whakarongotai and Ngāti Toa Rangatira have been working with Council for over 25 years. In the Long-term Plan, we set an outcome that Mana Whenua and Council have a mutually mana-enhancing partnership.

The way we plan for sustainable growth in our district over the coming years is a focus for our partnership approach and an ongoing conversation. Important themes iwi have indicated for ongoing discussion include:

- Mana whenua becoming self-governing and sustainable, to protect, learn, teach and maintain cultural mātauranga and practices including providing for their own needs through opportunities for business, housing, education and cultural purposes.
- exercising Kaitiakitanga across their rohe, ensuring the sustainable use of land and caring for the mauri of the environment, the people and the wider community
- ensuring wāhi tapu and other taonga are protected
- ensuring the careful location and implementation of development in relation to freshwater management and mahinga kai and maintaining customary rights and access
- unlocking Māori land and providing for mana whenua businesses and for papakāinga housing
- growing the capacity and skills of rangatahi and whānau to support their economic wellbeing.

What we know is important to our community as we grow

We've been talking about growth for a while and many people have shared their views and ideas. In our consultation on the Long-term Plan, we invited you to give your input to the development of the growth strategy and this has been very significant in shaping Council's proposed approach.

Your input reinforced for Council that people and communities are at the heart of growth and that to grow well over the coming years we need to think about all aspects of how we experience and enjoy our district – our homes, our natural environment and open spaces, our community facilities, our services and our workplaces. We want to take care of what we value and see the opportunities growth gives us to enhance how we live.

You told us it's important that Council plans for quality growth, particularly in relation to affordable housing stock and climate change. This is in addition to ensuring our existing infrastructure is effectively maintained and expanded as we grow.

Strong sense of community

"Foster community ties"

"Community spaces to connect people new to the district."

There is a real sense of community connectedness and pride in our district and it's clear that people care for each other. You want Council to help strengthen and foster this connectedness, as well as build community resilience.

Protecting our environment and open spaces

"Looking at how we can do things differently to ensure better outcomes for people, the environment"

"Building climate change mitigation into everything Council does"

Protecting our environment and wildlife is top of mind for many. Our parks and open spaces are appreciated and well used. There is a desire for new open spaces, as well as improvements, maintenance and protection of existing parks and open spaces.

"Help keep people in jobs and create new opportunities"

"A focus on industrial and commercial areas along Kāpiti Road to create job opportunities."

Increasing local job opportunities is part of improving the prosperity and liveability of our district. More opportunities for people to both live and work in Kāpiti also helps reduce climate emissions and congestion.

"Affordable housing so that everyone has somewhere to live... our community is more diverse"

"A range of different housing... to enable people to get the home that suits them and their whānau"

A lack of affordable housing is a concern for many. There is particular concern for those residents who can no longer afford to live here, and are forced to leave the district and their community.

"As the population grows, it is important that communities are developed with a focus on 'liveability' and supporting future generations to flourish."

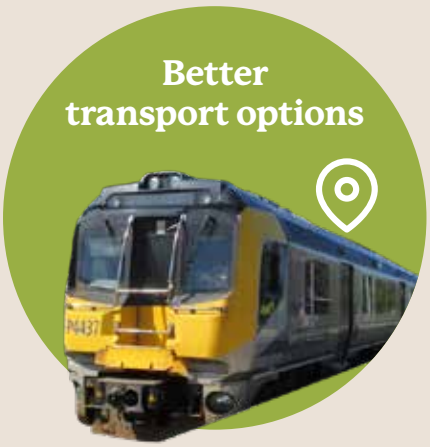
"A strong but realistic plan that looks at the environment and a growing and younger population"

Ensuring our young people have options locally for study and work was important, with more young families now in our district. Planning with our young people in mind will help achieve the good growth we want and address a current lack of opportunities.

"A clear plan to ensure the infrastructure grows at the same rate, preferably slightly ahead, of population growth."

"Good growth must be supported by good infrastructure."

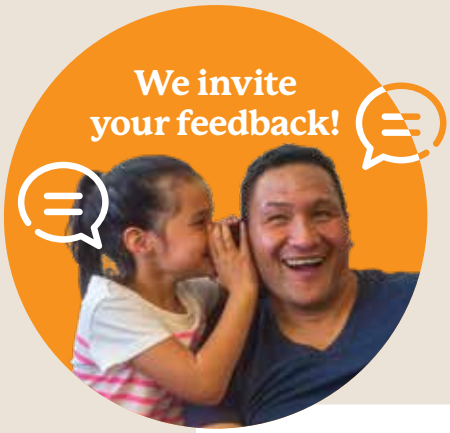
People want 'growth to pay for growth', meaning new developments help fund infrastructure. Planning ahead for new infrastructure to meet forecast population growth is key to growing well.



"Well-connected communities with good access to transport."

"Ability to walk, cycle and commute by mass transport."

Greater transport choice was seen as key, especially public transport such as our railway line. While areas of our district have good access to public transport, others have very limited access. Growth will support, and be supported by, extending public transport, particularly in the north of our district.



Share your views with us

Go to the feedback section page 59, or go online to **haveyoursay.kapiticoast.govt.nz/growing-well**.

Tā mātou tukanga
Our process

This section gives a summary of the main things we have used to develop our proposed approach.

It covers:

- what we're dealing with – the challenges and opportunities for our district to grow well
- what we need to take into account – including the Government's new requirements
- our important considerations – the direction Council has committed to with the community, such as acting on climate change, fostering resilience, developing our economy and responding to the pandemic
- our growth principles – the core principles we have developed to guide our proposed approach
- our growth principles, and our priorities and aspirations – to guide the implementation of our proposed approach.

It includes two of our questions for feedback about:

- our challenges and opportunities
- our growth principles, and our priorities and aspirations.

What we're dealing with

The challenges and opportunities for our district to grow well

Our Long-term Plan vision statement includes the main challenges and opportunities we have collectively identified for our future:

- Liveability of our district.
- Rising costs and limited income.
- Managing growth well.
- Being connected and resilient.
- Caring for our environment.

Highlighting 'Managing growth well' as one of our key issues reflects what we have identified together with our iwi partners and the community. Growing well is one of the primary issues Council sees as needing to be tackled in order to secure our future. And, as iwi and our community have shared with us, the way we need to think about growth is to see all these challenges and opportunities as linked.

A key part of developing our proposed approach for managing growth has been looking in-depth at the specific challenges and opportunities for our district. Here are the main issues we are facing and that we want to deal with, and the opportunities they give us, or that we can explore.

= challenges

= opportunities

A growing and changing population

- 32,000 more people by 2051.
- Our population is the second oldest in New Zealand, with 27 percent aged 65 or older.
- Our working age population is 10% smaller than the national average.
- There are demographic differences within our district, with the population in Ōtaki much younger than elsewhere.

We can embrace the benefits growth may bring

- A bigger population may provide the scale to support a fuller range of services (hospital, tertiary education facilities, wider range of shops etc).
- There may be opportunities for revitalisation of existing urban areas, to attract new business investment and employment.
- Services may be closer to where people live, improving accessibility.
- Greater density may allow for more affordable housing choices and diverse lifestyles.
- We have the opportunity to retain more of our 'missing cohort', 18 to 25 year olds who currently leave for tertiary study and work opportunities .
- For our mana whenua, provide more opportunity to work and live closer to or within their ancestral homes.

Higher demand across all Council services

- Growth in key demographics like older persons and young families has implications for the types of infrastructure and services we will need to plan for in the future.

We can take advantage of the increased scale that growth offers to support infrastructure and services

- We can spread the costs of services across a wider base of ratepayers – residential and commercial.
- With a bigger population we may be able to expand Council services.

Housing supply, choice and affordability (both ownership and renting)

- Nearly 14,000 new dwellings needed over the next 30 years.
- Almost 30 percent currently live alone, while around 65 percent live in one-family households.
- Severe under-servicing by emergency, social and transitional housing.
- We have 12 percent of the regions population, but less than 3 percent of its public housing units.

We still have space to develop and can actively manage how and where we do that

- We can have a wide range of housing, including affordable options.
- We can work in partnerships with government, iwi and the private and social housing sectors.
- We can balance public and private space in subdivision and development design.
- We can encourage building the types and sizes of housing to fit future demographic needs.

Supporting and growing our economy with the skills it needs

- Lack of diversity and low labour productivity in local economy – healthcare, social assistance and construction are our biggest sectors.
- A 'mismatch' of workforce needs and skills available in our local economy:
  - 31 percent leave the district for work.
  - Workers come from outside the district to support our key sectors.
- Few local tertiary training opportunities.

We can use growth to diversify our local economy

- We can work with business to plan employment and training pathways for our young people and workers.
- We can take advantage of technology and new ways of working that mean highly skilled workers can work remotely and no longer need to commute from the district.
- We can encourage technologies that support new types of business.
- We can explore opportunities for better tertiary education options and for within the district for upskilling our young people.
- We can facilitate opportunities for mana whenua to participate in the local economy.

Our changing climate

- Increased extreme weather, erosion and sea level rise – we are vulnerable as a coastal community.
- Risk from other natural hazards (e.g. earthquakes).

We can manage our growth in a way that builds resilient communities

- We can manage risks of natural hazards including sea level rise, through the design and location of new developments.
- We can maximise opportunities arising from the transition to a zero-carbon economy and climate neutral thinking.
- Greater density around transport hubs and town centres makes low carbon living easier.

Protecting our environment

- Increased waste (solid waste, wastewater and recyclables).
- Risk to freshwater quality.
- Loss of biodiversity.
- Risk of losing productive land.
- Increased noise and light pollution.

We can put environmental protection at the heart of decision making

- We can plan and design for better relationships with our natural environment and lower environmental impacts of new developments.
- We can make the most of our open spaces – like beaches, parks, sports fields or riversides – to protect and restore our district's ecology and add and enhance our spaces as we grow.
- We can work to safeguard highly productive land .

Transport choices

- Heavy reliance on private vehicles.
- Poor connectivity combined with population growth and economic development is placing pressure on existing infrastructure.

We can improve how we get around

- We can work with central and regional government to invest in both rail and roads to offer greater transport choice
- We can enable greater intensification in areas with good access to public transport, or with services and jobs within easy walking distance.
- We can improve public transport, walkability and cycleways.
- We can take advantage of new technologies such as scooters and e-bikes and improve shared pathway networks.
- We can design new developments to ensure access to sites of significance to mana whenua.

As we implement our growth strategy we will get into further detail. An important part of implementation will be monitoring what is happening and that might mean we identify further challenges or new opportunities.

Share your views with us

Have we reflected the significant challenges and opportunities?

Tell us your views: go to the feedback section page 59, or **haveyoursay.kapiticoast.govt.nz/growing-well**.

