



# Te tupu pai, Growing well

Summary of community consultation

December 2021

### **About PublicVoice**

PublicVoice has produced this report. PublicVoice is a research and engagement consultancy located in Wellington, New Zealand. We specialise in research and engagement activities related to public policy and public consultation. PublicVoice works for a range of New Zealand local and central government agencies. You can find out more about our work at [www.publicvoice.co.nz](http://www.publicvoice.co.nz)

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<b>Author(s):</b>	Jared Bothwell, Dianne Long, Ryan Jagers

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# 1 Executive summary

## 1.1 Introduction



The Kāpiti Coast District Council has reflected on the district's most significant challenges and opportunities. Upon reflection, Council has outlined their proposed approach for enabling sustainable growth in the 'Te tupu pai, Growing well' consultation document<sup>1</sup>. The document sets out Council's growth strategy for the next 30 years.

## 1.2 The consultation process


Consultation on the Growing well strategy occurred from 19 October 2021 to 19 November 2021. The community was invited to submit their feedback on the four key areas outlined in the document. Online submissions were made using the online survey hosted by Council. Written submissions could be made by filling in the 'Growing well feedback form.' The form could then be emailed to Council, dropped off at a Kāpiti Coast District Council library, or posted using freepost. 145 submissions were received.



# 2 Key findings

Below are the key findings from the community consultation process.



Our challenges and opportunities 	
(Q1) Have we reflected all the significant challenges and opportunities?	38% (n=38) of submissions agreed that Council have reflected all the significant challenges and opportunities, while 62% (n=61) disagreed.
(Q2) If you have any views, please comment here:	<p>Responses generally focused on additional opportunities or challenges.</p> <p>Comments related to additional opportunities focused on:</p> <ul style="list-style-type: none"> <li>• Housing (n=20), suggestions included areas to develop (n=8)</li> <li>• Transport (n=12), and developing more cycling networks (n=6)</li> <li>• Growing well (n=10), with growth that is sustainable and balanced (n=2)</li> </ul> <p>Comments related to additional challenges focused on:</p> <ul style="list-style-type: none"> <li>• Housing (n=19), and the ability to supply affordable and accessible homes (n=8)</li> <li>• Infrastructure and Council services (n=15), consideration of limited infrastructure and improvements that need to be made (n=12)</li> <li>• Growing well (n=14), with the need to address discrimination, economic and social inequalities (n=4)</li> </ul>
Our growth principles, and our priorities and aspirations 	
(Q3) Do you think these give us the right focus?	61% (n=57) of submissions agreed that these principles, priorities and aspirations provide the right focus, while 39% (n=36) disagreed.
(Q4) If yes, why?	The most common reasons for support were:

<sup>1</sup> [Growing well | Have Your Say | Kāpiti Coast \(kapiticoast.govt.nz\)](https://www.kapiticoast.govt.nz/growing-well-have-your-say)

	<ul style="list-style-type: none"> <li>• Enabling choice and affordable and efficient urban form (n=13), focusing on affordable homes (n=4)</li> <li>• Valuing our environment/achieve climate neutral living (n=11), focusing on environmental sustainability (n=10)</li> <li>• Supporting mana whenua aspirations/Keep, protect, enhance (n=10), focusing on the emphasis on partnership with mana whenua (n=7)</li> </ul>
(Q5) If no, why?	<p>The most common reasons for disagreement were:</p> <ul style="list-style-type: none"> <li>• Enabling choice/enable affordable, efficient urban form (n=16), opposition to the intensification of Kāpiti (n=5)</li> <li>• Valuing our environment (n=12), submissions suggested environmental improvements (n=11), such as regenerating the environment (n=5)</li> <li>• Embracing the opportunities of growth/be prosperous and productive (n=8), support for economic and social security of iwi (n=2)</li> </ul>
(Q6) Have you any views on our growth principles, or our priorities and aspirations?	<p>Comments on the principles, priorities and aspirations mainly focused on:</p> <ul style="list-style-type: none"> <li>• Enabling choice/enable affordable and efficient urban form (n=24), with opposition to the intensification of Kāpiti (n=4)</li> <li>• Fostering strong communities/improve walkability, wellbeing (n=10), recognition needed for the significant role of marae in Kāpiti (n=2)</li> <li>• Other priorities needed/suggested (n=7), aligning the strategy with amendments to the Resource Management Amendment Act 1991 (n=3)</li> </ul>
<p><b>Our proposed approach</b></p> 	
(Q7) Do you think our proposed approach will help us achieve good growth?	<p>60% (n=54) of submissions agreed that the proposed approach would help achieve good growth, while 40% (n=36) disagreed.</p>
(Q8) If yes, how?	<p>The most common reasons for agreement were:</p> <ul style="list-style-type: none"> <li>• Growing up — intensification in Kāpiti would help achieve good growth (n=11) by reducing carbon emissions (n=5)</li> <li>• Offering different/affordable homes would help achieve good growth (n=11) by increasing and diversifying the housing market as well as the rates base (n=7)</li> <li>• Improving access and transport options would help achieve good growth (n=7) by double tracking and extending the railway to Ōtaki (n=3)</li> </ul>
(Q9) If no, what are your concerns?	<p>The most common reasons for disagreement were:</p> <ul style="list-style-type: none"> <li>• General opposition was expressed (n=14), as the evidence and decision making in the proposal will not lead to good growth (n=6)</li> <li>• Growing up — intensification in Kāpiti would not lead to good growth (n=13), as it will negatively impact the character and lifestyle of the district (n=7)</li> <li>• Improving access and transport options would not lead to good growth (n=9) because the provision of infrastructure for active travel is needed (n=3)</li> </ul>

Growing up – Intensification 	
(Q10) Do you think these heights and levels of intensification around existing centres will help us grow well?	37% (n=46) of submissions agreed that these heights and levels of intensification around existing centres will help Kāpiti to grow well, while 63% (n=78) disagreed.
(Q11) If yes, how?	<p>The most common reasons for agreement were:</p> <ul style="list-style-type: none"> <li>• General support for the proposal (n=39) and intensifying Kāpiti (n=23)</li> <li>• 12 storeys in central Paraparaumu 6 storeys within 800m (n=6), with consideration for higher (n=2) and lower (n=2) level storeys suggested</li> <li>• 6 storeys in town centres and 4 storeys within 400m (n=3), with consideration for higher storeyed buildings (n=1)</li> </ul>
(Q12) If no, what alternatives should we consider?	<p>The most common reasons for disagreement were:</p> <ul style="list-style-type: none"> <li>• 4 storeys within 200m of local centres (n=42), opposition to rezoning/intensification in Waikanae Beach (n=37), suggesting development in Ngārara as an alternative (n=8)</li> <li>• Heights, catchments and zoning (n=13), with support for greenfield development only in Kāpiti (n=4)</li> <li>• 6 storeys in town centres within 400m (n=12), development should not occur due to environmental impacts (n=3)</li> </ul>
Growing out – Greenfield growth 	
(Q13) Are the locations and scale of proposed greenfield areas suitable for supporting good growth?	55% (n=52) of submissions agreed that the scale of the proposed greenfield areas is suitable for supporting good growth, while 45% (n=43) disagreed.
(Q14) If yes, how?	<p>The most common reasons for agreement were:</p> <ul style="list-style-type: none"> <li>• Support for locations and scale (n=29) as they are close to transport routes (n=8)</li> <li>• Good growth is conditional upon infrastructure development (n=14)</li> </ul>
(Q15) If no, what alternatives should we consider?	<p>A wide array of alternatives were suggested. They included:</p> <ul style="list-style-type: none"> <li>• Proposed heights, catchments and zoning (n=24), reclassify WB-03 (n=1), WB-02 (n=1) and Peka Peka Farm (n=1) as Priority Group 1 sites</li> <li>• Environmental considerations associated with growing out (n=14), prefer to use available land for managed retreat (n=1)</li> </ul>
(Q16) Do you think our proposed approach gives us a good mix between intensification and	55% (n=43) of submissions agreed that the proposed approach would give a good mix between intensification and greenfield development to grow well, while 45% (n=35) disagreed.



<p>greenfield development to grow well?</p>	
<p>(Q17) If you have any views, please comment here:</p>	<p>The most common views were:</p> <ul style="list-style-type: none"> <li>• The proposed approach does not give a good mix to grow well (n=22), due to the proposed heights, catchments and zoning (n=15)</li> <li>• Suggestions for a good mix were also offered (n=17), such as improving or changing the governance of development (n=12)</li> <li>• The proposed approach does give a good mix to grow well (n=13) because of the proposed governance of development (n=5)</li> </ul>
<p><b>Our plan for implementing our proposed approach</b></p> 	
<p>(Q18) Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?</p>	<p>64% (n=67) of submissions agreed there are other important factors that Council needs to consider to achieve good growth, while 36% (n=37) disagreed.</p>
<p>(Q19) If you have any views, please comment here:</p>	<p>The most common views were:</p> <ul style="list-style-type: none"> <li>• Planning our infrastructure needs (n=33), with transport being an important factor (n=20)</li> <li>• Exploring housing opportunities (n=13), and the need for an assessment of housing and business land capacity (n=6)</li> <li>• Valuing the environment (n=10), with a focus on eco-friendly development (n=7)</li> </ul>
<p><b>Other feedback</b></p> 	
<p>(Q20) If you have any other feedback about how we can grow well, please comment here:</p>	<p>Other feedback included:</p> <ul style="list-style-type: none"> <li>• Planning our infrastructure needs (n=15) and developing transport infrastructure (n=8)</li> <li>• Enabling quality development (n=13) must include publicly accessible green spaces (n=2)</li> <li>• Further opportunities for community input (n=13) requires more meaningful consultations with residents (n=8)</li> </ul>

## 3 Data analysis methodology

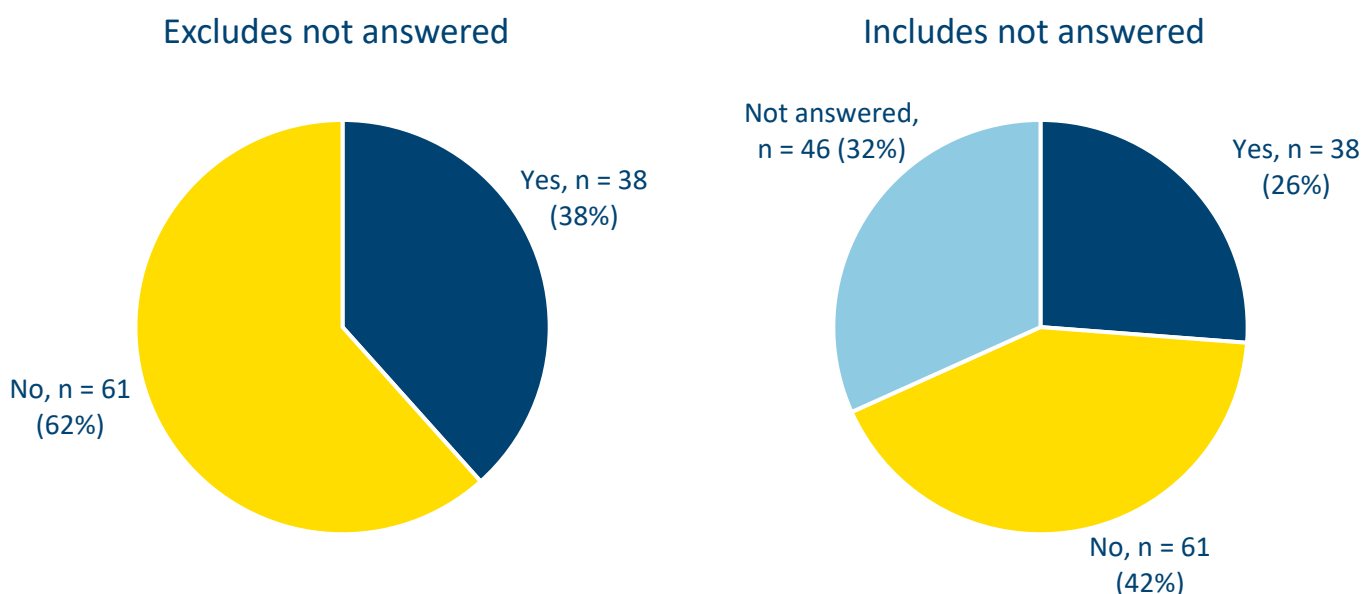
### 3.1 Framework of analysis

An online survey was built in the software platform, 'Engagement HQ', to collect submissions. 145 submissions were received and processed via the survey. The survey questions (see Appendix A) formed the analysis framework for all submissions.

#### 3.1.1 Statistical analysis

All submissions were analysed and categorised using the questions asked in the online survey interface (see Appendix A: Consultation questions).

Figure 1: Example charts



#### 3.1.2 Thematic analysis

PublicVoice undertook the analysis of responses to open-ended interface questions and written submissions. Themes were extracted from the text data by having a team of research analysts identify, analyse and interpret patterns of meaning within the open-ended responses. Each theme was then analysed for frequency. Results are presented in table format. Frequency tables are a representation of the number of times a code is mentioned in all submissions. The foundation for the thematic analysis used by PublicVoice is the methodology developed by Braun and Clarke, 2006.<sup>2</sup>

##### 3.1.2.1 Classification of themes

The results from the thematic analysis were mostly organised into the following top-level themes:

**Climate change and achieve climate neutral living/encourage low carbon living** — includes comments related to climate change, associated impacts, and how to mitigate and adapt.

**Housing and enabling choice** — includes comments related to the provision and choice of housing in the district.

**Environment and valuing our environment** — includes comments related to environmental preservation, degradation and the environment more generally.

<sup>2</sup> Braun and V. Clarke (2006), 'Using thematic analysis in psychology'. *Qualitative Research in Psychology*, 3(2), 77-101.

**Infrastructure/Council services and planning our infrastructure needs** — includes comments related to various types of infrastructure and the provision thereof in the district.

**Fostering strong communities** — includes comments related to the Kāpiti community generally and the social implications of the proposal more specifically.

**Further opportunities for community input** — includes comments related to community input and consultation.

**Growing out — greenfield development in Kāpiti** — includes comments related to greenfield developments in Kāpiti as a whole and specific areas within the district.

**Growing up — intensification in Kāpiti** — includes comments related to the proposal to intensify Kāpiti as a whole and specific areas within the district.

**Growing well** — includes comments related to achieving good growth.

**4 storeys within 200m of local centres** — includes comments related to the height and catchment proposed for local centres.

**Governing development** — includes comments related to the role of governing institutions (including Council) regarding the planning and implementation of the strategy.

## 3.2 Reporting

Tables illustrating the frequency of codes associated with each theme have been included to demonstrate the significance of each theme. Table 1 provides an example of how the thematic analysis has been reported.