What we need to take into account

Key factors in developing our proposed approach are working closely with our iwi partners and our communities, holding true to our vision and values, applying the Government's new requirements for housing development and land use, other legislative requirements and planning our district's growth in line with the rest of the Wellington region.

Government requirements

Urban development

The Government has an ambitious programme for urban development, particularly to remove barriers to the supply of land and infrastructure and make room for cities to grow up and out.

As part of this, the National Policy Statement on Urban Development (NPS-UD) provides strong direction for how councils must enable growth within their district. It requires councils like ours to plan for growth to meet demand over the short, medium and long-term – that is, up to three years, three to 10 years and 10–30 years.

As part of the wider Wellington region, Kāpiti Coast is among the 'Tier 1' urban environments (the highest priority areas). For us, the policy requires:

- Council to enable 'growing up' to six storeys in major centres and around railway stations
- enabling of increased intensification generally
- the identification of greenfield land for development
- planning for more walkable neighbourhoods with better links to public transport, local services, open spaces and areas of employment
- ensuring we have the infrastructure in place for a larger population
- removing minimum requirements for car parks (excluding accessible car parks)
- supporting low-carbon living 30-year Future Development Strategy.

Our proposed approach for growth meets these requirements and will help inform the review of the Wellington Regional Growth Framework.

Te Mana o te Wai and the National Policy Statement for Freshwater Management 2020

Urban growth can have impacts on the supply and quality of fresh water. When considering how and where growth happens, we will need to ensure that the district grows in a manner that prioritises the health of fresh water.

The Government has established a programme for restoring the health of fresh water with the National Policy Statement on Freshwater Management 2020 and the National Environmental Standards for Freshwater 2020. At the core of this framework is the concept of Te Mana o te Wai, which refers to the vital importance of water for sustaining life. It establishes a hierarchy that prioritises the health and wellbeing of water first, then the health needs of people, followed by the ability for communities to provide for their social, economic and cultural wellbeing.

New Zealand Coastal Policy Statement

The New Zealand Coastal Policy Statement sets out the objectives and policies that apply to the coastal environment and requires councils to achieve these when carrying out their functions and duties under the Resource Management Act (RMA).

In terms of urban development, the most relevant matters of the policy are those that relate to coastal hazards, the natural character of the coastal environment and public access. The policy requires Council to take a precautionary approach towards proposed activities whose effects on the coastal environment are uncertain, unknown or little understood, but potentially significantly adverse.

Resource Management Act (RMA) reform

The Government has committed to replacing the RMA, which will be key for our management of good growth. As part of the proposed changes, each region would have a 30-year spatial plan, which would operate alongside a single regional planning document that consolidates all district and regional plans. Decisions would be made by a joint committee as a regional collective rather than individual councils. Our new District Growth Strategy will place us in a great position to respond to these changes.

We are already working with our partners to the north and south on similar activities – see Wellington regional growth framework below.

Other Government changes

The Government's three waters reform programme has the potential to significantly change the way water infrastructure and services are delivered in our district. We will continue to engage with Government on water reform.

Councils have been advised to continue to plan and budget for infrastructure while the reforms work progresses. Our proposed approach to growth therefore plans for the infrastructure needed for a larger, more highly concentrated population.

The Government has also established a review looking at the future for local government. This will consider what a resilient and sustainable local government system should look like, including roles, functions and partnerships; funding and financing; and representation and governance. The final report from the review is due in 2023. In the interim, we need to continue to undertake our functions as currently required. Our new District Growth Strategy will provide a strong foundation for these changes.

Wellington regional growth framework

Growth is happening across the Wellington region and for our neighbours to the north in Horowhenua.

We are part of setting the overall direction of that through the Wellington Regional Growth Framework. The Framework is looking across the whole region, so we get 'joined-up' planning, particularly in key areas such as our transport networks, including rail. Developing our direction in the context of the framework will mean our growth is complementary to what's happening in other parts of the region – particularly those districts with whom we share boundaries such as Horowhenua, which is also growing at a similar rate to Kāpiti.

The four current priorities in the Framework are:

- housing supply, affordability and choice
- transport choice and access
- iwi/Māori housing capacity and taonga
- climate change and resilience.

Important considerations

Our growth strategy works together with other Council strategies to shape how we grow. The growth principles mean that we are taking a holistic approach to planning for growth. We have worked to make sure our proposed approach is consistent with the other work Council is doing, and supports the direction agreed with the community.

Our vision and community outcomes

Our overall vision, (discussed on page 17), provides the starting point for our approach to growth. It gives us our ultimate objective of planning how we grow to help achieve a: thriving environment, vibrant economy and strong communities.

The five community outcomes developed by councillors for the Long-term Plan are integrated into our planning. The growth principles fit closely with the outcomes and our aim is that our proposed approach will help us achieve the outcomes.

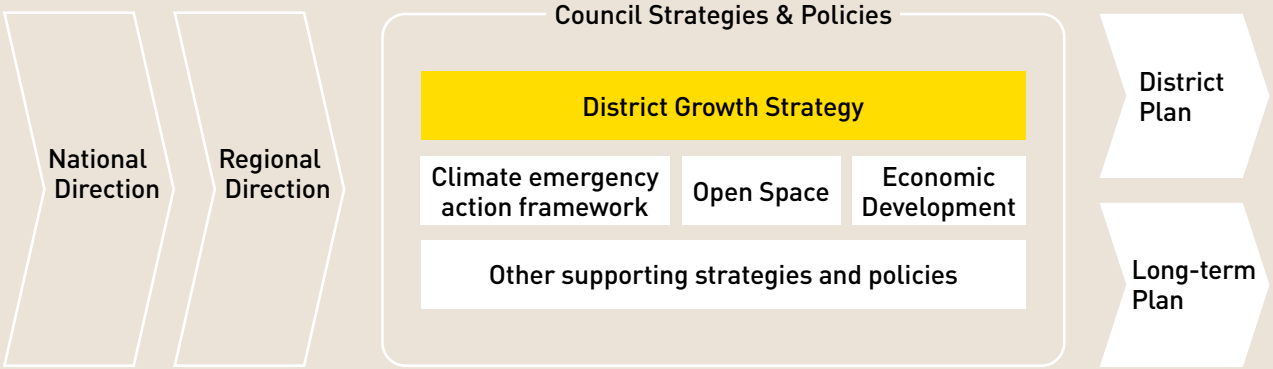
- Mana Whenua and Council have a mutually mana-enhancing partnership.
- Our communities are resilient, safe, healthy, thriving and connected. Everyone has a sense of belonging and can access the resources and services they need.
- Our local economy is prosperous with ample opportunities for people to work and learn in Kāpiti.
- Our natural environment is restored and enhance as we transition to a low-carbon future.
- Our people have access to suitable housing in Kāpiti so that they can live and thrive.

Te Kaupapa Matua

As outlined on page 16, our Te Kaupapa Matua overarching framework underpins our principles and keeps us grounded in our values.

Key strategies and policies

We have developed our proposed approach to make sure we align with Council's other key strategies agreed with the community and that our plan for how we grow will help deliver on their aims too.



Below is a high-level summary of the main strategies and policies connected with our planning for growth. You can find specific information about these on our website. See kapiticoast.govt.nz.

Some of these are current, some are to be reviewed. They are all areas we'll factor into our implementation planning.

Climate emergency action framework

This framework sets out the overarching vision, objectives and principles we follow when we make decisions about climate change.

The vision at the heart of our Climate Emergency Action Framework is a thriving, vibrant and strong Kāpiti that has reduced its carbon footprint significantly, transitioned to a low-carbon future, and prepared for challenges and opportunities that come from responding to the climate crisis.

Economic development strategy and implementation plan

Our approach to economic development recognises the increasing attractiveness of our district for business investment, particularly as our population grows. It provides a vision for how we can grow the diversity of our economy by partnering with iwi, business and the community, leading to greater opportunity, resilience and wellbeing for all.

Sustainable transport strategy

This is our 20-year vision for transport, which seeks to enhance community connectedness by improving how we can get around including our transport network and reducing the reliance on private cars.

Cycleways, walkways and bridleways strategy

We have a comprehensive network of cycleways, walkways and bridleways and we want to develop this to improve connections across the district as well as opportunities for exercise and recreation.

Stormwater management strategy

This focuses on managing stormwater risk and how we deal with stormwater as we develop. Our future approach will need to take into account national requirements for prioritising the health and wellbeing of freshwater outlined in the National Policy Statement for Freshwater Management.

Sustainable water management strategy

This strategy covers our management of access to and use of water and sets out specific water management plans for different parts of the district.

Takutai Kāpiti/climate change adaptation

Working with our iwi partners, our community-led coastal adaptation programme – Takutai Kāpiti – will help prepare us for changes to our coastline.

Natural hazards information

Council is working on updating our flood hazard and coastal hazard information. This work will help direct where intensification and new development can occur.

Open space strategy

We are consulting on our vision for our open spaces over the next 30 years alongside our growth strategy. The open space strategy guides how we manage and provide for open space and recreation. Looking at them together, we have the opportunity to be creative and develop new green spaces as part of how we grow. Submissions may be made on the draft Open Space Strategy.

Local outcome statements

A number of local outcomes statements developed by local communities alongside the previous Development Management Strategy in 2007 are now out of date and will be out of step with the new District Growth Strategy and government requirements. Further work to scope and provide a new framework to support local community development will be included as part of our implementation plan.

Our growth principles

Because how we grow is so important to us all, we want to ensure that our plan for managing growth is strongly grounded in what's most critical to our community and reflects the direction we've already committed to.

We have developed six 'growth principles' to guide and test our proposed approach. They build on our overall vision (page 17) and reflect the values and principles agreed with Mana Whenua in our Te Kaupapa Matua framework (page 16). They draw strongly on what the community has shared with us.

The principles combine what we want to nurture and protect – particularly our sense of identity and the importance of community, our environment and acting on climate change; and introduce the key elements of our proposed approach – different types of housing to help affordability, denser development of our urban centres to preserve our land and thinking about our district developing to a city-scale with the scope this brings for more services, facilities and opportunities.

Supporting mana whenua aspirations

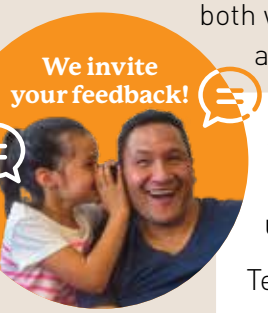
We recognises our partnership with mana whenua, and their role as kaitiaki for our district and our shared goal to grow sustainably. We will also support mana whenua to use their land and to provide for their needs for business, housing, educational and cultural purposes.

Valuing our environment

We will carefully consider the suitability of where and how we develop. We will protect our taiao, restoring habitats and enhancing our whenua and awa.