Table 1: Example of thematic analysis table

Main theme	Sub theme(s)	Count
Encouraging low-carbon living/achieve climate neutral living	Prioritise environmental sustainability	6
	Protection and restoration of the natural environment	3
	Promote green development	2
	Do not develop in high risk areas	2
	Densely populated areas are more sustainable	1
		1
		1
General agreement with principles/priorities/aspirations		6
Embracing the opportunities of growth/be prosperous and product	Establish the District Services Partnership Group	4
	More focus on economic growth needed	1
	Development in Te Horo must not change rural aesthetic	1
	Methods required for attracting businesses	1
		1
Supporting mana whenua aspirations/keep, protect, enhance	Work with mana whenua to ensure culturally competent leadership	1
	Recognise the rangatiratanga of hapū and iwi	1
		1
Valuing our environment	Prioritise environmental sustainability	3
		3
	Protection and restoration of the natural environment	1

## 3.3 Endorsed submissions

Some submitters made mention of their support and endorsement of other submissions. Submissions that were endorsed by others were:

- 31 submitters endorsed the Waikanae Beach Residents Society Incorporated submission
- 2 submitters endorsed the Kāpiti Climate Change Action Group submission
- 2 submitters endorsed the Low Carbon Kāpiti submission
- 1 submitter endorsed the submission made by Dr Paul Callister

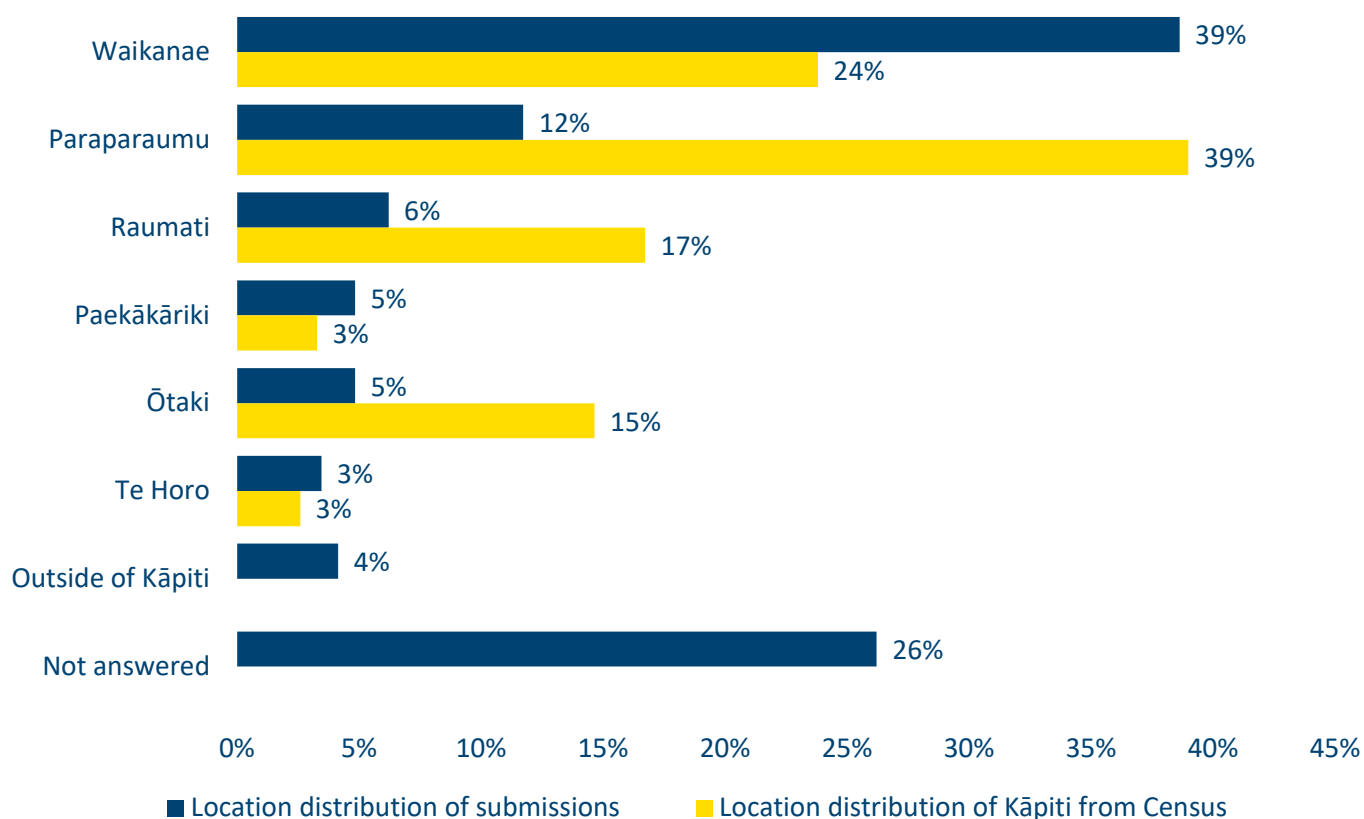
## 4 Who we heard from

To make an online submission via Engagement HQ, community members had to register on Council's online platform, which included demographic questions. This data was then attributed to each survey response. Respondents who completed a paper submission were asked to include their demographic data on the form. This data was captured by Council staff, who entered them into the online survey system. 145 submissions were received.

The demographic questions were not mandatory fields, resulting in a significant amount of 'not answered' for each question. Consequently, it is not possible to apply any degree of statistical significance to the consultation findings.

### 4.1 Location

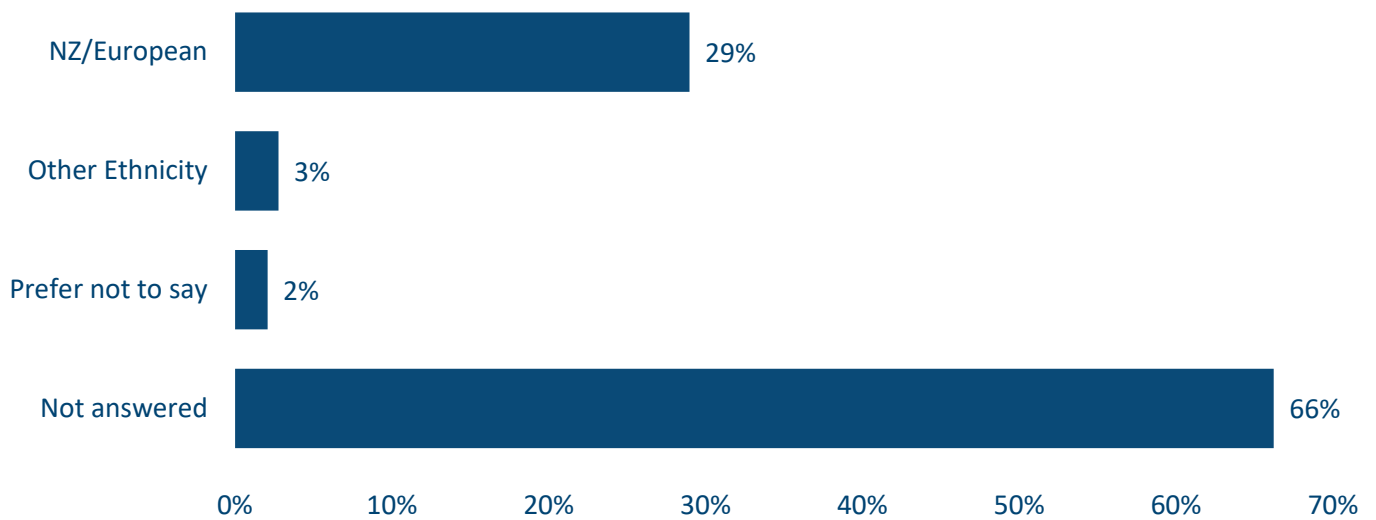
Figure 2: What area do you live in?



	%	n
Waikanae	39%	56
Paraparaumu	12%	17
Raumati	6%	9
Paekākāriki	5%	7
Ōtaki	5%	7
Te Horo	3%	5
Outside of Kāpiti	4%	6
Not answered	26%	38

## 4.2 Ethnicity

Figure 3: What is your ethnicity?

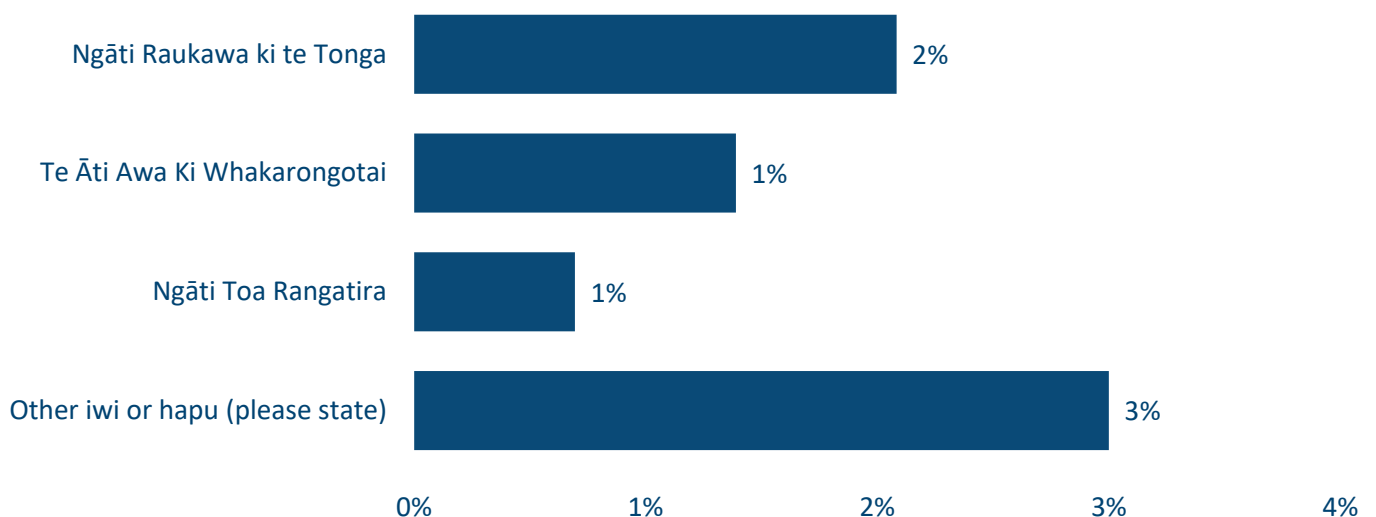


	%	n
NZ/European	29%	42
Other Ethnicity	3%	4
Prefer not to say	2%	3
Not answered	66%	96

## 4.3 Iwi affiliation

Unlike all the other demographic data captured through respondents' registration on Council's website, iwi affiliation was specifically asked in the survey.

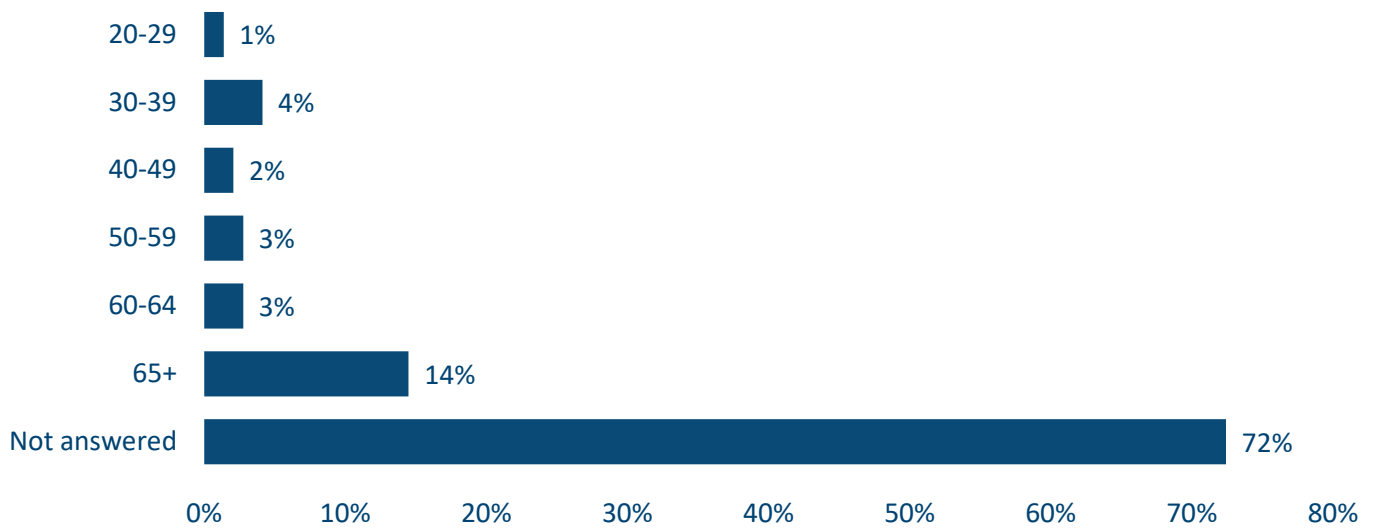
Figure 4: If you identify as Māori, do you wish to state the iwi with which you identify?



	%	n
Ngāti Raukawa ki te Tonga	2%	3
Te Āti Awa Ki Whakarongotai	1%	2
Ngāti Toa Rangatira	1%	1
Other iwi or hapu (please state)	3%	4

## 4.4 Age

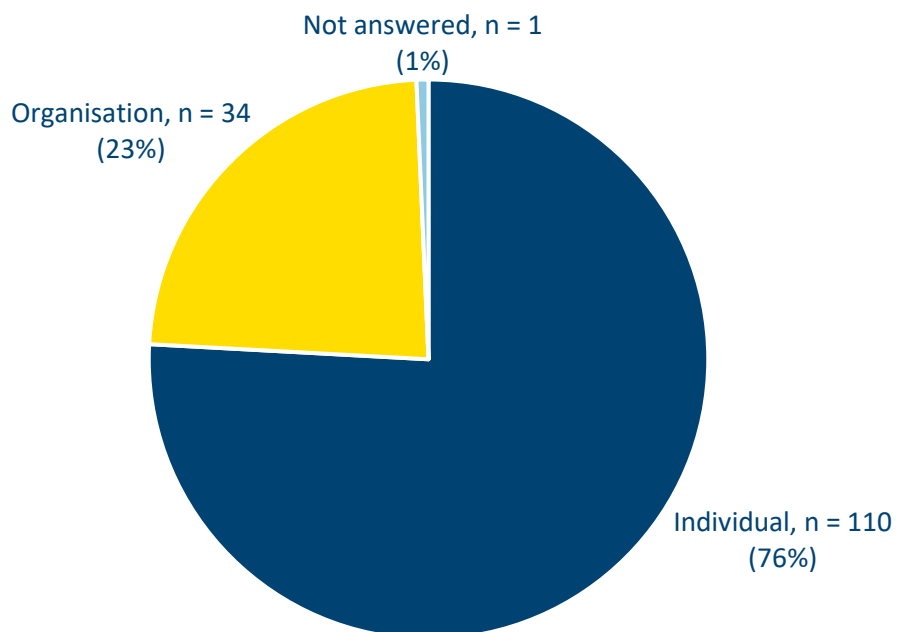
Figure 5: Age



	%	n
20-29	1%	2
30-39	4%	6
40-49	2%	3
50-59	3%	4
60-64	3%	4
65+	14%	21
Not answered	72%	105

## 4.5 Individual/organisation

Figure 6: Are you providing feedback as an Individual/on behalf of an organisation?



## 5 Summary of submissions

### 5.1 Summary of topics for feedback

The consultation provided an opportunity for feedback on the following four areas:

- The significant challenges and opportunities
- The growth principles
- The proposed approach
- The sufficiency of the scope of the strategy

The following summary of submissions details the statistical and thematic analysis from each section.