Fostering strong communities

By growing well and planning new developments thoughtfully we can foster connected, resilient communities who identify both with their immediate neighbourhoods and the wider district.



Share your views with us

Do you think our principles give us the right focus?

Tell us your views: go to the feedback section page 59, or **haveyoursay.kapiticoast.govt.nz/growing-well**.

Encouraging low-carbon living

Concentrating development on centres and transport hubs better supports low-carbon living. Having close access to public transport and walkable communities with easy access to jobs and services means we can grow in a way that puts whānau and communities first. Greater density provides opportunities that helps us make a strong contribution to our climate emergency response.

Embracing the opportunities of growth

We want to actively plan for the benefits a larger population can bring to our whole district. 'City thinking' allows for the benefits that scale can bring with regards to jobs, education, training, and services, while retaining the community character that makes Kāpiti special.

Enabling choice

Our growth strategy will help enable more options for housing to suit people's different needs, including apartments, townhouses, papakāinga and social housing; and provide opportunities for different types of businesses and jobs to be created.

Our priorities and aspirations

As well as our growth principles, we have expressed what we want to achieve through our growth strategy in a set of priorities and aspirations. These expand on the principles and capture the many aspects of growing well that our community have raised.

Keep, protect, enhance

As we grow, we want to maintain, protect and enhance:

- our whakapapa and ancestral connections
- our district's natural assets
- the connection between our natural environment and the values underpinning our Kāpiti lifestyle
- our sense of place and identity.

Improve walkability, neighbourhoods and wellbeing

We can design our urban spaces in a way that:

- provides equity of access within communities
- supports us to be active and healthy
- enables positive interaction and connection,
- create age-friendly communities
- helps build resilient and sustainable communities.

Achieve climate neutral living

We want to develop in harmony with our environment:

- applying our climate emergency action framework to our development approach
- actively planning how we can reduce our carbon footprint as our population increases, including encouraging intensification of our existing urban areas.

Enable affordable and efficient urban form

We will aim for a mix of intensification and greenfield expansion to give us:

- more housing available within existing urban areas
- efficient and effective transport networks
- attractive public spaces
- enhanced green and blue networks through the district (land and waterways)
- resilient infrastructure with costs fairly shared.

Be prosperous and productive

We can use growth to:

- encourage more diverse business and employment opportunities and grow our skill base
- attract tertiary healthcare and educational services
- promote Kāpiti as a lifestyle destination
- protect the productivity of our rural sector and high-quality land from fragmentation.

Be respectful, inclusive, and diverse

We want the way we grow to:

- enhance the mauri of our district and communities and recognise that they are interrelated
- celebrate who we are – acknowledging our diversity and our sense of our local communities as well as what we love about our whole district
- provide vibrant, accessible and safe spaces and facilities for everyone to enjoy
- support a compassionate and just society.

Supporting and encouraging a culture of creativity and innovation adds to the district's sense of community, civic pride and distinctive identity.

Te aronga hukihuki
Our proposed approach

This section presents our proposed approach of growing up and growing out

It outlines the main features and with descriptions, maps and illustrations shows how they would be applied in different parts of the district:

- Paraparaumu
- Railway stations
- Town centres
- Ōtaki
- Local centres
- Greenfields
- Business and commercial
- Rural

Our proposed approach seeks to deliver resilient, accessible and connected communities in a manner that protects and enhances our environment.

It includes specific questions for feedback about how we apply our proposed approach:

- How high we could go in our town centres.
- How far out we should go with our greenfields developments.

Our proposed approach is to grow up and grow out

With our growth principles at the forefront, the approach is to provide for intensification and greenfield development in stages over the next 30 years.

We'll provide for growth by enabling different types of housing, business and community facilities through a mix of:

- intensification in our urban areas – 'grow up'
- new developments (greenfields) – 'grow out'.

We still have space to develop – in urban centres and further out – and can manage how and where we do that. That means we can accommodate a bigger population while preserving our green, rural and open spaces that make Kāpiti so special.

One significant change is, over time, establishing central Paraparaumu as the coast's 'city centre' with Ōtaki as a district centre in the north.

Increased density

For our centres, suburbs and our new land developments we are required to provide for increased density and make more efficient use of our land.

In and around our town and local centres we would be looking at medium-high density development (enabling development in local and town centres up to 4 and 6 storeys respectively, and in central Paraparaumu enabling up to 12 storeys). In most suburban areas, we will allow more infill housing at low–medium density (enabled up to 2–3 storeys). Our greenfields developments would also be more dense than previously and include different forms of housing – such as terraced housing and apartments.

Our approach meets the Government's requirements for intensification of housing including removing minimum requirements for car parks (excluding accessible car parks) to support low-carbon living and encourage use of public transport.

Higher density can deliver increased services and facilities to support people's everyday needs. We are aiming for more people living in walkable neighbourhoods. The emphasis is on more urbanised living with new developments centred on public transport, particularly rail, with less reliance on private vehicle use. Improved public transport will need to be delivered as part of implementing this strategy.

When we talk about 'enabling development', we mean that district planning rules will be set to allow for development at these densities. Infrastructure planning will also take these potential higher densities into account when upgrades and extensions to services are planned.

Growth will happen over time

Our growth strategy plans for the growth in our population over the next 30 years. Some development will happen in the next several years while other developments might not happen for 20 years or more.

Planning for this growth now means we will be able to ensure all necessary infrastructure is in place in time to support staged growth.

Our proposed approach also has the flexibility to adjust to population growth – if growth is faster or slower than expected, we can bring forward development or push it further out.

Our green spaces will be protected

Protecting the beautiful environment in which we live is paramount. The backdrop of bush-clad hills, the rivers and streams they feed, our wonderful coastline – these are the things that make living in Kāpiti so special.

Our proposed approach protects our green spaces, natural habitats and freshwater quality.

Responding to climate change

Toitū Kāpiti reflects our drive for a vibrant and thriving Kāpiti, consisting of strong communities that are deeply embedded in and connected to Kāpiti's natural environment. Due to our coastal location, climate change and sea level rise can present particular challenges to development across the district. The areas proposed for intensification have undergone initial high-level assessment for natural hazard constraints, including sea level rise and flood hazards. Further work will be necessary, and some of this work is already underway, as outlined in Section 4, Our Implementation Plan. This work will feed into future District Plan changes.

Different types of housing

To meet the needs of changing demographics – such as more single person households – and lifestyle needs, we want to enable different types of housing. A wider range of housing will also result in more affordable housing options.

We also want to enable forms of development we have a need for on the Kāpiti Coast. This might mean working with community housing providers on social housing or supporting Mana Whenua to develop housing solutions to allow their people to live (and work) closer to their ancestral home.

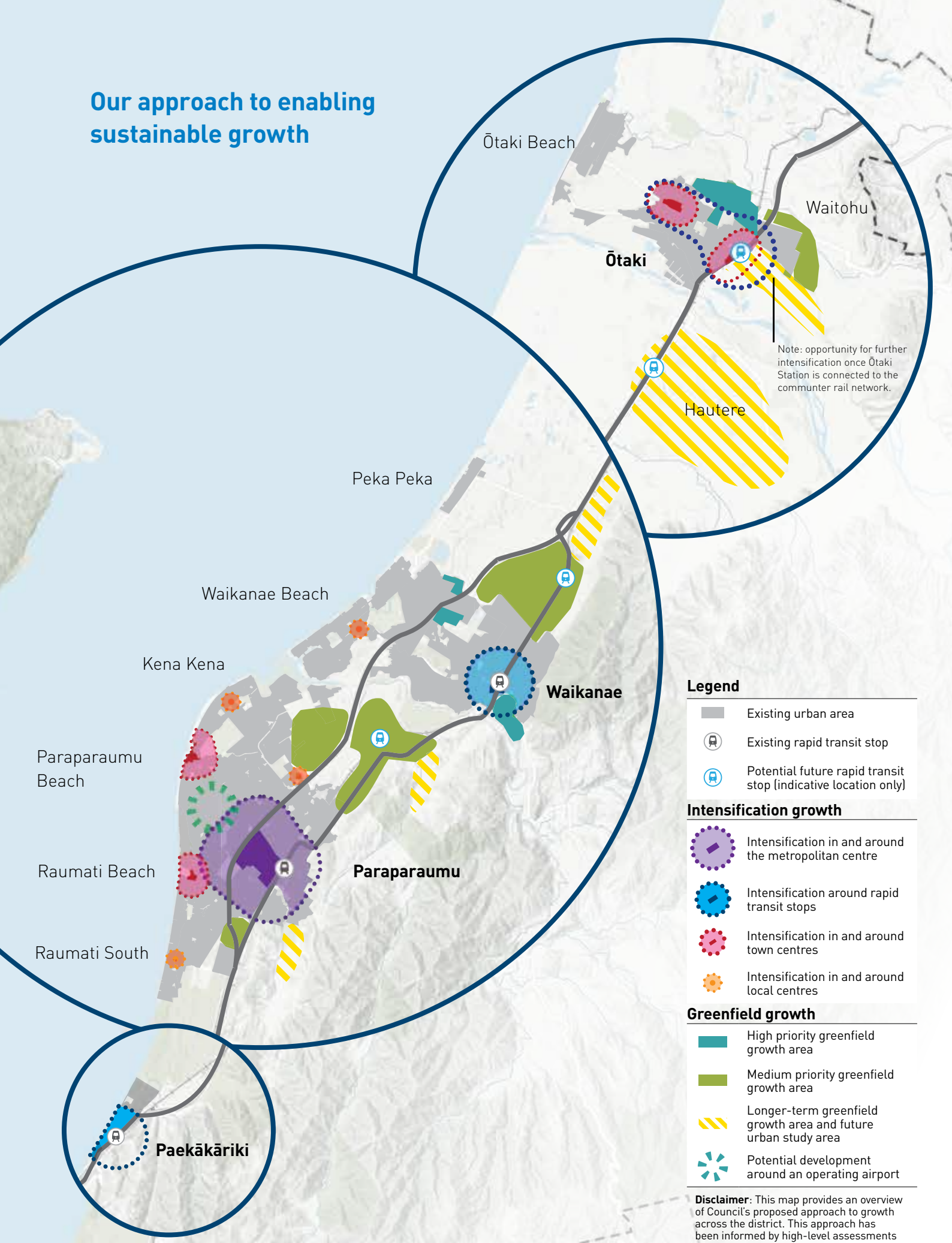
The biggest change will be in areas of increased density where over time we will see apartment blocks, terraced housing, and townhouses.