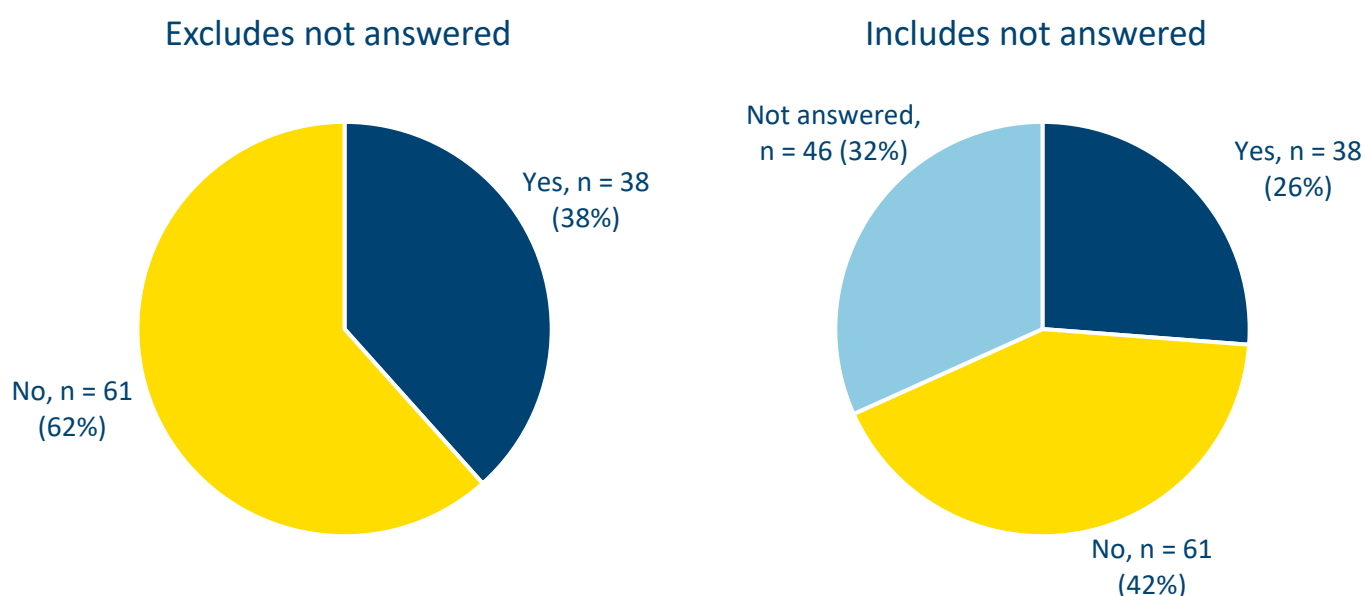
### 5.2 Our challenges and opportunities

As Council developed their proposed approach, they looked at the main challenges and opportunities in the district. They included the challenges presented by population growth, housing demand, climate change, growing the economy sustainably, and protecting and enhancing the environment, and the opportunities these present to deliver on Council's vision of a thriving environment, vibrant economy and strong communities (noting that some of the proposed responses are requirements set by the Government).

#### 5.2.1 (Q1) Have we reflected all the significant challenges and opportunities?

38% (n=38) of submissions agreed that Council have reflected all the significant challenges and opportunities, while 62% (n=61) disagreed (Figure 7). Responses are broken down by submitters location in Table 2.

Figure 7: (Q1) Have we reflected all the significant challenges and opportunities?



*“Potential opportunity to encourage/facilitate infill in existing and well serviced residential areas through localised sub-division and as part of implementation of the NPS-UD .e.g. marketing infill in the places it is most feasible.”*

**Growth should be sustainable and balanced**



Table 2: (Q1) Have we reflected all the significant challenges and opportunities? by location

	Paekākāriki n = 7	Raumati n = 9	Paraparaumu n = 17	Waikanae n = 56	Te Horo n = 5	Ōtaki n = 7	Outside of Kāpiti n = 6	Not answered n = 38	Total n = 145
Yes	29% 2	56% 5	29% 5	23% 13	40% 2	57% 4	33% 2	13% 5	26% 38
No	57% 4	44% 4	65% 11	38% 21	60% 3	43% 3	33% 2	34% 13	42% 61
Not answered	14% 1	0% 0	6% 1	39% 22	0% 0	0% 0	33% 2	53% 20	32% 46

### 5.2.2 (Q2) If you have any views, please comment here:

Responses to this question generally focused on additional opportunities or challenges (Table 3, Table 4, Table 5 and Table 6).

Comments related to additional opportunities focused on:

- Housing (n=20), suggestions included areas to develop (n=8)
- Transport (n=12), and developing more cycling networks (n=6)
- Growing well (n=10), with growth that is sustainable and balanced (n=2)

Comments related to additional challenges focused on:

- Housing (n=19), and the ability to supply affordable and accessible homes (n=8)
- Infrastructure and Council services (n=15), consideration of limited infrastructure and improvements that need to be made (n=12)
- Growing well (n=14), with discrimination, economic and social inequalities needing to be addressed (n=4)

*“We need more houses. Affordable and accessible houses. Whatever the shortfall of houses is expected to be or currently is we need to build more than that.”*

**Providing affordable/accessible houses**

*“The Strategy has recognised that Kāpiti has predominantly relied on car dominated modes of transport in the past and currently, poor connectivity combined with population growth and economic development is placing pressure on existing infrastructure in Kāpiti.”*

**Infrastructure limitations/improvements need to be considered**

*“Embracing opportunities for growth is critical, in particular increasing density and improving accessibility, cycle/ ped and e-transport can aid reduced carbon footprint.”*

**Transport**

## Te tupu pai, Growing well — summary of community consultation

Table 3: (Q2) Have we reflected all the significant challenges and opportunities? — If you have any views, please comment.

Main theme	Sub themes	Count
Housing		35
	Additional opportunities	20
	Areas to develop	8
	Develop Ōtaki	3
	Develop at the end of Te Manuao Road in Ōtaki	1
	Intensify existing areas with infill housing	2
	Mixed land use development for vibrant communities	1
	Facilitate amalgamation of land to enable scaled development	1
	Develop temporary emergency housing on crown land	1
	Development of surplus crown land for housing in Paekākāriki	1
	Develop on unproductive rural land within urban zones	1
	Support development in areas that are infrastructure ready	1
	Types of developments/houses/infrastructure	6
	Adaptable development that is future proof for change	2
	New developments cater for environmental/people well being	1
	New houses should be self-sufficient/self-serviced	1
	Solar panels on all new developments	1
	Parking spaces only for houses distant from public transport	1
	Opportunity to provide lifestyle blocks as well	1
	Rezoning and reclassification	5
	99 & 103 SH1 should be high priority Greenfield Area	1
	Reclassify Lot 13 adjacent to Fieldway as urban land	1
	Rezone Hautere for development (not suitable for agriculture)	1
	Rural-urban boundary shifting north	1
	Some land classified as medium should be high priority	1
	Opportunity to involve mana whenua in supporting housing supply	2
	Opportunities to promote growth	1
	Influence/incentivise desired development	1
	Partner with developers to build Council's vision	1
	Incentivise developers to provide the infrastructure	1
	Mediating costs of infrastructure to facilitate development	1
	Support growing out — greenfield development in Kāpiti	1
	Opportunity to protect heritage areas	1
	Facilitate cohabitation as a means to ease demand for housing	1
	Greenfield development to include Contaminated Land Assessment	1
	Additional challenges	19
	Providing affordable/accessible houses	8
	Local hapu unable to afford to live in their own home	2
	Lack of housing for the elderly in Paekākāriki	2
	Council will have no control over the price of housing	1
	Lack of 1/2 bedroom properties Paekākāriki	1
	Build more than expected affordable/accessible housing	1
	Community opposition to developments	6
	Increased densification may lead to the development of slums	2
	Need more emphasis on sustainable housing	2
	Changes/restrictions in national policy impacting development	1
	Developing airport land would not create a thriving community	1
	Provide high-quality, affordable homes	1
	Social housing models can lead to overcrowding	1
	Brownfield development in Paekākāriki due to lack of land	1
	Amend to 'there is a high need for emergency [...] housing'	1

*“Housing needs not only to be affordable but we believe new housing should be future-proofed so that people can remain in their homes for their lives.”*

**Adaptable development that is future proof for change**

## Te tupu pai, Growing well — summary of community consultation

Table 4: (Q2) Have we reflected all the significant challenges and opportunities? — If you have any views, please comment. Continued

Main theme	Sub themes	Count
Growing well		22
	Additional challenges	14
	Discrimination/economic and social inequalities	4
	Social/accessibility challenges of an ageing population	1
	Consideration for existing population	4
	Social impacts of fast growth	2
	High density living leads to anti-social behaviour	1
	Analysis of challenges of growth in rural/urban context	2
	Planning appears to be rushed	1
	Consider the impact of growth on iwi aspirations	1
	Pressure on primary schools in northern Kāpiti	1
	More information needed on the growth of Te Horo	1
	Additional opportunities	10
	Growth should be sustainable and balanced	2
	Future primary school provision in Waikanae	2
	Opportunity associated with commuters working from home	2
	Greater density combined with equity of provision	1
	Growth that considers future generations	1
	Opportunities for inclusion for the elderly	1
	Development that conforms to current character/aesthetic	1
	Regulations needed to facilitate disabled residents access	1
	Growth is deemed good and an opportunity	1
	Opportunity for communities to participate early on in plans	1
	Use of possible scenarios over a linear approach to growth	1
Infrastructure/Council services		19
	Additional challenges	15
	Infrastructure limitations/improvements need to be considered	12
	Dependence on septic tanks/no sewer system at Paekākāriki	3
	Increased wastewater infrastructure needed	2
	Implications of RMA housing density changes on infrastructure	1
	Provision of adequate social infrastructure needed	1
	Waste management infrastructure needed	1
	More social services/community hub needed in Ōtaki	1
	Wealth of elderly distorts socio-economic data — limits funding	1
	Increased demand for services not funded by the Council	1
	Restrict development in the vicinity of the national power grid	1
	Additional opportunities	5
	Build water storage facilities	1
	Developers paying for new infrastructure	1
	Development of a framework for infrastructure delivery	1
	Improve street lighting	1
	No new liquor stores/reduce liquor availability	1
	Support for development of medical centres/hospitals	1
	Support growth near services	1

*“This seems like a great opportunity for expansion and growth, but please consider putting in place regulations and adequate living arrangements for disabled Kapiti residents. How will your new buildings accommodate people in wheelchairs? Will there be apartments for wheelchair bound people? They need special bathroom facilities, elevators in apartment buildings, etc. Please ensure that these folks don't get left behind.”*

### **Regulations needed to facilitate disabled residents access**

## Te tupu pai, Growing well — summary of community consultation

Table 5: (Q2) Have we reflected all the significant challenges and opportunities? — If you have any views, please comment. Continued

Main theme	Sub themes	Count
Environment		18
	Additional challenges	12
	Increased impact from development on the environment	4
	Protection for highly productive land needed	2
	Prioritise environmental protection	1
	Protection for valuable wetlands	1
	Challenge of increased demand on limited resources	1
	Light pollution at Ōtaki	1
	Cleaning waterways	1
	Protecting biodiversity	1
	Restrictions on cats in new developments close to native bush	1
	Challenge of not having a sustainable population strategy	1
	Housing close to transport for commuters limits local growth	1
	Higher quality analysis needed on 'highly productive land'	1
	Additional opportunities	8
	Increased planting of native trees	2
	Reduce car usage	2
	Socio-economic opportunities lead to sustainable living	1
	Development must mitigate environmental impacts	1
	Regeneration of degraded land	1
	Incorporate environmental capital into development plans	1
Climate change		17
	Additional challenges	14
	All solutions must consider climate change mitigation	8
	The strategy needs more detail on emission reductions	1
	Sudden natural disasters: i.e. earthquakes, tsunamis, etc	4
	Waikanae Beach prone to flooding/tsunamis	1
	Resilient communities will be those developed further inland	1
	Increased uncertainty due to climate change	1
	Increased energy demand	1
	Sea walls to be built - southern coastal regions	1
	Additional opportunities	4
	Improve stormwater system	2
	Ōtaki	1
	Paekākāriki	1
	Use airport for point-to-point travel — decreasing emissions	1
	Retaining the airport would improve resilience	1
	Work with other agencies to provide resilient infrastructure	1
	The global context needs to be taken into consideration	1
	Holistic/centralised approach to natural hazard solutions	1
	Clarification of resilient communities needed for action	1
Transport		16
	Additional opportunities	12
	Develop cycling networks	6
	Utilise/retain the airport	3
	Development that enables sustainable transport	2
	Growth in Te Horo will tie in with the preferred station site	1
	Enable walkable catchments	1
	Additional challenges	5
	Increased/improved public transport	3
	Bus services	1
	Increased rail infrastructure/connections	1
	Train services to Palmerston North and Auckland	1
	A train station at Raumati south	1
	A train to Ōtaki	1
	Weekend stop at McCray's crossing	1
	Public transport from Ōtaki Beach	1
	Increase in congestion	2
	Opposed to e-scooters	1

## Te tupu pai, Growing well — summary of community consultation

Table 6: (Q2) Have we reflected all the significant challenges and opportunities? — If you have any views, please comment. Continued

Main theme	Sub themes	Count
Other views		16
	Other challenges	12
	The plan does not fully articulate challenges	3
	Align the strategy with amendments to RMA	3
	Concerns with consultation	2
	Further clarity sought	1
	On intentions for development in Te Horo/Hautere	1
	Integration with GWRC and other councils may be required	1
	Concerned that these have not been considered before	1
	Increased uncertainty due to COVID-19	1
	Other opportunities	5
	General support for the plan	2
	Utilising wisdom of kaupapa Māori	1
	Follow best practice	1
	Increased opportunities will increase participation in iwi	1
	Employment opportunities allow living within ancestral home	1
	Māori retain land ownership but sell buildings	1
	Plans should be living documents	1
Economy		12
	Additional opportunities	9
	Ability to attract more local businesses	5
	Resilient businesses that complement the wider Wellington area	1
	Opportunity for tourism growth	2
	Role of technology in future planning	2
	The airport can be used to develop a prosperous district	1
	Benefits of mixed use developments close to transport hubs	1
	Consider Kāpiti's business demographics	1
	Additional challenges	6
	Capital gains tax needed to minimise income division	1
	Economic development placing pressure on infrastructure	1
	Inequalities resulting from digital divide	1
	Kāpiti does not have a large number of bigger business	1
	Limited commercial and industrial land/limited jobs	1
	Skilled planners/architects needed to ensure success	1

*“Discussion of public transport is largely limited to rapid transit improvement and lays responsibility for delivering that with the regional council, yet this could be a significant enabler to the embracing of walkable catchments that serve a population that continues to be heavily weighted to the aged.”*

### Transport

*“While you have mentioned the population demographic you haven’t mentioned the business demographic. Kapiti’s economy is made up largely of micro businesses. This is both a challenge and an opportunity. We don’t have a lot of large businesses that other smaller businesses can feed off (in terms of being their suppliers and selling goods to their employees). On the other hand, there is an opportunity to brand Kapiti as a great place to set up a small business – we have a business ecosystem that supports start-ups, high tech, etc.”*

### Ability to attract more local businesses

### 5.3 Our growth principles, and our priorities and aspirations

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

#### 5.3.1 (Q3) Do you think these give us the right focus?

61% (n=57) of submissions agreed that these principles, priorities and aspirations provide the right focus, while 39% (n=36) disagreed (Figure 8). Responses are broken down by submitters location in Table 7.