Different types of housing across the district

	Expected type of building	Dwellings per hectare	Areas in proposed approach
High density	Apartments/ commercial buildings **Buildings enabled up to 12 storeys**	100	**Central Paraparaumu**
Medium–high density	Apartments/ commercial buildings **Buildings enabled between 4 and 6 storeys**	80	**Areas around railway stations** in Paraparaumu and Waikanae (potentially Ōtaki and Paekākāriki in time as well as new train stations)
Medium density	Apartments/ commercial buildings **Buildings enabled up to 6 storeys**	60	**Town centres** of Raumati Beach, Paraparaumu Beach, Waikanae, Ōtaki
Low–medium density	Townhouses/ terraced houses/ apartments (potential business use on ground floor) **Buildings enabled up to 3 to 4 storeys**	40	**Local centres** of Raumati South, Kena Kena, Meadows Precinct (Mazengarb Road), and Te Moana Road, Waikanae Beach
Low density	Detached houses/ semi-detached townhouses (no business use) **Buildings enabled up to 2 storeys**	20	**Suburban areas** with increased density enabled up to 2–3 storeys

We'll provide for growth by enabling different types of affordable housing to meet the growing needs of our community.

Our approach to enabling sustainable growth



Disclaimer: This map provides an overview of Council's proposed approach to growth across the district. This approach has been informed by high-level assessments of natural hazards and other constraints to development. The approach for particular areas will be refined as further assessments are completed.

Grow up + out in summary

- More options – different types of housing e.g. apartment blocks, terraced houses, townhouses.
- Building on what we have already – e.g. developing Paraparaumu centre.
- Some 'new'/different – e.g. developing Ōtaki as a bigger centre.

Grow up – Intensification

Central Paraparaumu

Enable up to 12 storeys within central Paraparaumu.

Up to six storeys within an 800m walkable catchment (about 10 minutes walk) of central Paraparaumu and railway station.

Railway stations

Enable up to six storeys within an 800m walkable catchment (about 10 minutes walk).

- Paekākāriki (potentially in the future – there are currently infrastructure-related constraints)
- Paraparaumu
- Waikanae
- Ōtaki (pending commuter rail)
- Potential new railway stations in future major greenfield developments

Town centres

Enable up to six storeys within town centre area and four storeys within a 400m walkable catchment (5 minutes walk).

- Raumati Beach
- Paraparaumu Beach
- Waikanae
- Ōtaki

Local centres

Enable up to four storeys in centre and four storeys within a 200m walkable catchment (a short walk).

- Raumati South
- Kena Kena
- Meadows Precinct (southern end of Mazengarb Road between Realm Drive and the Expressway)
- Te Moana Road (Waikanae Beach)

Suburban areas

Enable up to 2–3 storeys of infill and low to medium density development.

Grow out – Greenfields

Greenfield development enabled up to three storeys and six storeys around any future railway stations.

Any major development centred along transport routes and designed for housing, business and community facilities.

High priority greenfield growth areas

Developments on the current urban periphery.

- Waikanae and Ōtaki future urban zones
- Southeast Waikanae
- Paraparaumu – land appropriately located adjacent to operating airport

Medium priority greenfield growth areas

- Paraparaumu North/Otaihanga/near Otaraua Park
- Raumati South near the start of the expressway
- North of Waikanae (between expressway and east of old state highway)
- Waitohu in Ōtaki

Longer-term greenfield growth areas and future urban study area

- Valley Road, Paraparaumu
- East of Otaraua Park
- Peka Peka, east of state highway
- Ōtaki, south of Waitohu
- Te Horo/Hautere

Central Paraparaumu

We plan for Paraparaumu central to be developed, over time, as the main city centre for our district. This would give us the facilities and benefits of size you would expect in a city.

Increased density and a bigger population have the potential to support a fuller range of services – including potentially a hospital and tertiary education facilities – spaces for people to meet and gather, a wider variety of shops, improved ability to attract investment and new businesses, and increased local employment opportunities.

Currently, central Paraparaumu includes a lot of undeveloped or lightly developed land. Our proposed approach sees this area as having the densest development in our district, helping to achieve the benefits that a city brings.

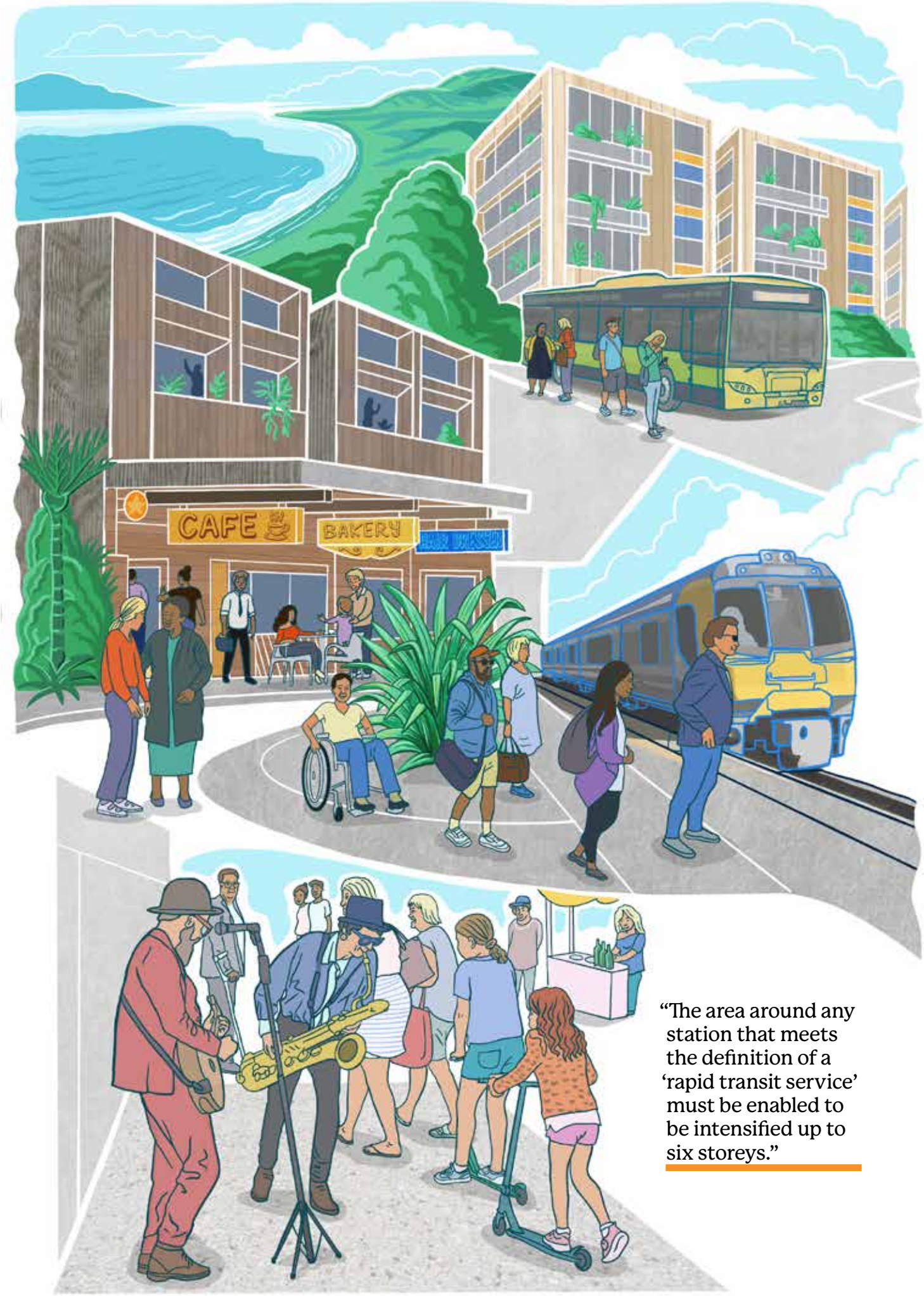
Density in the central area of Paraparaumu centre would be enabled up to 12 storeys. Paraparaumu centre as the 'city heart' of the District is distinguished from the district's other centres in its form and density, allowing for a greater concentration of retail, business, employment, and living opportunities. The density provided by enabling 12 storey development will bring housing and commercial/business space supporting housing choice and business vibrancy. Preliminary assessment has highlighted benefits of building more densely in this location, to make the best use of infrastructure and community facilities.

Development up to six storeys would be enabled within an 800m walkable catchment. This includes providing for development up to six storeys within a walkable catchment of the railway station, as required by the government's urban development policy.

Business land will be retained for business purposes. To achieve increased density there will be continued and expanded mixed use on commercial land, for instance, a building with shops on the ground floor and offices and apartments above.

There will be easy access to public transport for those commuting or others coming to Paraparaumu and central Paraparaumu itself will consist of overlapping (walkable) neighbourhoods where residents can walk to a range of services and facilities.

We plan for Paraparaumu central to be developed, over time, as the main city centre for our district. This would give us the facilities and benefits of size you would expect in a city.



"The area around any station that meets the definition of a 'rapid transit service' must be enabled to be intensified up to six storeys."

Railway stations

The Government's urban development policy also has a focus on enabling intensification in and around railway stations. The area around any station that meets the definition of a 'rapid transit service' must be enabled to be intensified up to six storeys.

For us, that is all our railway stations – Paekākāriki, Paraparaumu and Waikanae. Up to six storeys will be enabled within an 800m walkable catchment.

Although Paekākāriki railway station is considered a rapid transit stop, Paekākāriki lacks the community wastewater system necessary to support intensification and growth. This could be resolved through new infrastructure; however, this would take time and involve significant cost.

The area around the station at Paraparaumu will be developed as part of the intensification of the wider Paraparaumu metropolitan area.

Similarly, in Waikanae, the railway station-centered development will flow into the development of the Waikanae town centre.

Further north it is likely that Ōtaki railway station might also become a 'rapid transit stop' in the future, once double tracking and electrification of the line occurs, and so similar development would take place here.

Our proposed approach also includes enabling medium density in major new greenfield developments centred on potential future railway stations such as at Otaihanga/near Otaraua Park and north of Waikanae.

Some of this development depends on decisions on the rail network and services which we will continue to advocate to central government for.

Town centres

To help retain diverse communities we will also have increased density and higher buildings in our town centres – Raumati Beach, Paraparaumu Beach, Waikanae and Ōtaki.

This will mean our higher density growth is not simply focused on Paraparaumu central; other areas will also have a greater range of housing, businesses, services and potentially local employment.

Raumati Beach and Paraparaumu Beach town centres could support density of up to six storeys within the town centres – including opportunities for mixed use, business and residential – and up to 4 storeys of residential development within a 400m walkable catchment.

The Waikanae town centre is right by the railway station – around which development is required to be enabled up to six storeys – so our proposal is for up to six storeys within an 800m walkable catchment of the station.

Ōtaki

In fostering growth, we are planning for Ōtaki to take on greater prominence as a district centre for the northern half of our district. This will support economic and cultural development in the area.

Ōtaki is growing and will grow even more through better transport links, including the completion of the Peka Peka to Ōtaki expressway in the next couple of years and its extension through to Levin within the decade.

It is anticipated the railway line will be double tracked and electrified in coming decades, connecting Ōtaki to Wellington by commuter train.

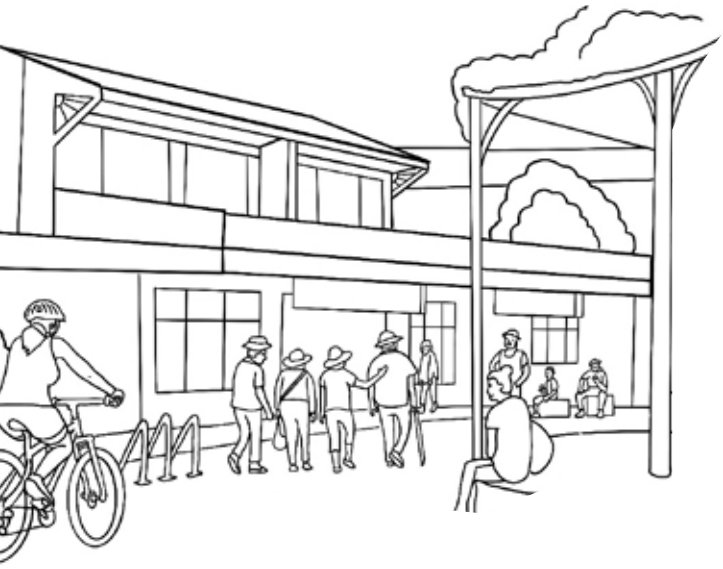
Development will initially be focused around both the shops/centre along State Highway 1 as well as the town centre halfway towards the beach. Later there will be opportunities for development around the railway station once double tracking and commuter rail has been planned for (some of this area covers the SH1 centre, which will already have been enabled for development).

We propose enabling up to six storeys within both current Ōtaki town centres and four storeys within a 400m walkable catchment of them both. If and when the railway station is part of the commuter rail network, this would extend to enabling up to six storeys within an 800m walkable catchment.

As well as development in the township itself, an area to the north has long been identified for urban development.

Local centres

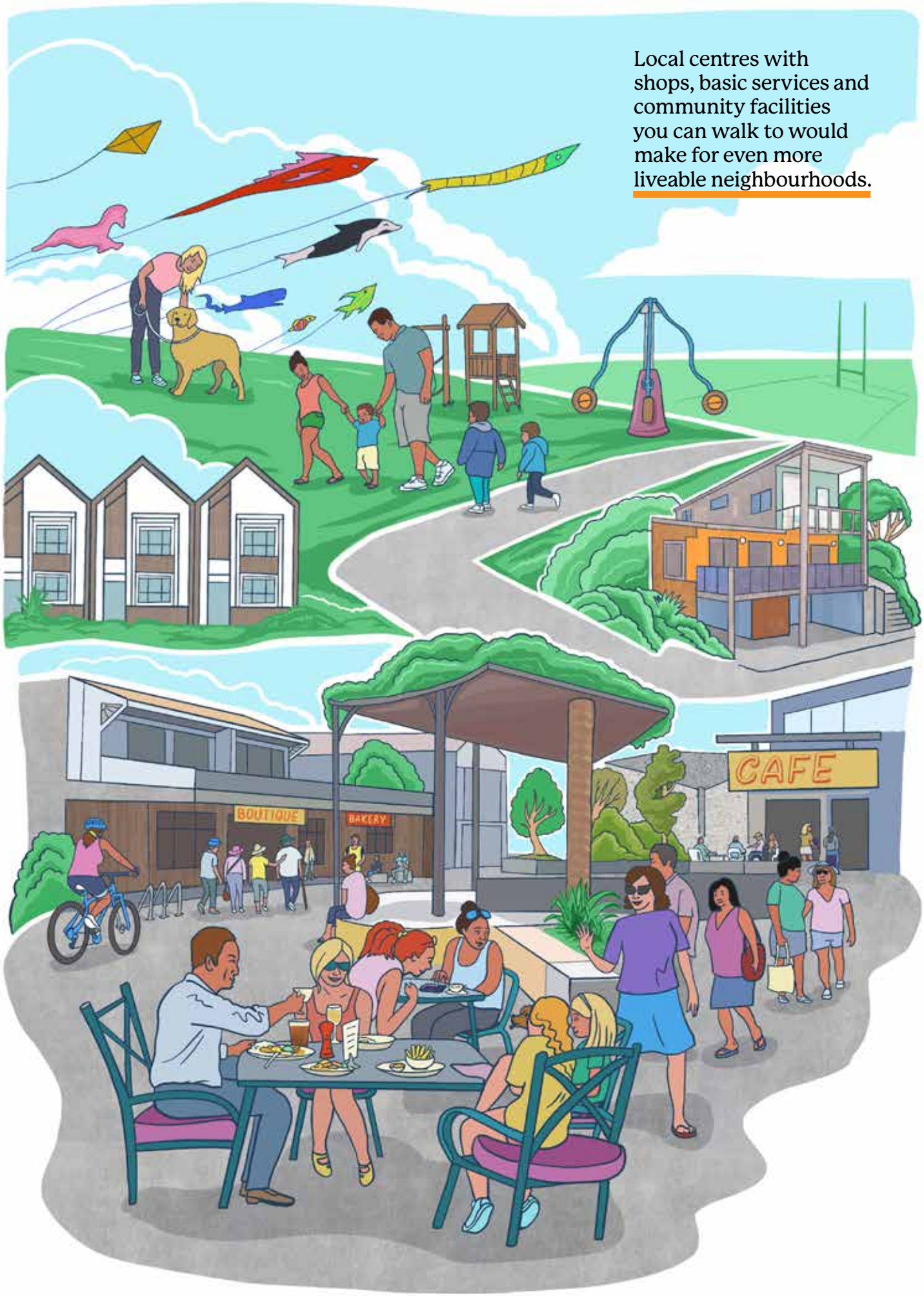
Our proposed approach sees gradual intensification in our local centres in Raumati South, Kena Kena, Meadows Precinct (Mazengarb Road) and Te Moana Road, Waikanae Beach.

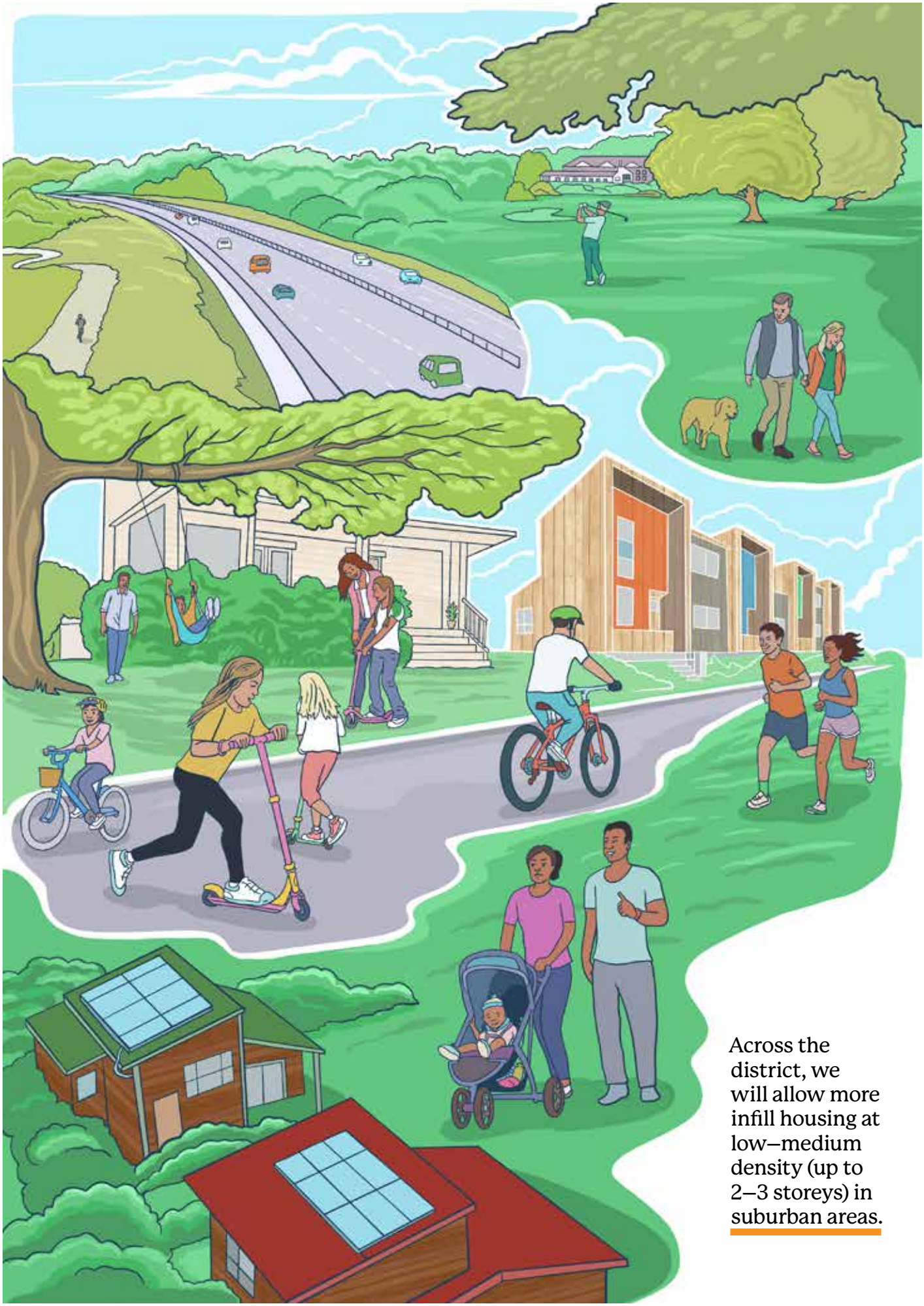


Local centres with shops, basic services and community facilities you can walk to would make for even more liveable neighbourhoods.

Development would be enabled up to 4 storeys high within a 200m walkable catchment. This is expected to occur over time through infill and re-development.

Local centres with shops, basic services and community facilities you can walk to would make for even more liveable neighbourhoods.





Across the district, we will allow more infill housing at low–medium density (up to 2–3 storeys) in suburban areas.

Suburban areas

Across the district, we will allow more infill housing at low–medium density (up to 2–3 storeys) in suburban areas.

Infill development is possible under the current District Plan; however, we are aiming to further prmote this, as well as encourage other forms of low–medium density development such as semi-detached and terraced housing.