Figure 8: (Q3) Do you think these give us the right focus?

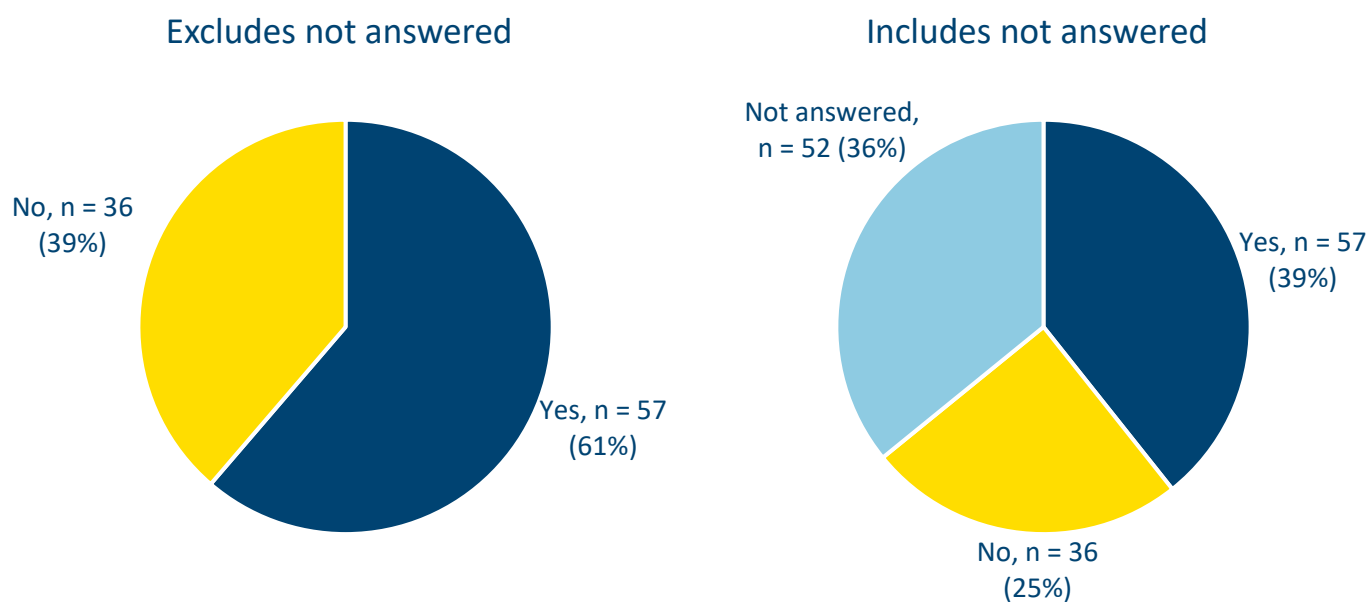


Table 7: (Q3) Do you think these give us the right focus? by location

	Paekākāriki n = 7	Raumati n = 9	Paraparaumu n = 17	Waikanae n = 56	Te Horo n = 5	Ōtaki n = 7	Outside of Kāpiti n = 6	Not answered n = 38	Total n = 145
Yes	57%	56%	65%	32%	60%	57%	50%	24%	39%
	4	5	11	18	3	4	3	9	57
No	29%	33%	29%	21%	40%	29%	17%	24%	25%
	2	3	5	12	2	2	1	9	36
Not answered	14%	11%	6%	46%	0%	14%	33%	53%	36%
	1	1	1	26	0	1	2	20	52

#### 5.3.2 (Q4) If yes, why?

The reasons submissions felt the principles, priorities and aspirations give the right focus are presented in Table 8.

The most common reasons for support were:

- Enabling choice and affordable and efficient urban form (n=13), focusing on affordable homes (n=4)
- Valuing our environment/achieve climate neutral living (n=11), focusing on environmental sustainability (n=10)

## Te tupu pai, Growing well — summary of community consultation

- Supporting mana whenua aspirations/Keep, protect, enhance (n=10), focusing on the emphasis on partnership with mana whenua (n=7)

Table 8: (Q4) Do you think these give us the right focus? — If yes, why?

Main theme	Sub themes	Count
Growth principles and priorities		31
	Enabling choice/enable affordable and efficient urban form	13
	Housing	5
	Support affordable homes	4
	Develop site in southern Ōtaki	1
	Housing development improves housing affordability	1
	Co-housing communities	1
	Transportation	4
	Access to Kāpiti expressway at Peka Peka	1
	Accessible modes of transport	1
	Build near transport networks	1
	Provision of infrastructure for active travel is necessary	1
	Infrastructure	3
	Wastewater	3
	More efficient alternatives to wastewater treatment needed	1
	Wastewater infrastructure needed in Paekākāriki	1
	Support high density buildings near transport hubs	2
	Collaborative approach	1
	Valuing our environment/achieve climate neutral living	11
	Focus on environmental sustainability	10
	Sustainable growth will create resilient communities	2
	Retain, manage and integrate natural features into developments	1
	Easy to install compost toilets	1
	Use untreated farm forestry timber for building	1
	Supporting mana whenua aspirations/Keep, protect, enhance	10
	Emphasis on partnership with mana whenua	7
	Allow mana whenua to administer iwi land	1
	Land use associated with airport must recognise mana whenua	1
	Collaborate with Wainuiwhenua	1
	Need to consult Ngāti Haumia ki Paekākāriki	1
	Fostering strong communities/improve walkability, wellbeing	9
	Focus on health/social wellbeing	3
	Development that conforms to current character/aesthetic	2
	Focus on inclusivity for disabled persons	2
	Improved community centres needed in Te Horo	1
	Include low-income communities	1
	More focus on education	1
	Achieve climate neutral living/encouraging low-carbon living	5
	Focus on sustainable growth	3
	Prioritise reducing emissions and climate impacts	2
	Embracing the opportunities of growth/be prosperous and productive	3
	Support the focus on the economy	2
	More employment and business premises close to residents	1
	Other reasons for agreement	9
	General support for principles/priorities/aspirations	9

### 5.3.3 (Q5) If no, why?

The reasons submissions felt these principles, priorities and aspirations do not give the right focus are presented in Table 9 and Table 10.

The most common reasons for disagreement were:

- Enabling choice/enable affordable, efficient urban form (n=16), opposition to the intensification of Kāpiti (n=5)
- Valuing our environment (n=12), submissions suggested environmental improvements (n=11), such as regenerating the environment (n=5)
- Embracing the opportunities of growth/be prosperous and productive (n=8), support for economic and social security of iwi (n=2)

## Te tupu pai, Growing well — summary of community consultation

Table 9: (Q5) Do you think these give us the right focus? — If no, why?

Main theme	Sub themes	Count
Growth principles and priorities		33
	Enabling choice/enable affordable and efficient urban form	16
	Housing	9
	Opposed to intensification in Kāpiti	5
	Concerns that too much densification may occur	1
	Development can lead to population growth outpricing Māori	1
	High-rise buildings should not be built by the coastline	1
	Require different options for occupation besides ownership/rent	2
	Require joint ventures between Kainga Ora and mana whenua	2
	Provide housing for all age brackets	2
	Support for Māori to live in their own takiwa/rohe	2
	Requirements for retirement villages to cater for whānau Māori	1
	Support further intensification	1
	More flexibility for development — high-rises at Paekākāriki	1
	It is not the Council's role to provide public housing	1
	Principles needed to protect existing property rights	1
Infrastructure		5
	3 waters infrastructure needed	2
	Current infrastructure not suitable for further development	2
	Prefer traffic calming/safety to more pathways	1
	Opposed to growing out — greenfield development in Kāpiti	3
	Opposed to growing out — greenfield development in Waikanae	1
	Not everyone needs/wants to commute	1
Valuing our environment		12
	Suggested environmental improvements	11
	Principles need to include regenerating the environment	5
	Restoration of wetlands needed	4
	Ngatotara Lagoon	1
	Prioritise environmental sustainability	3
	Involve local iwi in kaitiakitanga of the environment	2
	Develop around existing/do not create new hubs	2
	Concern regarding water shortages	1
	Consider living with natural hazards in a resilient manner	1
	A focus on pest control is needed	1
	Solar panels on new developments	1
	The strategy will negatively impact the environment	3
	Development will further impact the Waikanae River	1
	Impact of development on districts freshwater systems	1
	Only careful development in Ōtaki will limit environmental harm	1
	Potential negative impacts for future generations	1
Embracing the opportunities of growth/be prosperous and productive		8
	Support for economic/social security of iwi	2
	Growth must occur in partnership with Māori	2
	Take on alternative (circular/donut) economies	2
	More focus on increasing tourists rather than residents	2
	Do not allow fast-tracking for consents	1
	Opening of Transmission Gully will lead to more commuters	1
	More consideration on the benefits and disadvantages of growth	1
	More information on how businesses will be enticed to the area	1
Supporting mana whenua aspirations/keep, protect, enhance		5
	Too much focus on mana whenua	3
	Concern that residents have to fund support for mana whenua	1
	Local Iwi have a greater say than the majority of the community	1
	The proposal contradicts mana whenua aspirations	1
	A māori worldview should be used in practice as well	1

*“There should be zero greenfield development, only more intensive housing by building up, not out.”*

**Opposed to growing out — greenfield development in Kāpiti**



Table 10: (Q5) Do you think these give us the right focus? — If no, why? Continued

Main theme	Sub themes	Count
	Encouraging low-carbon living/achieve climate neutral living	4
	Divest funds from flood protection/stormwater management	2
	Publish sea level rise/storm surges in LIM reports	2
	Implement Zero-Carbon Kāpiti initiative	2
	Proactively approach a managed retreat	2
	Involve mana whenua in Takutai Kāpiti programme	2
	Too much focus on "low carbon living"	2
	Prefer healthy waterways over "low carbon living"	1
	Fostering strong communities/improve walkability, wellbeing	3
	The strategy will not eventuate in social sustainability	2
	Address homelessness	1
	Development not aligned with healthcare provision	1
	Increase disability access for Māori	1
	No confidence in the ability to build resilient communities	1
	The strategy does not eventuate in resilient communities	1
	Other reasons for disagreement	2
	Benefits are overstated	2
	The Council has limited control over outcomes	2
	The Council has not fulfilled previous desired outcomes	1
	Growth will not lead to proposed outcomes	1
	Principles need to be weighted	1
	Developing 'City thinking'	1
	Opposed to city thinking, not suited to the district	1

### 5.3.4 (Q6) Have you any views on our growth principles, or our priorities and aspirations?

Submissions expressed views on the growth principles, priorities and aspirations are presented in Table 11 and Table 12.

Comments on the principles, priorities and aspirations mainly focused on:

- Enabling choice/enable affordable and efficient urban form (n=24), opposition to the intensification of Kāpiti (n=4)
- Fostering strong communities/improve walkability, wellbeing (n=10), recognition needed for the significant role of marae in Kāpiti (n=2)
- Other priorities needed/suggested (n=7), aligning the strategy with amendments to the Resource Management Amendment Act 1991 (n=3)

*"I disagree with the growth principle of 'enabling choice'. Council as an enabler of development (as well as regulator) oversteps and confuses its role by claiming that its growth strategy will "provide opportunities for different types of businesses and jobs to be created". Enable (within reason – see previous paragraph) but don't provide. I categorically disagree that it's Council's role to "offer different kinds of homes with more affordable options for how people live (including papakinga, apartments and semi-detached and terraced houses). People live on the Kapiti Coast for a reason – they don't want to live in a large urban area. The notion of "a city-scale" is anathema to those who choose to live on the Kapiti Coast. Sure, enable intensification around existing (and future) transport hubs if necessary (as dictated to Council by the Government), but no more than what is absolutely necessary please. And please don't commit the existing community to the burden of paying for infrastructure for this intensification – developers must pay!"*

**Enabling choice/enable affordable and efficient urban form**

## Te tupu pai, Growing well — summary of community consultation

Table 11: (Q6) Have you any views on our growth principles, or our priorities and aspirations?

Main theme	Sub themes	Count
Enabling choice/enable affordable and efficient urban form		24
	Housing	14
	Opposed to growing up - intensification in Kāpiti	4
	Opposed to growing up - intensification in Waikanae	1
	Opposed to growing up - may lead to the development of slums	1
	Opposed to growing up - intensification in rural/suburban areas	1
	Enabling choice will impact on lifestyle that attracts people	3
	Development in Te Horo must not change rural aesthetic	1
	Facilitate Papakāinga housing	2
	Opportunity to provide lifestyle blocks as a choice	1
	It is not the Council's role to provide public housing	1
	Allow some rural areas to be converted to rural/residential	1
	Concern regarding the decrease in building regulations	1
	Opposed to growing out — greenfield development in Kāpiti	1
	Allow for infill to occur	1
	Affordable housing and employment within walkable catchments	1
	Infrastructure/services	5
	Develop infrastructure at pace with growth	2
	Provide infrastructure beach camping	1
	Wastewater infrastructure needed in Paekākāriki	1
	Cannot pre-empt central government 3 waters decisions	1
	Develop water infrastructure prior to development	1
	Transportation	5
	Increased/improved public transport	3
	Buses to train stations	1
	Develop cycling networks	1
	Transport vision is idealistic	1
	Concerned regarding loss of the airport	1
	The proposals don't embrace the concept of choice for residents	1
	Establish a "building consent ombudsman" to speed up regulation	1
	Agree with protecting arable land from development	1
	Reduce regulations — encourage more local innovation	1
Fostering strong communities/Improve walkability, wellbeing		10
	Recognise the significant role of marae in Kāpiti	2
	Protect unique culture and identity of Kāpiti	2
	Consideration of how people will work/live/play in same space	2
	Need to define what "strong communities" means	2
	Consider the ageing population	1
	Enable elderly, young and hapu to stay in Kāpiti	1
	Concerns that the crime rate will increase	1
	Council's agenda does not align with the community's	1
	Support is needed for those who need it	1
	More schools needed	1
Other priorities needed/suggestions		7
	Align the strategy with amendments to the RMA	3
	Local community outcome statements are not out of date	1
	Revise community outcomes to reflect NPS-UD	1
	Flexible/adaptable/holistic approach needed	1
	Growth principles need to align with district plan rules	1
	Strategy should consider Kāpiti's role in a regional context	1
	Natural hazard resistance	1

*“Priority needs to be given to enhancing the ability of the elderly, young adults and hapu to stay living in their communities. This would include ensuring new developments include affordable housing that is future proofed to ensure it is suitable for the elderly and disabled.”*

**Fostering strong communities/Improve walkability, wellbeing**

Table 12: (Q6) Have you any views on our growth principles, or our priorities and aspirations? Continued

Main theme	Sub themes	Count
Encouraging low-carbon living/achieve climate neutral living	Prioritise environmentally sustainable development	7
	Protection and restoration of the natural environment	6
	Promote green development	3
	Do not develop in high-risk areas	2
	Densely populated areas are more sustainable	2
		1
General agreement with principles/priorities/aspirations		6
Embracing the opportunities of growth/be prosperous and productive	Establish the District Services Partnership Group	5
	Good planning should not be focused on property values	2
	More focus on economic growth needed	1
	Methods required for attracting businesses	1
		1
Valuing our environment		3
	Prioritise environmental sustainability	3
Supporting mana whenua aspirations/keep, protect, enhance		2
	Recognise the rangatiratanga of hapū and iwi	2
	Work with mana whenua to ensure culturally competent leadership	1

*“This should be in tandem with a solid and effective approach to attract businesses.”*

**Embracing the opportunities of growth/be prosperous and productive**

*“While I understand that there are more people moving this way, and that housing is needed, I think we need to seriously think about what that looks like and HOW we go about it. I think all of us realise the way things have been done has not served us nor the planet we depend on. So before we rush into development and building let us collectively consider what are our values and principles to guide any changes? What does a vibrant, healthy, and liveable community mean to us? Can we do things differently using the best of technology AND integrating with nature in a way that benefits people, plants and planet? For example, can we make it a requirement to use non-toxic cement mixes, can we require that wash-off from building sites be treated so they do not harm our living environment, can we support and enable homes to have solar power installed and be built to passive-housing standards, can we encourage and actively support rooftop and green-wall gardens, can we design into our community food forests, and can we build around and in line with our natural world so we keep and protect our wetlands, biodiversity, and beaches. Can we make sure our children can still safely play, move and create in our natural outdoor spaces? Transition and change is inevitable but we CAN do it in a way that is beautiful and retains...even improves, our community life.”*

**Valuing our environment**

*“Recognise the rangatiratanga of hapū and iwi in relation to their land and waterways, and how this can be exercised to better manage the sustainable use of these resources.”*

**Supporting mana whenua aspirations/keep, protect, enhance**

## 5.4 Our proposed approach

Council have put together a proposed approach to enable sustainable growth. Work undertaken by Council 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 the 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 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 communities more connected and accessible, and reducing Kāpiti's carbon footprint
- protecting spaces for business, industry and highly productive rural areas.