New greenfield areas

Our greenfield development areas will be staged for release over the 30 years of the strategy.

Overall, our approach puts emphasis on 'growing up' along with some greenfield development. This will help protect our valued green spaces and natural ecosystems, and safeguard highly productive land where it has not already been fragmented.

Future greenfield developments will be denser than previously, enabled with up to three storeys in new developments, and up to six storeys around any new railway station. This is part of creating walkable neighbourhoods – reducing reliance on cars as we transition to a low carbon future. Larger greenfield areas will be of the scale to support local shops, services, and business activity. Greater density in new neighbourhoods also helps create efficiencies in infrastructure provision.

A preliminary assessment has provided indicative priority for the development of proposed greenfield areas. This includes infrastructure availability and challenges and constraints in developing areas. Further planning and infrastructure investment processes will help identify potential priority of areas for development on an ongoing basis.

Where these can be overcome, development may be realised sooner than indicated.

High priority greenfield growth areas

The first areas to be prioritised for development will be the greenfield sites located within and adjoining existing urban areas or in what are known as future urban zones.

These greenfield areas are the Waikanae and Ōtaki future urban zones, southeast Waikanae and land appropriately located adjacent to an operating airport in Paraparaumu.

Medium-priority greenfield growth areas

We would look to centre any major new developments along transport routes, particularly rail.

New urban areas, with their own local centres will be provided for in the Paraparaumu North/Otaihanga/near Otaraua Park area, and north of the current Waikanae urban area. Development will happen over the medium term of the strategy. These areas reflect those initially indicated in the Wellington Regional Growth Framework and would need to be supported by future rail services.

New urban areas will also be developed at Raumati South and Waitohu in Ōtaki.

Mixed use of commercial land will be further encouraged to create diversity and vibrancy around our centres for instance, taller buildings with shops on the ground floor and offices and apartments above.

Longer-term greenfield growth areas and future urban study area

Long-term greenfield growth areas have been identified in Valley Road in Paraparaumu, east of Otaraua, Peka Peka east of the state highway and Ōtaki south of Waitohu.

In the long-term a greenfield future urban study area has also been identified to the north of the district, indicated for the Te Horo/Hautere area. This would need extensive further investigations for suitability, which will be undertaken over the next few years. Such an area would be anticipated for development in the latter years of this strategy.

There is a strong preference for any long-term greenfield development in the north of our district to be matched with increased rail services.

Business and commercial

All existing business land will be retained for business use. In areas where higher buildings and density is enabled – such as Paraparaumu's centre and our town centres – the mixed use of commercial land will be further encouraged, for instance, taller buildings with shops on the ground floor and offices and apartments above.

Higher density in centres and around train stations will enable businesses to be more accessible to people, by car, public transport or, in many cases, within walking distance.

We know our district generally has enough business land capacity in the short, medium

and long-term, however, Council's Housing and Business Assessment 2018 found demand for business land was sensitive to population growth and increasing accessibility to the district. A growing economy and population means we will need to plan for more business land over the longer term. We will include this in some strategically located greenfield developments that are well connected to transport infrastructure and have the space where we can include industrial activities sensitively in a new development. We will review this as part of the Housing and Business Assessment in 2022.

Rural

Our approach to growth will ensure we retain highly productive land in the district and potentially help develop new food production and manufacturing businesses.

A significant area of the Kāpiti Coast is used for farming and horticulture (particularly around Ōtaki, Te Horo and Hautere where there is high-quality soil for growing).

In recent years subdivision of rural land for housing has increased, mostly on the fringes of urban areas, although this has been somewhat managed through the District Plan. Our approach to growth aims to minimise the further fragmentation of productive rural land by setting out areas for future housing right through until 2051. This may involve tightening-up the current subdivision provisions in our most productive rural areas where the land has not already been significantly fragmented. We may also explore the possibility of incentivising re-amalgamation of subdivided land where feasible.

Our parks and open spaces provide key networks for us to move, play, connect with others and engage with our environment.

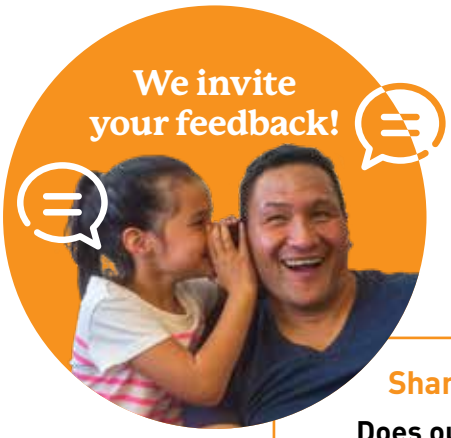
Benefits of our proposed approach

Our growth principles

- Supporting Mana Whenua aspirations.
- Embracing the opportunities of 'city thinking'.
- Valuing our environment.
- Supporting low-carbon living.
- Fostering strong communities.
- Enabling choice.

Benefits of our proposed approach

- Kāpiti will offer different kinds of homes and more options for how people live.
- A bigger population will mean a bigger range of services – potentially a hospital or polytechnic.
- People will have more opportunities to work in Kāpiti.
- We'll have more shops and community facilities a short walk away.
- We'll be able to attract new businesses to our district.
- Our beautiful whenua and wai will be protected for future generations.
- Growth will revitalise our town centres.
- There will be more options for our rangatahi – for training and jobs.
- We'll have great spaces to connect in our neighbourhoods and centres.
- With better access to transport options, it will be easier to lower our carbon footprint.
- There'll be more ratepayers to share the cost of services.



Share your views with us

Does our proposed approach give us a good mix between intensification and greenfield?

Tell us your views: go to the feedback section page 59, or **haveyoursay.kapiticoast.govt.nz/growing-well**.

Te whakatinana i tā mātou mahere

Our implementation plan

This section gives an outline of how we would implement the proposed approach working with our iwi partners and community in the context of the Government's requirements and the development of the greater Wellington region.

It explains the Council's role and highlights how parts of our proposed approach are dependent on some key developments by central government and others like the regional council for the rail network and public transport.

It summarises the main work we've already got underway through our current Long-term Plan to invest in infrastructure and increase options for housing. It sets out the key first steps in implementation such as updating the District Plan to apply the Government's new requirements for urban development and planning for our infrastructure needs in the next Long-term Plan.

It includes one of the key questions for feedback: Is our plan for implementation covering everything important?

Coordinating how we plan and deliver activities across the district is important to support more walkable and liveable neighbourhoods.

Making it happen – outline of our implementation plan

We will deliver our growth strategy through a comprehensive implementation plan. This section explains what our proposed approach depends on, what work we've already done, what we've got underway and what we plan to do next.

We will develop an implementation plan that breaks down step by step what needs to happen to realise the final growth strategy to enable sustainable growth in Kāpiti over the next 30 years.

The implementation plan will sit alongside our finalised growth strategy.

Guiding principles

We will use our growth principles and our priorities and aspirations to ensure our implementation plan stays on track and helps us achieve our vision of a thriving environment, vibrant economy and strong communities for all the people who will call Kāpiti home.

Our growth principles

- Supporting Mana Whenua aspirations.
- Valuing our environment.
- Fostering strong communities.
- Encouraging low-carbon living.
- Embracing the opportunities of growth.
- Enabling choice.

Who's involved

The implementation plan will be led by Council, working with our iwi partners, our communities, developers, central government and the regional council.

Council's main roles are in helping set the direction and rules for development, and planning infrastructure and services to support growth. Development of housing, offices, shops and industrial facilities will be led by other parties, including property development firms, builders, community housing providers and iwi.

Working with other parties and within the Government's framework means there are things outside our control and over which we have no choice. We will have to adapt along the way and work closely together to coordinate activities.

We have worked with all these parties for many years, and we share a commitment to achieving good growth.

What key things will contribute

Because growth has been on our radar for some time, there is a lot of work already underway or planned. There are a number of key projects and mechanisms that will be part of our implementation.

- District plan changes.
- Long-term Plan and infrastructure strategy.
- Development contributions policy.
- Assessments of housing and business land capacity.
- Housing needs assessment.
- Wellington regional growth framework and Future Development Strategy.

Updating our district plan

Our district plan sets out rules for where and how development can take place. We will update the district plan to ensure we enable sufficient development capacity, both in land zoning and intensification.

The updated district plan will incorporate the Government requirements for intensification as well as further changes, over time, in relation to mana whenua, and coastal and flood risks.

The district plan is the main mechanism that will enable our growth strategy.

Planning our infrastructure needs

The 2021–41 Long-term Plan has a focus on investing for resilience and growth. Much of the work programme is designed to set us up to grow sustainably at the same time as meeting our immediate infrastructure needs.

Growth will be enabled through the sequencing of our infrastructure development. We want to plan comprehensively and avoid piecemeal development. For example, we know we will need to increase our water infrastructure for the needs of an increased population, including possibly a new wastewater treatment plant and water reservoir.

Alongside the Long-term Plan, our infrastructure strategy – 'Building for now and the future' – takes a 30-year view, which aligns with our growth strategy.

Specific infrastructure requirements

We will need investment across our different areas of infrastructure. Some of the key investments required are our direct responsibility while others sit with our partner organisations, such as Waka Kotahi NZ Transport Agency, KiwiRail and the Greater Wellington Regional Council.

Some of these significant investments and their timing to support development proposed are set out below.

Transport

- Improved intersection capacity and safety at critical intersections (e.g. Kāpiti Road and Amohia Street, Old State Highway 1 and Elizabeth Street) – short to medium term.
- Link roads between Kāpiti Road and Ihakara Street to relieve capacity constraints on Kāpiti Road – medium term.
- Frequency increases in rail services and double tracking and electrification of the railway line between Waikanae – medium to long term.

Water

- Ōtaki would require additional capacity including reservoir storage – short to medium term.
- North Waikanae would require new water supply system – short to medium term .

Wastewater

- Ōtaki would require new sewage pipe network and pump station capacity – short to medium term.
- Growth through intensification may trigger capacity upgrade requirements for wastewater pipe work and pump stations – short through to long term.
- Upgrades to existing wastewater treatment facilities at Otaihanga and Ōtaki – long term.
- Possible new wastewater pump station and treatment system for growth north of Waikanae – medium to long term.
- As noted, any significant development planned for Paekākāriki would require a full wastewater system to be implemented.

Stormwater and coastal

- Flood, stormwater management and coastal hazard plans – under development.
- Intensification areas and greenfield expansion areas will need to be sensitive to climate change and sea level rise and managed accordingly.

Enabling quality development

We will increase our activities to support and enable quality development. An activity in our Long-term Plan is to review our development contributions policy, which focuses on funding infrastructure. We also want to look at ways to incentivise good development that offers different types of housing, is climate friendly and provides spaces for community and recreation. These are seen as some of the key components of quality developments.