### 5.4.1 (Q7) Do you think our proposed approach will help us achieve good growth?

60% (n=54) of submissions agreed that the proposed approach would help achieve good growth, while 40% (n=36) disagreed (Figure 9). Responses are broken down by submitters location in Table 13.

Figure 9: (Q7) Do you think our proposed approach will help us achieve good growth?

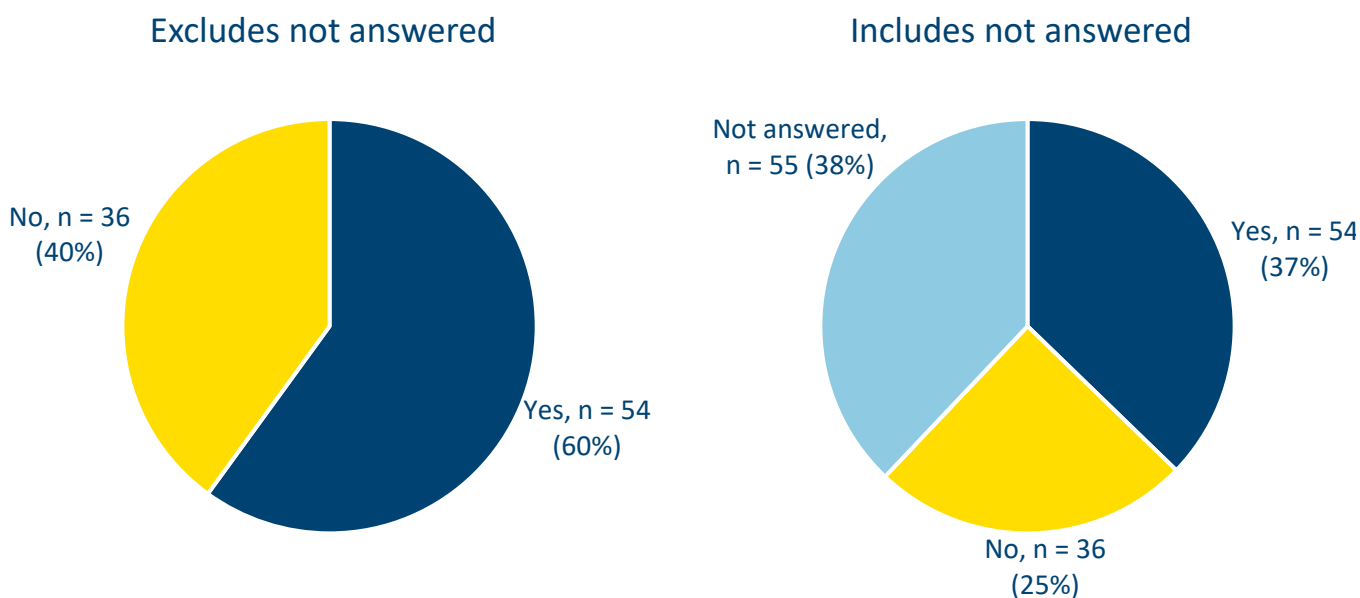


Table 13: (Q7) Do you think our proposed approach will help us achieve good growth? by location

	Paekākāriki n = 7	Raumati n = 9	Paraparaumu n = 17	Waikanae n = 56	Te Horo n = 5	Ōtaki n = 7	Outside of Kāpiti n = 6	Not answered n = 38	Total n = 145
Yes	57%	67%	65%	32%	20%	43%	67%	18%	37%
	4	6	11	18	1	3	4	7	54
No	29%	33%	29%	21%	60%	43%	17%	18%	25%
	2	3	5	12	3	3	1	7	36
Not answered	14%	0%	6%	46%	20%	14%	17%	63%	38%
	1	0	1	26	1	1	1	24	55

### 5.4.2 (Q8) If yes, how?

Indications of how the proposed approach will help to achieve good growth are presented in Table 14.

The most common reasons for agreement were:

- Growing up — intensification in Kāpiti would help achieve good growth (n=11) by reducing carbon emissions (n=5)
- Offering different/affordable homes would help achieve good growth (n=11), will increase and diversify the housing market as well as the rates base (n=7)
- Improving access and transport options would help achieve good growth (n=7) by double tracking and extending the railway to Ōtaki (n=3)

Table 14: (Q8) Do you think our proposed approach will help us achieve good growth? — If yes, how?

Main theme	Sub themes	Count
<b>Growing up — intensification in Kāpiti</b>		<b>11</b>
	Densified housing will reduce congestion/carbon emissions	5
	Growing up will reduce urban sprawl	2
	Opposed to intensification along the shoreline	2
	Provided high-rises do not encroach upon rural/suburban areas	1
	Consider greater heights and spatial application	1
	Reconsideration for development of multi-storey units	1
	Support for 15-minute neighbourhoods	1
	Densification can lead to better liveability	1
	Increased densification may lead to the development of slums	1
<b>Offering different/affordable homes</b>		<b>11</b>
	Will increase and diversify housing market/rates base	7
	The proposed approach introduces choice into the market	4
	Remove 'existing' from 'existing urban areas'— for future areas	1
	Amend to 'enabling housing choice, type and sizes'	1
	Allow for infill housing	1
	Include linkages between principles ie choice and affordability	1
	Infill puts pressure on infrastructure	1
	Ensure quality homes are built	1
	It is possible to densify with only 1 story buildings	1
<b>General support</b>		<b>11</b>
	General support for the approach	5
	Infrastructure	2
	Lack of infrastructure is a barrier	1
	Improve health services	1
	Align the proposal with changes in national legislation	2
	Meaningful consultation with residents needed	1
	The proposal might lead to good growth	1
<b>Improving access and transport options</b>		<b>7</b>
	Support double tracking/extension of the railway to Ōtaki	3
	Reduction in vehicle numbers needed	2
	Improved accessibility and transport options to and from school	1
	Utilise/retain the airport	1
	Improve/develop parking	1
	Active transport in Ōtaki	1
<b>Protecting/enhancing/living sensitively with nature/land</b>		<b>6</b>
	Environmental improvements	3
	Inclusion of open spaces and natural corridors	2
	Utilise local food production	1
	Eco-friendly/designed for climate developments	1
<b>Revitalising centres</b>		<b>6</b>
	Provide incentives for relocating to the area	2
	By giving developers/businesses/communities choice	2
	The focus on under 65's will revitalise the area	1
	Need for communal outdoor spaces with natural shade	1
<b>Growing out — greenfield development in Kāpiti</b>		<b>2</b>
	Will unlock/repurpose land to allow for more housing	1
	99 & 103 SH1 should be high priority greenfield area	1

### 5.4.3 (Q9) If no, what are your concerns?

Reasons for how the proposed approach will not help achieve good growth are presented in Table 15 and Table 16.

The most common reasons for disagreement were:

- General opposition was expressed (n=14), as the evidence and decision making in the proposal will not lead to good growth (n=6)
- Growing up — intensification in Kāpiti would not lead to good growth (n=13), as it will negatively impact the character and lifestyle of the district (n=7)
- Improving access and transport options would not lead to good growth (n=9) because the provision of infrastructure for active travel is needed (n=3)

Table 15: (Q9) Do you think our proposed approach will help us achieve good growth? — If no, what are your concerns?

Main theme	Sub themes	Count
General opposition		14
	Question decision making/evidence used in the proposal	6
	Council's approach does not reflect what community values	3
	Retain localised planning rules - esp. Waikanae	1
	Concerns regarding legislative changes impacting plan	4
	Concern poor town planning in the past will be repeated	1
	Infrastructure limitations	2
	The approach does not account for infrastructural limitations	2
	Growth will compound the problem of lack of health services	1
	Planning needs to consider other variables that may change	2
	More thorough population forecasting needed	1
	Flexible planning that can pivot to changes needed	1
	Changes in migration need to be planned for	1
	The plan must be inclusive of the elderly, young and hapu	1
	Hospital service or tertiary institutions are not necessary	1
Growing up — intensification in Kāpiti		13
	Development will negatively impact character/lifestyle	7
	Opposed to growing up — intensification in Kāpiti	5
	Opposed to growing up — intensification in Paraparaumu	2
	Opposed to growing up — intensification of Raumati beach	1
	Opposed to growing up — intensification in Raumati South	1
	Opposed to growing up — intensification of Ōtaki	1
	Land in Paraparaumu not zoned for housing development	1
	Intensification is not as lucrative as greenfield development	1
	The majority of areas identified are Māori owned land	1
	Concerns with intensification in areas prone to disaster	1
	Intensification will not occur quickly enough for objectives	1
	Intensification near an expressway increases carbon emissions	1

*“Growing up is totally inappropriate for our region. Intensification is also unnecessary and an inferior way to live.”*

#### Opposed to Growing up — intensification in Kāpiti

*“Need to build separated cycle lanes (not shared with pedestrians) between major destinations now before growth occurs. E.g. Otaki beach to train station - needs dedicated cycle lane all the way - and not just painted lines on the road. If we want higher density then need to make it easier to not have a car.”*

#### Provision of infrastructure for active travel is necessary

*“The Council’s approach to sustainable growth needs foremost to reflect what the community values most about living on the Kapiti Coast and take into account the district’s natural features and hazards (e.g. flood and tsunami zones).”*

#### Question decision making/evidence used in proposal

## Te tupu pai, Growing well — summary of community consultation

Table 16: (Q9) Do you think our proposed approach will help us achieve good growth? — If no, what are your concerns? Continued

Main theme	Sub themes	Count	
Improving access and transport options		9	
	Provision of infrastructure for active travel is necessary	3	
	Transport provision remains a barrier to movement	3	
	Provision of district-wide public transport needed	2	
	Transport routes to train stations needed	1	
	Free/discounted public transport for youth	1	
	Amend plan to allow for multi-level parking	2	
	Concern over lack of proposed parking for electric cars	1	
	Concern regarding loss of airport space	1	
	Road links between Waikanae and Peka Peka	1	
	Consideration for future rail locations	1	
	Need to include scope for future transport development	1	
	Heavy focus on transport with changing working arrangements	1	
	Growing out — greenfield development in Kāpiti		7
		Opposed to growing out — greenfields development in Kāpiti	5
Opposed to any development on greenfields		3	
No growth to foreshore green spaces		1	
Developers will favour greenfield as the easier option		1	
Rezoning and reclassification		2	
Disagreement with priority ratings		1	
Zoning rules inhibit the ability to utilise peri-urban areas		1	
Opportunity to provide lifestyle blocks as well		1	
Consider greenfield development and infill planning as one		1	
Reconsider need for private vehicle use in peri-urban/rural		1	
Protecting/enhancing/living sensitively with nature/land			6
	Approach does not address environmental stressors	5	
	Increased growth will increase environmental impacts	2	
	Facilitate local awareness of environmental concerns	1	
	Guidance on sustainable coastal development needed	1	
	Must include the provision of green spaces in development	1	
	Transparency around environmental impacts from development	1	
	Include provision of environmentally friendly infrastructure	1	
	Must include pollution reduction strategies	1	
	Approach does not adequately deal with climate change impacts	2	
	Planning for climate migration and managed retreat needed	1	
	Specific timeframes/plans for achieving environmental outcomes	1	
	Value mana whenua aspirations in relation to the environment	1	
	Approach does not detail what future sustainability will be	1	
	Offering different/affordable homes		4
Development in Waikanae/Paekākāriki increase traffic congestion		2	
Affordable may not lead to good growth		1	
Facilitate developer partnerships for housing delivery		1	
Develop infill and greenfield to facilitate provision of choice		1	
Consultation with youth is needed when planning future housing		1	
Revitalising our centres		4	
	Ideas and planning	3	
	Development in urban areas is not incentivised/attractive	1	
	Encourage mixed use in Paraparaumu	1	
	More detail required on how this will make communities stronger	1	
	Prioritise enticing businesses to the area	1	
	Promote local mana whenua art	1	
	Some local centres are subject to more restrictive planning	1	
	Strategy needed for the development of Waikanae town centre	1	
	Support for ancillary uses of local centres (Waikanae Beach)	1	
	Use Waikanae Park as a focal point for development	1	
	Value mana whenua aspirations in relation to community	1	
	Infrastructure	3	
	Develop diverse learning and working spaces	2	
	Need for business hubs not addressed	1	
	Include provision of youth spaces	1	
	Include provision of public sun shelters	1	
The provision of walkways and green spaces is needed	1		
Infrastructure provision in Paraparaumu needs consideration	1		
Health/education provision needs certainty to spark growth	1		

## 5.5 Growing up — Intensification

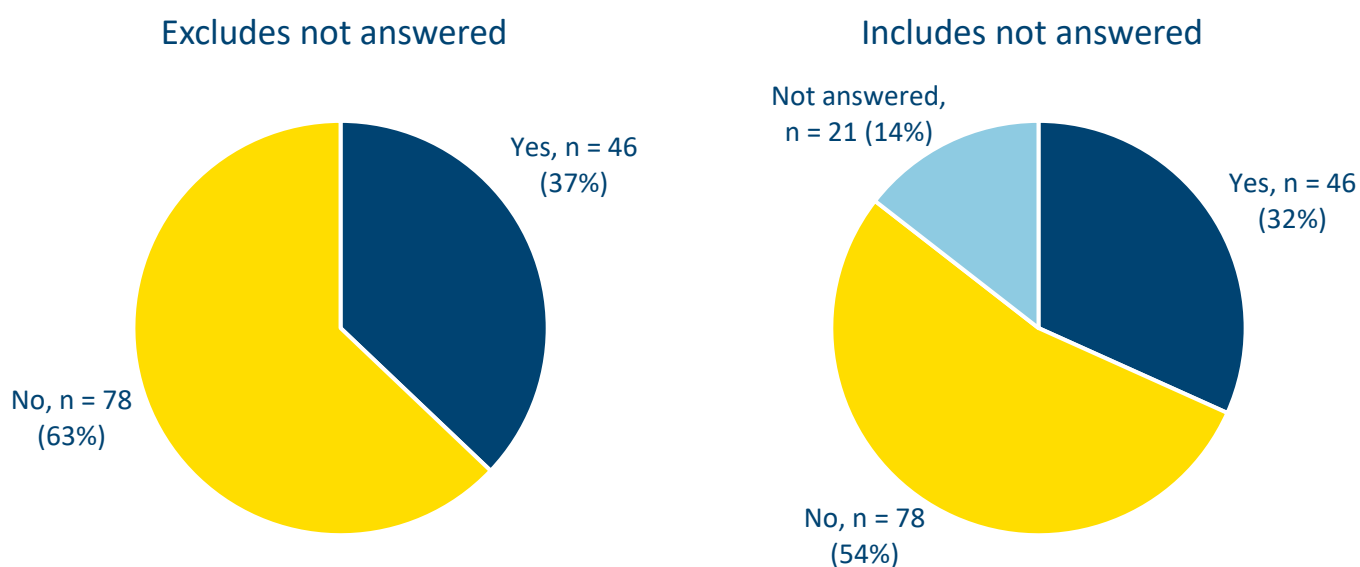
Growing up will bring scale and accessibility to services in Kāpiti centres, supporting greater retail, entertainment and business opportunities while creating walkable neighbourhoods where people can connect. It will also help meet government requirements for intensification and housing choice and help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

- enabling the 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 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 local centres at Raumati South, Kena Kena, Meadows Precinct and Waikanae Beach
- enabling up to 3 storeys and increased densities in suburban areas

### 5.5.1 (Q10) Do you think these heights and levels of intensification around existing centres will help us grow well?

37% (n=46) of submissions agreed that these heights and levels of intensification around existing centres will help Kāpiti to grow well, while 63% (n=78) disagreed (Figure 10). Responses are broken down by submitters location in Table 17.

Figure 10: (Q10) Do you think these heights and levels of intensification around existing centres will help us grow well?





## Te tupu pai, Growing well — summary of community consultation

Table 17: (Q10) Do you think these heights and levels of intensification around existing centres will help us grow well? by location

	Paekākāriki n = 7	Raumati n = 9	Paraparaumu n = 17	Waikanae n = 56	Te Horo n = 5	Ōtaki n = 7	Outside of Kāpiti n = 6	Not answered n = 38	Total n = 145
Yes	57% 4	33% 3	65% 11	25% 14	40% 2	29% 2	67% 4	16% 6	32% 46
No	29% 2	67% 6	29% 5	70% 39	60% 3	43% 3	17% 1	50% 19	54% 78
Not answered	14% 1	0% 0	6% 1	5% 3	0% 0	29% 2	17% 1	34% 13	14% 21

### 5.5.2 (Q11) If yes, how?

Indications of how the heights and levels of intensification will help Kāpiti grow well are presented in Table 18 and Table 19.

The most common reasons for agreement were:

- General support for the proposal (n=39) and intensifying Kāpiti (n=23)
- 12 storeys in central Paraparaumu 6 storeys within 800m (n=6), with consideration for higher (n=2) and lower (n=2) level storeys suggested
- 6 storeys in town centres and 4 storeys within 400m (n=3), with consideration for higher storeyed buildings (n=1)

Table 18: (Q11) Do you think these heights and levels of intensification around existing centres will help us grow well? — If yes, how?

Main theme	Sub themes	Count
General support		39
	Support growing up — intensification in Kāpiti	23
	Will introduce affordable housing/choice into the market	4
	Improve change toward low carbon region	4
	Will help reduce the number of vehicles on the road	2
	Intensification will allow for land preservation	3
	Will improve the connectivity of the population	2
	Will rejuvenate the town centre	2
	Will benefit future generations	2
	Support growing up — intensification in Ōtaki	1
	But do not build on the coastline	1
	Support growing up — intensification in Paekākāriki	1
	Will address the needs of the increasing population	1
	It will allow residents to remain in the area as it grows	1
	Will utilise underutilised land around town centres	1
	Allows for population growth in specific areas with amenities	1
	Improve access to services/opportunities	1
	More information needed on what densified communities look like	1
Good growth subject to		21
	Governing development	9
	The proposal needs aligning with new national legislation	4
	Allow minor houses on 700m2 section (not 900m2) without RC	1
	Consideration for mental health associated with high density	1
	Socialising communities to the norms of high density living	1
	Enticing businesses to foster town centres	1
	Revision of indicative densities in the proposal	1
	Continuous consultation needed	1
	The possibility of rental controls	1

## Te tupu pai, Growing well — summary of community consultation

Table 19: (Q11) Do you think these heights and levels of intensification around existing centres will help us grow well? — If yes, how? Continued

Main theme	Sub themes	Count
	Transport/infrastructure	7
	Develop infrastructure at pace with growth	1
	Increased pedestrian infrastructure	1
	Increased transport and parking needed	1
	Increased/improved public transport	1
	Active transport options	1
	Intensification near railway stations	1
	Paekākāriki	1
	Waikanae	1
	Intensification shouldn't be entirely centred around expressway	1
	Minimise parking to reduce private vehicle usage	1
	Types of development	5
	Development that conforms to current character/aesthetic	3
	Sufficient densification is possible with just 1-2 storeys	1
	Phased development	1
	Heights, catchments and zoning	5
	Allow for smaller homes, e.g. granny flats, tiny homes	1
	Allow infill housing	1
	Allow mixed use in high density areas	1
	Heights in commercial zones complementary to residential	1
	Incentivise developers to increase beyond 3 storeys	1
	Spaces for community connection — town squares	1
	Will enable growth but increased height subject to regulations	1
	Environmental considerations	1
	Eco-friendly/designed for climate developments	1
	12 storeys in central Paraparaumu 6 storeys within 800m	6
	Consideration for development higher than 12 storeys	2
	Reconsider the 12 storey height — too high	2
	Support, but enable mixed use development-10 storeys/5 min walk	1
	Increased traffic calming will be needed in central Paraparaumu	1
	Between Paraparaumu motorway and the library only	1
	6 storeys in town centres and 4 storeys within 400m	3
	Increase to allow 6 storeys within 800m	1
	Opposed to growing up — intensification in Waikanae	1
	Prefer only 3 storeys in Waikanae	1
	6 storeys around Paekākāriki/Paraparaumu/Waikanae rail stations	3
	Support with the addition of buffer zones	1
	All multiple storeyed buildings should be near train stations	1
	Increase area	1
	4 storeys within 200m of local centres	2
	10-minute walk applied to all local centres	1
	Allow 3 storeys in surrounding areas	1
	Include Ōtaki Beach as a local centre	1
	Local centres are less likely to be developed in the long-term	1
	3 storeys/increased densities in suburban areas	1
	General support for 3 storeys	1

### 5.5.3 (Q12) If no, what alternatives should we consider?

For those who said no and proposed alternatives for consideration, these are presented in Table 20 and Table 21.

The most common reasons for disagreement were:

- 4 storeys within 200m of local centres (n=42), opposition to rezoning/intensification in Waikanae Beach (n=37), suggesting development in Ngārara as an alternative (n=8)
- Heights, catchments and zoning (n=13), with support for greenfield development only in Kāpiti (n=4)
- 6 storeys in town centres within 400m (n=12), development should not occur due to environmental impacts (n=3)

## Te tupu pai, Growing well — summary of community consultation

Table 20: (Q12) Do you think these heights and levels of intensification around existing centres will help us grow well? — If no, what alternatives should we consider?

Main theme	Sub themes	Count
4 storeys within 200m of local centres		42
	Opposed to rezoning/intensification in Waikanae Beach	37
	Waikanae Beach is prone to flooding, and therefore, unsuitable	17
	Development will not conform to current character/aesthetic	17
	Infrastructure development will be costly/disruptive	16
	Current road infrastructure unable to support growth	13
	Current stormwater infrastructure unable to support growth	2
	Increased wastewater infrastructure needed	1
	Waikanae Beach is a tsunami zone, and therefore, unsuitable	16
	Waikanae Beach cannot be described as a commercial centre	11
	Opposed to growing up - Te Moana/Ono St. intersection	2
	Consider other areas	10
	Develop Ngarara instead of Waikanae Beach	8
	Consider Nga Manu subdivision instead of Waikanae Beach	2
	Would negate community values and wishes	4
	Will increase traffic/limit parking	4
	Lack of public transport to Waikanae Beach	3
	More services at Waikanae Beach draws business away from centre	2
	Will cast shadows/impact light	2
	Waikanae Beach is not a 'large catchment'	1
	Land ownership is not conducive to intensification	1
	No housing gain for newly renovated properties	1
	Development will increase pressure on rainwater reserves	1
	Impacts related to cars driving on the beach	1
	4 storeys should be the maximum allowable height	3
	Opposed to 4 storey development in Kāpiti	2
	Allow only small developments in Kena Kena	1
	Will not enact 'low carbon living'	1
	Will not enact 'valuing our environment'	1
Other alternatives		37
	Heights, catchments and zoning	13
	Support growing out — greenfield development only in Kāpiti	4
	2 storeys should be the maximum allowable height	3
	Building up is targeting the elite or building ghettos	2
	Base heights on Wellington City Growth Scenario Report	1
	4 storeys should be the maximum allowable height	1
	Zoning for development of papakāinga	1
	Multi-storey buildings confined to new developments	1
	Incentivise infill of existing properties	1
	Buffer zones between different story dwellings	1
	Relaxation of building restrictions on lifestyle blocks	1
	Types of developments	13
	Development that does not change character/lifestyles	11
	Building socially nurturing communities	2
	Consider maintaining the status quo	1
	Environmental considerations	12
	Development that does not cast shadows/impact light	6
	Consider the possibility and impact of natural disasters	6
	Intensify inland only — the risk of tsunamis	1
	Paraparaumu	1
	Waikanae	1
	Ōtaki	1
	The risk of liquefaction is high	1
	Eco-friendly development	2
	Developing on suitable ground	1
	All developments fitted to capture water	1
	Rather focus on greening existing developments	1

## Te tupu pai, Growing well — summary of community consultation

Table 21: (Q12) Do you think these heights and levels of intensification around existing centres will help us grow well? — If no, what alternatives should we consider? Continued

Main theme	Sub themes	Count
	Governing development	8
	Clarity needed on borders of intensification zones	1
	Provision of utilities and infrastructure	2
	Preference for a phased introduction	2
	Proposed areas are not properly planned/random	1
	Growth in partnership with local iwi	1
	Presenting the risks and disadvantages	1
	A tailored local approach to development is needed	1
	Areas to develop/not to develop	5
	Building up only in main town centres	3
	Focus upward growth around existing transport hubs only	2
	Paraparaumu	2
	Paekākāriki	1
	Waikanae	1
	6 storeys in town centres and 4 storeys within 400m	12
	Development should not occur due to environmental impacts	3
	Do not intensify Paekākāriki — environmental impacts	2
	Do not intensify Ōtaki — infrastructure insufficient	1
	Do not intensify Waikanae — environmental impacts	1
	Do not intensify Raumati — environmental impacts	1
	Do not intensify Paraparaumu — environmental impacts	1
	Do not intensify Te Horo — environmental impacts	1
	Opposed to development/impact of development in Raumati	3
	General opposition to 6 storeys at Paekākāriki	2
	Prefer 3-4 storeys in the town centre	1
	General opposition to 6 storeys at Raumati Beach	1
	General opposition to 6 storeys at Paraparaumu Beach	1
	Prefer 3 levels with basement parking for Waikanae	1
	4 storeys in town centres is reasonable	1
	6 storeys should be the maximum allowable height	1
	6 storeys for Waikanae is too high	1
	Will limit parking availability	1
	With the condition of open space buffer zones	1
	3 storeys should be the maximum allowable height	1
	12 storeys in central Paraparaumu 6 storeys within 800m	9
	Reconsider the 12 storey height — too high	5
	6 storeys should be the maximum allowable height	2
	4 storeys should be the maximum allowable height	1
	12 storeys will not conform to current character/aesthetic	1
	Increased danger from earthquakes	1
	Do not intensify Paraparaumu — environmental impacts	1
	3 storeys/increased densities in suburban areas	5
	3 storeys should be the maximum allowable height	2
	In Paekākāriki	1
	May affect privacy/light/mental health	2
	Will not cast shadows/impact light	1
	Railway stations — 6 storeys within 800m	4
	Electrification/double tracking not sufficient for growth	1
	Opposite effect — increase in car usage to access facilities	1
	Paekākāriki station is too close to the suburbs	1
	Paekākāriki wastewater system cannot support intensification	1
	Paekākāriki water supply cannot support intensification	1

*“As long-time owners / residents of Rangihiroa Street, Waikanae Beach, we are shocked and concerned at the proposed Growth Strategy for the Kapiti Coast, and in particular, the Waikanae Beach area and the possible rezoning of land surrounding the Te Moana Road site.”*

### **Opposed to rezoning/intensification in Waikanae Beach**

## 5.6 Growing out — Greenfield growth

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

### 5.6.1 (Q13) Are the locations and scale of proposed greenfield areas suitable for supporting good growth?

55% (n=52) of submissions agreed that the scale of the proposed greenfield areas is suitable for supporting good growth, while 45% (n=43) disagreed (Figure 11). Responses are broken down by submitters location in Table 22.

Figure 11: (Q13) Are the locations and scale of proposed greenfield areas suitable for supporting good growth?