As part of the 'growing up' element in our proposed approach, we will work with commercial developers to encourage and incentivise higher-density development in suitable areas. This includes how we support green spaces and urban amenity in new types of developments, so it links with objectives in our Open Space strategy.

Investigating suitability of land for development

We are checking the suitability of land for different development, including considering natural hazards. We know there are areas of the district that have constraints, including some of the areas identified in the proposed approach. The future district plan changes will address these challenges in more detail, providing specific direction on where development can occur in light of the updated hazard information and the associated legislative requirements.

Greenfield site assessments

We have already done preliminary assessment of areas for potential greenfields development at a high level as set out in the proposed approach. This included considering their proximity to existing centres, access to transport and infrastructure, natural hazards, potential effects on the environment, effects on highly productive land and impact on climate change.

We will carry out more detailed examination as part of the implementation plan. Individual developments will also have to complete assessments required under the District Plan.

Exploring housing opportunities

We are also working to expand Council's contribution to improving housing access and affordability in our community.

Social housing

An action in our Long-term Plan is to review our existing older persons' housing complexes to see if we could redevelop to add more housing.

We will also explore opportunities to increase social and affordable housing by partnering with iwi, community housing providers or central government.

We will come back to the community with any specific proposals that come out of our review of our existing social housing.

Assessments of housing and business land capacity

We have a programme of work to look at current housing and business land capacity against future demand to inform the 2024–44 Long-term Plan. A full updated Housing and Business Assessment will help identify shortfall in provision, and a response will be prepared to address any shortfall. An investigation of Māori and social housing needs will also be completed by early next year.

Strategic land purchases

We are pursuing strategic opportunities to secure land suitable for housing and have increased our annual budget for the purchase of land. If the right opportunity comes up, we may be able to buy land that could be developed by a social housing provider, iwi or a private developer.

Advocating for our district's needs

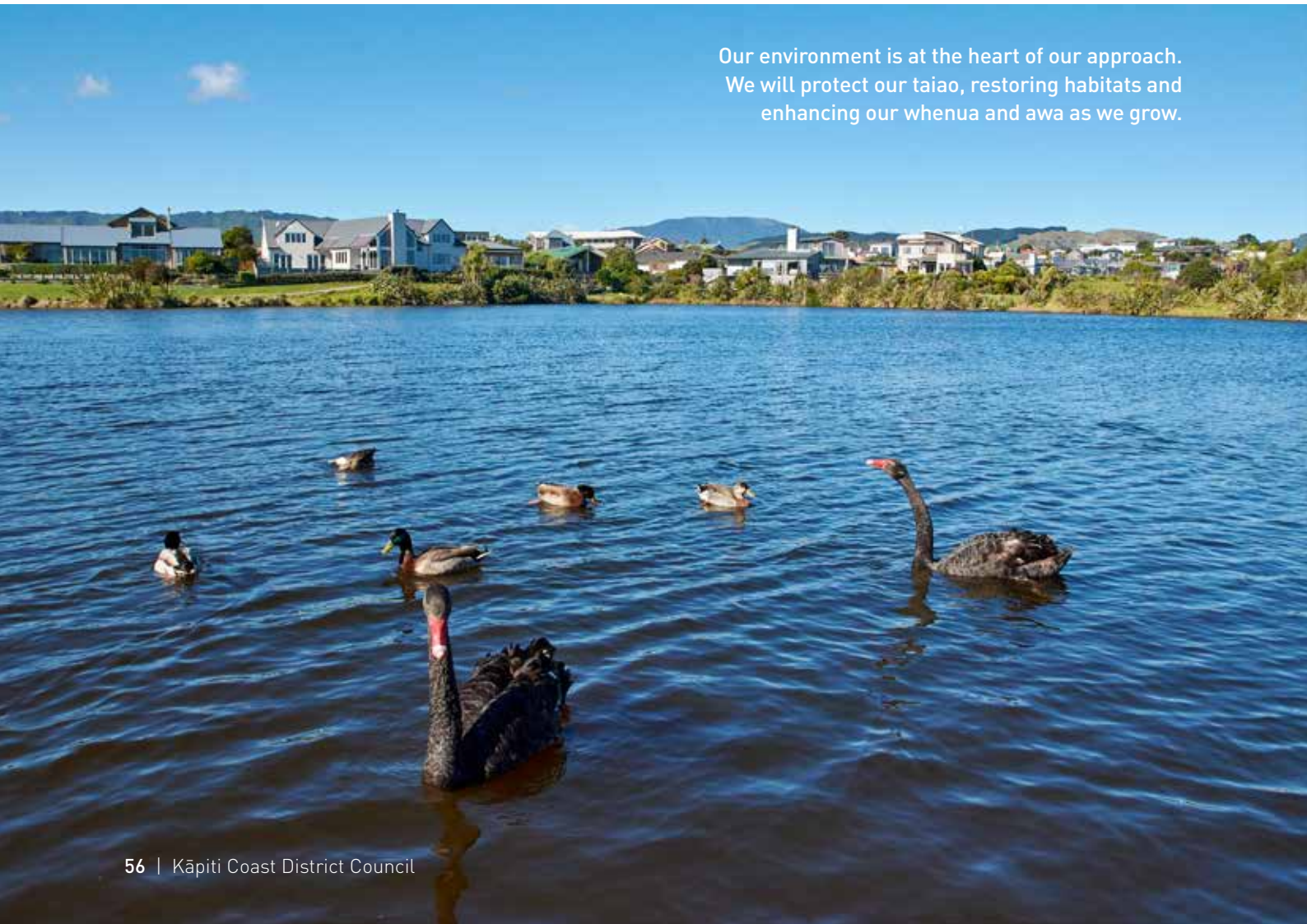
We will also be advocating to key government agencies about increasing their investment in Kāpiti to enable and respond to growth. We will continue to advocate for improved public transport – such as double tracking the railway to Ōtaki to support growth in the north of our district – key needs such as health services and increased direct government investment in housing.

We're already working with our regional partners and central government agencies to support the district's growth needs as part of the Wellington Regional Growth Framework. Once completed, our growth strategy will help us inform future review of the Wellington Regional Growth Framework to meet Future Development Strategy requirements.

What else we need to consider

As outlined in the our process section (page 22), we have developed our proposed approach to make sure we align with Council's other key strategies agreed with the community and that our plan for how we grow will help deliver on their aims too.

As we develop our implementation strategy, we will look closely at how our implementation needs to link with these strategies including our climate emergency action framework and Takutai Kāpiti/climate change adaptation plan; our economic strategy and implementation plan; and our strategies for sustainable transport; cycleways, walkways and bridleways; stormwater management; sustainable water management and open space; and our work on housing.



Our environment is at the heart of our approach. We will protect our taiao, restoring habitats and enhancing our whenua and awa as we grow.

Particularly critical to our planning for implementation are our community-led coastal adaptation programme – Takutai Kāpiti – looking at how we prepare for changes to our coastline and our stormwater management strategy focusing on how we deal with stormwater as we grow. Our future approach to stormwater will need to take into account the national requirements for wetlands protection and restoration.

We will also explore further work on a new framework to support local community outcomes. It will help to identify actions to support and build on our existing and future communities.

Investment and costs

As the Mayor outlined, there will be costs associated with growth, in particular to ensure we get our infrastructure where we want to support development in the right places.

Investment in infrastructure needed for our current community and to support future growth is already underway with this Long-term Plan. As described above, we will be looking in detail at what further infrastructure we will need and when to provide for this growth. That will include how we fund the investment required. These decisions will be made through consultation on our Long-term Plans over the coming years – including our next plan for 2024–44 and includes reviewing the development contributions policy.

Spreading the costs

As well as providing for our current residents' needs, we will have to increase our services and facilities to accommodate growth. As our population increases, the cost of this will be spread across a bigger pool of ratepayers – residents and businesses – so will be more sustainable for everyone.

We will also have the advantages of increased scale. While we will need some expansion of infrastructure and facilities, we will also be able to service a bigger population more efficiently. Building more densely – rather than spreading out all our development – also helps us to make the best use of infrastructure and community facilities.

Growth paying for growth

We intend to continue to focus on the predominant concept of 'growth paying for growth'. As described, part of our implementation plan is to review our development contributions policy including ways to incentivise good development that offers diverse types of housing, is sustainable and supports housing choice and connected communities.

Council has made it clear through the 2021–41 Long-term Plan that Council's aim is to be a facilitator not a developer, and to play an enabling role in commercial development.

Monitoring and reporting progress

Fully implementing our proposed approach will span across the next three decades. Our implementation plan will give us an overall road map that we will firm up and be able to plan in detail as we go forward.

A big part of that will be closely monitoring what is happening, including how our population growth is tracking against projections; how the market is responding – developers and purchasers; and what else central government does, for example, the impacts of reforms of resource management laws and three waters infrastructure. There will also be specific monitoring and response requirements under the National Policy Statement on Urban Development and other national policy statements we need to apply.

Being responsive and flexible

There will be things that we adjust as we get more information, for example further assessments of how land in different parts of the district can potentially be used or responding to new national direction.

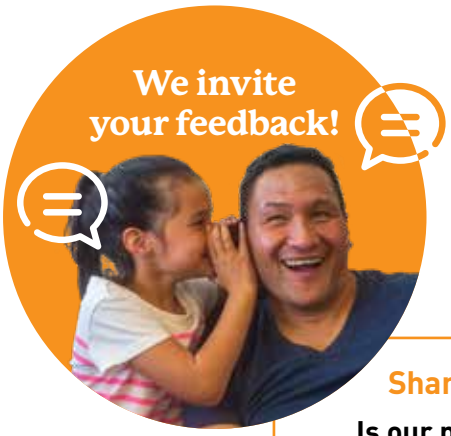
As outlined in the proposed approach section, we will have the ability to adjust our pace and extent of development, to match what is happening and updated projections.

Council will regularly review our implementation plan and milestones and key issues will be reported and shared with our community.

Further opportunities for community input

The proposed approach sets out the main features that Council is putting forward to respond to the Government's requirements for development and reflect the aspirations of our community for affordable housing, environmental protection, climate change action, sustainability and resilience, and more opportunities for jobs and services.

In setting the principles for growth, which have helped shape the proposed approach, councillors have been determined to keep the focus of growth on 'people and place', echoing our vision statement: Toitu te whenua, toitū te wai, toitū te tangata, toitū Kāpiti. Councillors envisage an ongoing conversation with the community about ensuring we grow well as our population increases.



Share your views with us

Is our plan for implementation covering everything important?

Tell us your views: go to the feedback section page 59, or **haveyoursay.kapiticoast.govt.nz/growing-well**.

Consultation and engagement

There will be many opportunities for community input throughout the implementation phase.