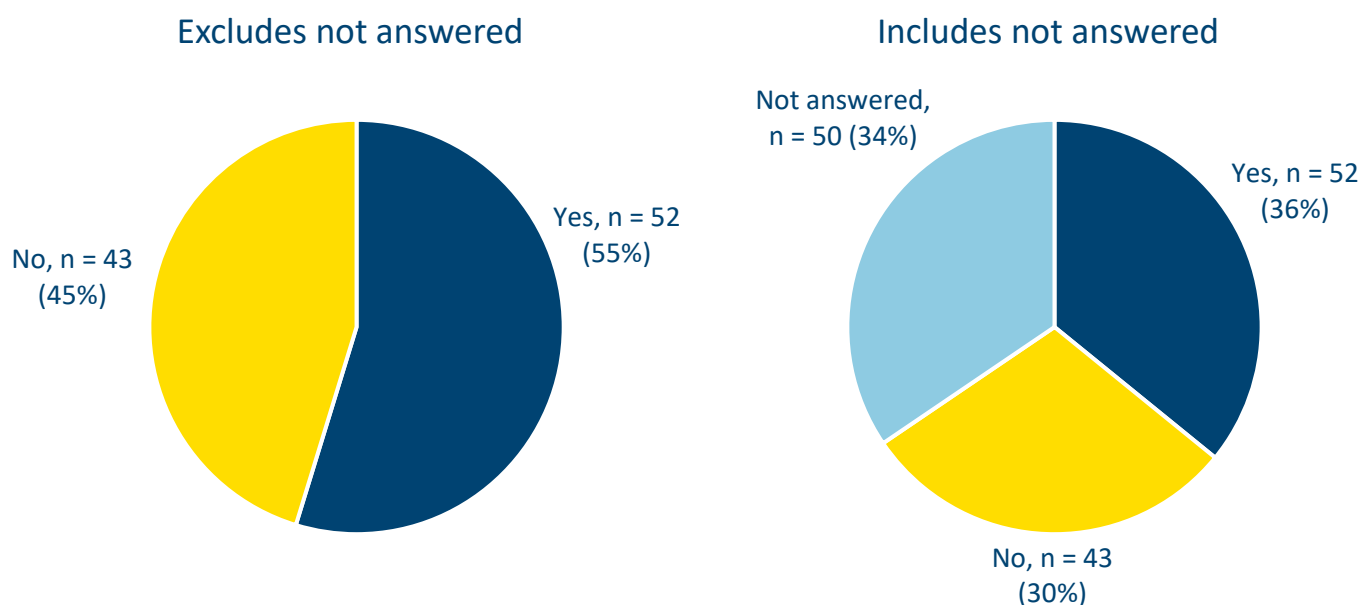


Table 22: (Q13) Are the locations and scale of proposed greenfield areas suitable for supporting good growth? by location

	Paekākāriki n = 7	Raumati n = 9	Paraparaumu n = 17	Waikanae n = 56	Te Horo n = 5	Ōtaki n = 7	Outside of Kāpiti n = 6	Not answered n = 38	Total n = 145
Yes	14% 1	56% 5	65% 11	34% 19	60% 3	29% 2	67% 4	18% 7	36% 52
No	71% 5	44% 4	29% 5	20% 11	40% 2	71% 5	33% 2	24% 9	30% 43
Not answered	14% 1	0% 0	6% 1	46% 26	0% 0	0% 0	0% 0	58% 22	34% 50

### 5.6.2 (Q14) If yes, how?

Indications of how the locations and scale of the proposed greenfield will support good growth are presented in Table 23.

The most common reasons for agreement were:

- Support for locations and scale (n=29) as they are close to transport routes (n=8)
- Good growth is conditional upon infrastructure development (n=14)

## Te tupu pai, Growing well — summary of community consultation

Table 23: (Q14) Are the locations and scale of proposed greenfield areas suitable for supporting good growth? — If yes, how?

Main theme	Sub themes	Count
Support for locations and scale		29
	Locations identified are close to transport routes	8
	Greenfield developments near Waikanae station	2
	Limit greenfield developments to railway stations	1
	Support higher density development	8
	Support Wakanāe development	2
	Allow medium to lower density housing as well	1
	99 & 103 SH1 should be High Priority Greenfield Area	1
	Te Manuao Road, Ōtaki, is ready for development	1
	Support Ōtaki development	1
	Densification of existing housing	1
	General support for locations and scale	6
	Protects highly productive land	5
	Develops unproductive land	2
	Establish smaller villages on unused land in Te Horo	1
	Areas are suitable for resilient development	1
	New areas will allow for infrastructure to be developed at pace	1
	Support protecting business/industry/productive land	1
Good growth, subject to		24
	Infrastructure development	14
	Develop infrastructure at pace with growth	5
	Timing of development based on infrastructure provision	2
	Ōtaki lacks infrastructure	1
	Increased rail infrastructure/connections	5
	Extending and electrifying rail to Ōtaki	3
	Increased road infrastructure/connections	4
	Road links between Waikanae and Peka Peka	2
	Motorway off and on-ramps - Kapiti Road and Te Moana Road	1
	Increased/improved public transport	4
	Automated public transport service	1
	Increased infrastructure for active travel needed	3
	Greenfield development needs to have good connectivity	2
	Governing development	7
	Consideration of public health and safety	1
	Climate change	1
	Previous use of the land	1
	Consideration of runoff to Ōtaki river/Waitohu stream	1
	Evidence and triggers for development need to be defined	1
	Faster implementation	1
	Limit commercial and industrial development in residential area	1
	More options for alternative shopping	1
	Plan greenfield/Ōtaki development in conjunction with	1
	Kāpiti-Horowhenua Growth Planning project	1
	Ōtaki Structure Planning project	1
	WRLC	1
	Reducing speed on Old SH1 for active travel	1
	Types of developments	6
	Development that does not change character/lifestyles	3
	Does not mirror Paraparaumu	1
	In Hautere	1
	In Te Horo	1
	Minimise lighting in rural areas	1
	Maintaining green/open areas	2
	In Te Horo	1
	Eco-friendly/designed for climate developments	2
	Do not build in areas subject to coastal erosion and flooding	1

*“Well thought through putting these near the transport corridor heading north.”*

**Locations identified are close to transport routes**

### 5.6.3 (Q15) If no, what alternatives should we consider?

Disagreement with the proposed alternatives for consideration is presented in Table 24 and Table 25.

A wide array of alternatives were suggested. They included:

- Proposed heights, catchments and zoning (n=24), reclassify WB-03 (n=1), WB-02 (n=1) and Peka Peka Farm (n=1) as Priority Group 1 sites
- Environmental considerations associated with growing out (n=14), rather use available land for managed retreat (n=1)

*“I believe we will want to be seeing more High-priority and Medium-priority growth-out areas. There are still plenty of people who are looking for a stand-alone house to buy, and we will need more areas than are currently indicated on the map. For example, Te Horo and Peka Peka hasn't been identified for anything, yet there is significant blocks of usable land available in this area.”*

**Support growing out — greenfield development in Kāpiti**

*“I'm not in favour of already dwindling green spaces being destroyed. Urban densification and apartment living should take priority. There's actually very little that's green or environmentally friendly about greenfield development.”*

**Opposed to growing out — greenfield development in Kāpiti**

*“There will be few if any supporters of 2-3 storied residential units in Kapiti. Residents did not come to live in Kapiti to be surrounded by condos or apartment blocks.”*

**Development will not conform to current character/aesthetic**

*“Most of the proposed greenfield areas are totally suitable - and understand the rationale for having them close to the train stations. However one of the high-density greenfield areas proposed is extremely close to the Waikanae River, which may impact the Waikane River Restoration project. It would be highly valuable to speak with those working on the project on ways to ensure there is no impact by both the construction and finished builds. Things to consider in these areas could include having gravel/stone driveways to reduce stormwater runoff. Also specific planting that could happen prior to construction beginning that can help reduce and runoff reaching the river itself and other catchments.”*

**Environmental considerations**

## Te tupu pai, Growing well — summary of community consultation

Table 24: (Q15) Are the locations and scale of proposed greenfield areas suitable for supporting good growth? — If no, what alternatives should we consider?

Main theme	Sub themes	Count
Heights, catchments and zoning		24
	Support growing out — greenfield development in Kāpiti	10
	2 storeys should be the maximum allowable height-north Waikanae	1
	Future land needs to be available post Transmission Gully	1
	Greenfield developments must be supported by public transport	1
	Many residents still want a house with a garden	1
	Peka Peka Farm reclassified as Priority Group 1 site	1
	Informed by natural system and infrastructure requirements	1
	Development to connect with expressway cycleway	1
	Development proposed to have open spaces for community	1
	Development proposed to have a distinctive/memorable character	1
	Aspires to have active travel corridor connections	1
	Aspires to enhance/regenerate ecological sites	1
	Ensures connectivity through urban design	1
	Provides for identified cultural and historical features	1
	Ensures transport connectivity	1
	Ensures environmental responsiveness	1
	Ensures community is connected with established neighbourhoods	1
	Enables efficient and integrated use of land	1
	Complements existing urban development	1
	Delivers a variety of housing types/opportunities	1
	Provides housing capacity for expected housing demands	1
	Site WB-02 to be reclassified as a Priority Group 1 site	1
	Can be developed in consultation with mana whenua	1
	Contains infrastructure necessary for development	1
	Development proposed to occur on flatter areas of site	1
	Development to protect the surrounding natural environment	1
	Development will help meet proposed principles and objectives	1
	Extension of existing neighbourhoods/linked to activity centres	1
	Good access to main transport routes	1
	Investigate the possibility of mediating flood risk	1
	Land not conducive to being highly productive	1
	Land use is compatible with development	1
	Local Māori landowners open to development	1
	Opportunities associated with development	1
	Rural dunes provide high amenity living	1
	Site can be integrated with existing environment	1
	Well connected to businesses	1
	Wetlands will be integrated into development	1
	Site WB-03 to be reclassified as a Priority Group 1 site	1
	Can be developed in consultation with mana whenua	1
	Contains infrastructure necessary for development	1
	Development can be undertaken with maintaining heritage	1
	Development will help meet proposed principles and objectives	1
	Engineering can help develop steeper areas	1
	Extension of existing neighbourhoods/linked to activity centres	1
	Good access to main transport routes	1
	Infrastructure for active travel can reduce carbon footprint	1
	Investigate the possibility of mediating flood risk	1
	Land not conducive to being highly productive	1
	Land use is compatible with development	1
	Local Māori possibly open to development	1
	Natural features can be integrated into development	1
	Opportunities associated with development	1
	Rural dunes provide high amenity living	1
	Site can be integrated with existing environment	1
	Well connected to businesses	1
	Suitable land in Paekākāriki for greenfield development	1
	Support careful growth in Ōtaki only	1



## Te tupu pai, Growing well — summary of community consultation

Table 25: (Q15) Are the locations and scale of proposed greenfield areas suitable for supporting good growth? — If no, what alternatives should we consider? Continued

Main theme	Sub themes	Count
	Support growing out — greenfield development of Tini Town	1
	No current urban form or local neighbourhood	1
	No reverse sensitivity	1
	No natural hazards/land risk in proposed development areas	1
	No heritage sites on proposed development land	1
	Land not conducive to being highly productive	1
	Proposed planning for residential development is comprehensive	1
	Open space strategy gives options for active travel	1
	Open space strategy links to landscape/open space values	1
	Development proposed occurs on flatter areas of site	1
	Possible enhancements to Muaupoko stream	1
	Prioritises enhancement of ecological sites	1
	Sewer connection needed	1
	Existing water supply	1
	Good access to main transport routes	1
	Opportunity for development partnership with Māori	1
	Creates tourism/business opportunities	1
	Creates regenerative living opportunities	1
	Creates open space connectivity	1
	Can provide a variety of housing types	1
	Northern extent is well connected and unconstrained	1
	Develop Tini Village to support growth	1
	Support growing out — greenfield development Ōtaki North	1
	Increased housing to support Ōtaki golf course/community	1
	Development/access to walkways/cycleways around lagoon	1
	Create an environment for native wildlife to return to area	1
	Proportion of land will be dedicated to native plants	1
	Restoration of wetlands/drains/Ngatotara lagoon	1
	Employment benefits from aged care facility employment	1
	Short to medium term development at greenfield scale	1
	Development of a retirement/lifestyle village	1
	Support growing up — intensification only in Kāpiti	8
	Support growing up — intensification east of Waikanae golf club	1
	Opposed to growing out — greenfield development in Kāpiti	7
	Build new local centre in Ngārara subdivision instead	2
	Opposed to assessment used to determine viable greenfields	1
	In Paekākāriki	1
	Greenfield development not suitable in Paekākāriki	1
	Potential to create ribbon developments	1
	New urban areas will not necessarily encourage businesses	1
	Reconsider priority area zoning	2
	Based on suitability of land for safe development	1
	Opposed to developing on Māori owned land	1
	Environmental considerations	14
	Opposed to growing out — greenfield development in Kāpiti	11
	Growing out has higher environmental impacts	8
	Opposed to growing out — greenfield development in Waikanae	2
	Opposed to growing out — greenfield development in Te Horo	1
	Opposed to growing out — greenfield development in Paraparaumu	1
	Opposed to growing out — greenfield development in Raumati	1
	Do not use arable land for development	2
	Northern Waikanae	1
	Setting of environmental standards and limits necessary	1
	Use available land for managed retreat	1
	The impact of development on river restoration projects	1
	Eco-friendly development	1
	Types of developments	3
	Development will not conform to current character/aesthetic	3
	More information needed	3
	Definition of what 'good' growth is	1

### 5.6.4 (Q16) Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?

55% (n=43) of submissions agreed that the proposed approach would give a good mix between intensification and greenfield development to grow well, while 45% (n=35) disagreed (Figure 12). Responses are broken down by submitters location in Table 26.

Figure 12: (Q16) Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?