Some of these opportunities will be with the big pieces of work we consult on, such as changes to the district plan and our future Long-term Plans. This includes proposed policy changes to our development contributions policy, and possible community housing arrangements.

As parts of the growth strategy get underway, there will also be engagement about specific aspects such as design of shared spaces and new community facilities in local centres.

There will also be opportunities to influence how we grow through input to other strategies and work Council is doing. As mentioned, two key pieces of work are our planning for adaptation to climate change impacts on our coast and ensuring our stormwater system is developed in a way that is sensitive to our environment – including finding new, creative solutions.

Opportunities for further ideas

A big part of developing our proposed approach has been looking at the challenges we face, and can foresee, and also the opportunities they present or which we want to pursue. As time goes on other challenges – and opportunities – will emerge and that will be an area for further conversations and inviting and testing ideas.

Growing well will involve our whole community.

Ōu whakaaro
Your feedback

This section is for you to share your views to help Council finalise the growth strategy for our district.

Topics for feedback

We are specifically inviting your feedback on four key areas that are detailed in the document.

- Have we reflected the most significant challenges and opportunities?
- Do our growth principles feel right?
- Does our proposed approach to growth give us a good mix?
- Is our plan for implementation covering everything important?

You are welcome to comment on any of the content or other aspects.

Consultation process

Councillors will consider all the feedback received.

An opportunity will be provided for you to share your views directly with Council prior to decisions being made.

We will report back on the main themes of the input and the decisions Council makes on the proposed approach and implementation plan.

Councillors will consider feedback and finalise the growth strategy and implementation plan in February 2022.

Our consultation timeframe

Consultation is open from Tuesday 19 October to Friday 19 November 2021

How to find out more and share your views

Want more information?

This document is designed to give you a summary of all the work that has been done over the past few years. There's lots of supporting information that we've used to develop our proposed approach. If you would like to read more, see haveyoursay.kapiticoast.govt.nz/growing-well.

Have a question?

There are a lot of complex matters involved in managing our district's growth and we don't have all the details now.
However, If you have a specific question, please email growingwell@kapiticoast.govt.nz and we will do our best to answer it.

Want to chat?

You can talk with councillors about the proposed approach:

- online through our Facebook page
- via email – contact details can be found at kapiticoast.govt.nz/elected-members
- face-to-face – usually we host consultation pop-ups in different parts of the district so you can ask questions and talk to councillors in person. Now, with COVID-19 alert level restrictions to manage, we are exploring different ways to have these conversations. Keep an eye on haveyoursay.kapiticoast.govt.nz/growing-well and our social media channels for upcoming events.

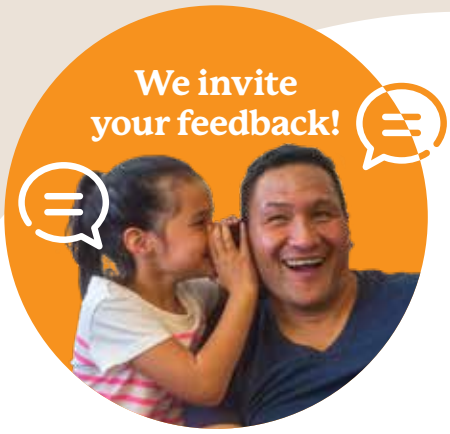
How to share your views

Online – go to haveyoursay.kapiticoast.govt.nz/growing-well and use the online form.

On paper – fill out the form in this section and either:

- drop it to one of our libraries or service centres
- post your completed submission (to arrive by 5pm Friday 19 November) to:
  Freepost Authority Number 166326
  Kāpiti Coast District Council,
  Private Bag 60601, Paraparaumu 5254
  Attention: Growth Consultation
- scan and email it to growingwell@kapiticoast.govt.nz.

In person – there will be an opportunity to share your views directly with Councillors on Tuesday 30 November. Complete the section at the end of the feedback form.



Use this form →

Your feedback on our proposed approach

Please give your feedback online at haveyoursay.kapiticoast.govt.nz/growing-well or fill out the form below and get it to us – see previous page for options.

We need to receive your feedback by 5pm Friday 19 November 2021

Our challenges and opportunities – pages 23–25

As we developed our proposed approach, we looked at the main challenges our district is facing and also the opportunities these challenges present. Many of these have been raised with us by the community and discussed through the Long-term Plan consultation. They include the challenges presented by population growth, housing demand, climate change, growing our economy sustainably, and protecting and enhancing our environment, and the opportunities these present to deliver on our vision of a thriving environment, vibrant economy and strong communities (noting that some of our proposed responses are requirements set by the Government).

The challenges and opportunities are detailed on pages 23–25.

Have we reflected all the significant challenges and opportunities?

☐ **Yes** ☐ **No**

If you have any views, please comment here:

Our growth principles, and our priorities and aspirations – pages 30–32

We have developed a set of growth principles to guide our decision-making, and priorities and aspirations to focus implementation. They capture what's most important to us – our environment, strong communities and low carbon living, while embracing the opportunities of growth and enabling choice for our people and communities. They also reflect our partnership with mana whenua, their values and aspirations.

The principles are detailed on page 30 and our priorities and aspirations on pages 31–32.

Do you think these give us the right focus?

☐ **Yes** ☐ **No**

If **yes**, why?

If **no**, why?

Have you any views on our growth principles, or our priorities and aspirations?

Our proposed approach – pages 33–50

Growing well

Our proposed approach is outlined in section 3 of the consultation document. It sets out our vision to enable sustainable growth that is designed to meet government requirements for intensification while ensuring we grow well. Our work has shown that 'growing well' in Kāpiti could be achieved by:

- growing both up and out, with a mix of intensification and greenfield development
- protecting, enhancing and living sensitively with our beautiful whenua, wai, natural habitats and green spaces
- offering different kinds of homes with more affordable options for how people live (including papakāinga, apartments and semi-detached and terraced houses)
- revitalising our centres: encouraging more mixed uses, places to connect and a bigger range of businesses and services to support people's everyday needs to live, work and play in Kāpiti
- improving access and transport options, making our communities more connected and accessible, and reducing our carbon footprint
- protecting spaces for business and industry and our highly productive rural areas

Do you think our proposed approach will help us achieve good growth?

☐ **Yes** ☐ **No**

If **yes**, how?

If **no**, what are your concerns?

Growing up – Intensification

Growing up will bring scale and accessibility to services in our centres, supporting greater depth of retail, entertainment and business opportunities, while creating walkable neighbourhoods where people can connect. It will also help meet government requirements for intensification and housing choice and help us manage the amount we need to grow out to meet future housing needs, while keeping our urban areas compact. We are proposing to achieve this balance by intensifying around our existing centres:

- enabling development of up to 12 storeys within central Paraparaumu and up to 6 storeys within 800m (about 10 minutes walk) of central Paraparaumu
- enabling up to 6 storeys within 800m (about 10 minutes walk) of railway stations at Paekākāriki, Paraparaumu and Waikanae
- enabling up to 6 storeys within our town centres at Raumati Beach, Paraparaumu Beach, Waikanae and Ōtaki, and up to 4 storeys within 400m (5 minutes walk) of these centres
- enabling up to 4 storeys within 200m (a short walk) of our local centres at Raumati South, Kena Kena, Meadows and Waikanae Beach
- enabling up to 3 storeys and increased densities in our suburban areas.

Do you think these heights and levels of intensification around existing centres will help us grow well?

☐ **Yes** ☐ **No**

If **yes**, how?

If **no**, what alternatives should we consider?

Growing out – Greenfield growth

To meet our population projections, in addition to our focus on intensification, our approach to sustainable growth includes enabling future potential greenfield development areas. We have identified a range of potential areas close to our existing urban areas, providing for accessible and connected future communities. These areas would become available for development in a staged manner over the next 30 years.

Are the locations and scale of proposed greenfield areas suitable for supporting good growth?

☐ **Yes** ☐ **No**

If **yes**, how?

If **no**, what alternatives should we consider?

Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?

☐ **Yes** ☐ **No**

If you have any views, please comment here:

Our plan for implementing our proposed approach – pages 51–58

We will develop a comprehensive plan for implementing our proposed approach. We have identified the main parts based on the information that we have at present.

The big pieces of work we plan to do in our implementation plan are set out on pages 51–58.

We will engage with the community on these as we get into them or through the next Long-term Plan.

We will report on all parts of our implementation through Council meetings and the Annual Report including updates if anything major changes.

Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?

☐ **Yes** ☐ **No**

If you have any views, please comment here:

Other feedback

If you have any other feedback about how we can grow well, please comment here:

Need more space? You can send us extra pages if you wish.

We need to receive your feedback by 5pm Friday 19 November 2021

Your Details

First name

Last name

Address

Email

Iwi affiliation *(optional)*

If you identify as Māori, do you wish to state the iwi with which you identify?

If so, please tick all that apply.

- ☐ Ngāti Raukawa ki te Tonga
- ☐ Te Āti Awa Ki Whakarongotai
- ☐ Ngāti Toa Rangatira
- ☐ Other iwi or hapu *(please state)*

Individual or organisation feedback *(please tick one)*

Are you providing feedback:

- ☐ as an individual
- ☐ on behalf of an organisation

Please state organisation name:

- ☐ Please tick if you would like to be kept informed on the final strategy and future implementation work e.g. District Plan changes.

Publishing feedback

The feedback received on this consultation may be published on the Council website and provided in hard copy at our libraries and service centres. If you are providing feedback as an individual and you do not wish to have your name included when feedback is published, please tick below.

- ☐ I do not want my name published with my feedback.

If feedback is from an organisation, the organisation name will be included.

What happens to your feedback and personal details?

Councillors will consider your feedback as they make decisions on a final strategy.

Personal information will only be used for the purpose it was collected for, in accordance with the Privacy Act 2020.

Share your views in person (optional)

If you wish to speak to Council about your feedback, please provide your contact details so we can arrange a time on Tuesday 30 November 2021. You can come to a meeting or present via Zoom.

Phone

Email

The meetings will also be livestreamed.

Photos and illustrations in this publication come from a variety of sources. Council wishes to acknowledge Boffa Miskell's help in providing some of the source material.

Kāpiti Coast
DISTRICT COUNCIL
Me Huri Whakamuri, Ka Titiro Whakamua

Our proposed approach for managing growth in Kāpiti

Community consultation document

Our population is increasing and we want to grow well over the coming years.

We want to protect what's important to our community and help our whole district benefit from growth. We want to make Kāpiti an even better place to live!

This document explains our proposed approach for growing sustainably and asks for your feedback.

Have a read or check it out online at haveyoursay.kapiticoast.govt.nz/growing-well and share your views.

We need to receive your feedback by 5pm Friday 19 November 2021.

Produced by Kāpiti Coast District Council
October 2021