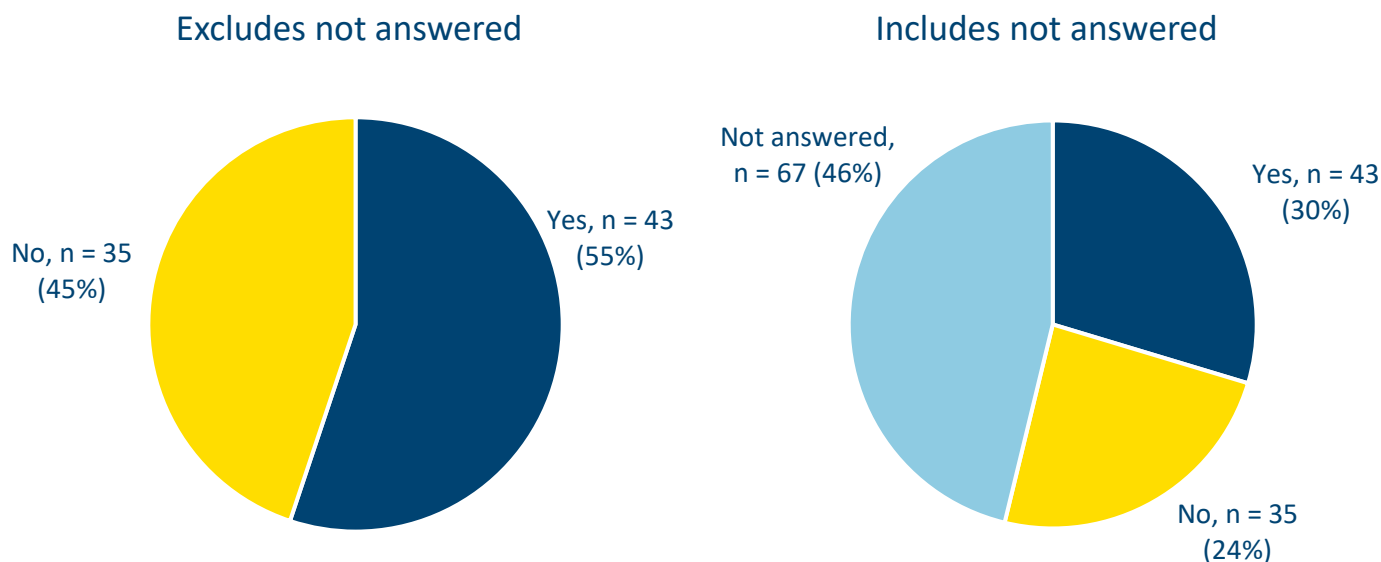


Table 26: (Q16) Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well? by location

	Paekākāriki n = 7	Raumati n = 9	Paraparaumu n = 17	Waikanae n = 56	Te Horo n = 5	Ōtaki n = 7	Outside of Kāpiti n = 6	Not answered n = 38	Total n = 145
Yes	29% 2	44% 4	53% 9	30% 17	40% 2	29% 2	33% 2	13% 5	30% 43
No	43% 3	56% 5	41% 7	18% 10	40% 2	29% 2	33% 2	11% 4	24% 35
Not answered	29% 2	0% 0	6% 1	52% 29	20% 1	43% 3	33% 2	76% 29	46% 67

### 5.6.5 (Q17) If you have any views, please comment here:

Views expressed are presented in Table 27. The most common views were:

- The proposed approach does not give a good mix to grow well (n=22), due to the proposed heights, catchments and zoning (n=15)
- Suggestions for a good mix were also offered (n=17), such as improving or changing the governance of development (n=12)
- The proposed approach does give a good mix to grow well (n=13) because of the proposed governance of development (n=5)

## Te tupu pai, Growing well — summary of community consultation

Table 27: (Q17) Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well? — If you have any views, please comment here:

Main theme	Sub themes	Count
Proposed approach does not give a good mix to grow well		22
Heights, catchments and zoning		15
	Opposed to growing up — intensification in Kāpiti	3
	Opposed to growing out — greenfield development in Kāpiti	3
	Negative impact on the environment	2
	Focus on growing up — intensification only in Kāpiti	3
	Prior to greenfield development	1
	Focus on growing out — greenfields development only in Kāpiti	2
	In and around Ōtaki	1
	In and around Peka Peka	1
	In and around Nga Manu	1
	Greater focus on growing up — intensification in Kāpiti	2
	Development will not conform to current character/aesthetic	2
	Zoning does not reflect any consultation/community focus	1
Governing development		3
	Growing well subject to alignment with amendments to RMA	2
	Analysis of negative aspects of the proposal needed	1
Environmental considerations		2
	Mazengarb subject to flood risk/lacks stormwater infrastructure	1
	The land cannot sustain continued development	1
Suggestions		17
Governing development		12
	To grow well — develop infrastructure prior to development	2
	Phase development to intensify urban areas before greenfield	2
	Do not develop the Kāpiti Gateway	2
	Approaches require more future-focus	1
	Phase development to intensify greenfield areas before urban	1
	Plans to ensure owner-occupied homes/not increased investment	1
	Growing well necessitates focusing on tourism not development	1
	Population growth will increase demand on/and need for airport	1
	Address health services in Ōtaki	1
	Address infrastructure in Ōtaki	1
	Iwi consultation needed in Ōtaki	1
Heights, catchments and zoning		4
	6 storeys maximum because of natural disaster risk	1
	99 & 103 SH1 should be High Priority Greenfield Area	1
	Reduce height of storeys to limit impact on neighbouring houses	1
	Reclassify area north of Waikanae from medium to high priority	1
	Reclassify Lindale from medium to high priority	1
Environmental considerations		3
	Growing well entails more development for low carbon lifestyles	1
	River conservation needed in Ōtaki	1
	Clarify what will happen if large areas are deemed climate risk	1
Proposed approach gives a good mix to grow well		13
Governing development		5
	Subject to good planning	2
	Focus on development-ready projects i.e. Meadows Precinct	2
	But, the strategy needs clear direction and detail	1
Heights, catchments and zoning		4
	2 storeys should be the maximum allowable height for greenfield	1
	Multi-storey should be permitted in greenfield developments	1
	Subject to no growing up — intensification in Kāpiti	1
	Yes, but increase walkable catchment to 20 minutes	1
Types of developments		2
	Will facilitate the supply of affordable housing	2
Environmental considerations		1
	The mix allows for environmental preservation	1

## 5.7 Our plan for implementing our proposed approach

Council will develop a comprehensive plan for implementing their proposed approach. Council have identified the main parts based on the information that they have at present. Council will engage with the community on these as they get into them or through the next Long-term Plan. Council will report on all parts of the implementation through council meetings and the Annual Report, including updates if anything major changes.

### 5.7.1 (Q18) Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?

64% (n=67) of submissions agreed there are other important factors that Council needs to consider to achieve good growth, while 36% (n=37) disagreed (Figure 13). Responses are broken down by submitters location in Table 28.

Figure 13: (Q18) Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?

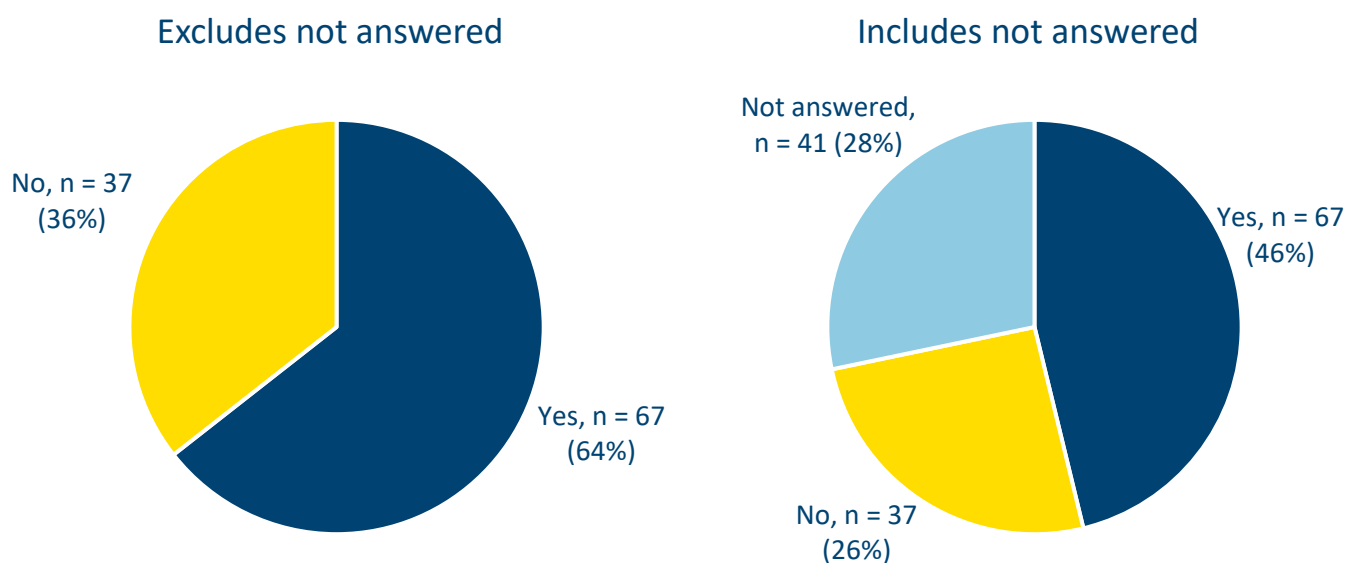


Table 28: (Q18) Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti? by location

	Paekākāriki n = 7	Raumati n = 9	Paraparaumu n = 17	Waikanae n = 56	Te Horo n = 5	Ōtaki n = 7	Outside of Kāpiti n = 6	Not answered n = 38	Total n = 145
Yes	86% 6	67% 6	76% 13	41% 23	60% 3	43% 3	67% 4	24% 9	46% 67
No	14% 1	22% 2	18% 3	23% 13	20% 1	43% 3	33% 2	32% 12	26% 37
Not answered	0% 0	11% 1	6% 1	36% 20	20% 1	14% 1	0% 0	45% 17	28% 41

### 5.7.2 (Q19) If you have any views, please comment here:

For submissions who said yes, the other important factors mentioned are summarised in Table 29 and Table 30.

The most common views were:

- Planning our infrastructure needs (n=33), with transport being an important factor (n=20)
- Exploring housing opportunities (n=13), and the need for an assessment of housing and business land capacity (n=6)
- Valuing the environment (n=10), with a focus on eco-friendly development (n=7)

## Te tupu pai, Growing well — summary of community consultation

Table 29: (Q19) Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti? — If you have any views, please comment here:

Main theme	Sub themes	Count
Planning our infrastructure needs		33
	Transport	20
	Increased infrastructure for active travel needed	8
	In Ōtaki	2
	Increased rail infrastructure/connections	5
	Progressing the LNIRIM business case	1
	Retain the Kāpiti airport	3
	Increased road infrastructure/connections	3
	Develop infrastructure for greenfield in North Waikanae	1
	Increased and improved public transport	2
	Water	8
	Increased water supply necessary	3
	Facilitate rainwater collection	1
	3 waters reforms may add additional strain	1
	Improve water quality and monitoring	1
	Incorporation of 3 waters	1
	Improve the efficiency of water storage facilities	1
	Health	4
	Affordable health care needed	2
	Continued investment needed for doctors and social services	1
	Development of a hospital needed	1
	General infrastructure improvements needed	4
	Stormwater and coastal	3
	Develop/improve flood/stormwater infrastructure	2
	Management of flooding on Mazengarb and Otiahunga	1
	Education	2
	More schools needed	2
	Develop infrastructure at pace with growth	2
	Telecommunications	1
	Increased internet connectivity and speed	1
	Eco-friendly infrastructure needed	1
Exploring housing opportunities		13
	Assessment of housing and business land capacity	6
	Avoid urban sprawl	2
	Explore mixed housing development	1
	Explore infill as a possibility	1
	99 & 103 SH1 should be High Priority Greenfield Area	1
	Without business development there will be a lack of jobs	1
	Approach to business development needs to be proactive	1
	General comments	5
	Ensure affordability of housing	3
	Capacitate local whanua to buy land and develop papakāinga	1
	Ensure development is fit for the market (elderly buyers)	1
	Intensification meets housing needs	1
	Social housing	4
	Support more social housing opportunities	4
	Strategic land purchases	1
	Actively seek land to buy/not wait for opportunities	1

*“Maintain a proactive approach to delivery, - it just won’t happen, it needs to be facilitated. Avoid sprawl, insist on balanced communities with the required facilities, open space, well landscaped, superfast broadband, and facilitate active travel options.”*

### Exploring housing opportunities

## Te tupu pai, Growing well — summary of community consultation

Table 30: (Q19) Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti? — If you have any views, please comment here continued:

Main theme	Sub themes	Count
Valuing the environment		10
	Eco-friendly development	7
	Self-sustaining developments needed	3
	Increased solar panels	3
	Preservation/restoration of the natural environment	6
	Protection for biodiversity	2
	Support/fund pest control	2
	Exclude vehicles from Ōtaki beach (except for boat launches)	1
Enabling quality development		10
	Development that conforms to current character/aesthetic	4
	Development that conforms to current lifestyle — Te Horo/Hautere	1
	Minimise lighting in rural areas	1
	Increased disability access	2
	Opposed to growing up — intensification in Kāpiti	2
	Concerns with over-intensification	1
	Development that benefits future generations	1
	Build better/improve building standards	1
	Plan increases the unsustainability of built infrastructure	1
Investigating suitability of land for development		9
	Resilience to natural disasters/climate change required	7
	Development to be balanced either side of the highway - Te Horo	1
	Intensification will reduce ability for food self-sufficiency	1
Further opportunities for community input		8
	Continuous consultation needed	4
	More effort is needed to involve community in consultation	2
	Develop in consultation with mana whenua	1
	Ensure there is no discrimination	1
Investment and costs		8
	Encourage govt. and independent business developments	3
	Opposed to the sale of Council assets	1
	Partnerships with businesses required	1
	Important to make proposals attractive to rate-payers	1
	Cost-benefit analysis needed	1
	Current funding strategy of government investment unsustainable	1
Capacitate developments with required services and facilities		8
	Recreational areas are necessary	6
	Increased playgrounds/open spaces	3
	Utilise Queen Elizabeth park for trail-based sports	1
	Extend pool in the aquatic centre to 50m	1
	Develop an indoor sports facility that can host competitions	1
	Establish Mangaone stream as an area for active transport	1
	Capacitate development with essential services	1
	Provision of emergency services	1
Monitoring and reporting		6
	Requires being responsive and flexible	3
	Robust future planning needed	2
	Proactive delivery needed	1
Updating our district plan		5
	The proposals need to align with amendments to RMA	2
	Plan should focus on transitioning to a Steady-State economy	1
	General opposition to the Growing well proposal	1
	Council appears to have already decided upon the plan	1
Advocating for our districts needs		3
	Increased employment opportunities needed	1
	Build for future requirements	1
	Natural disaster response planning	1
General comments		2
	Enhance te reo Māori in Ōtaki	1
	Suspicious of developers	1

## 5.8 Other feedback

### 5.8.1 (Q20) If you have any other feedback about how we can grow well, please comment here:

Other feedback received is presented in Table 31 and covered:

- Planning our infrastructure needs (n=15) and developing transport infrastructure (n=8)
- Enabling quality development (n=13) must include publicly accessible green spaces (n=2)
- Further opportunities for community input (n=13) requires more meaningful consultations with residents (n=8)

*“More needs to be done to ensure better transport between town centres, particularly Ōtaki and Paekākāriki, and a connection between Levin and Ōtaki.”*

#### **Planning our infrastructure needs**

*“It is essential that usable green space is built into any developments. At the moment Otaki has rural land which gives the impression of greenspace. This space is not open to the public and with the increased number of houses proposed, less of it will be evident. Little pockets of green space in the centre of developments might be nice for the residents around it but it adds nothing to the usable green space for all Otaki residents. The park, Chrysallis bend are the only developed green spaces. Otaki Beach needs developed green space too. We need cycleways and walkways, trees for shade and beauty, streams to wander beside and more connections between different parts of Otaki.”*

#### **Enabling quality development**

*“Please recognise that the land you are marking up as greenfield spaces, and planning to develop on belongs to the Iwi of this place. Respect that. Ask their guidance and take their advice. Be prepared to do things differently to allow tangata whenua to lead in this space. It will be different to what you are used to. Get comfortable with being ok to doing things differently - even if it does not make sense from your worldview. The world is in a bad bad way. What we have done in the past has not benefited us or our land. Be humble enough to acknowledge that and allow that maybe if we do things differently - maybe if we let Iwi lead this time, then maybe we can have something that will be better for us all in the long run. And be ok with the fact that it will be an uncomfortable journey to start with. Change is needed - and we are growing. So let's do it in a way that does not further damage our land, our people or destroy our unique culture and way of life.”*

#### **Further opportunities for community input**

*“We need to provide more employment within our district. This would reduce our carbon footprint as commuting could be reduced.”*

#### **Fostering strong communities**

## Te tupu pai, Growing well — summary of community consultation

Table 31: (Q20) If you have any other feedback about how we can grow well, please comment here:

Main theme	Sub themes	Count
Planning our infrastructure needs		15
	Transport	8
	Increased/improved transport hubs/options	5
	Improved transport — Ōtaki to Levin	1
	Increased infrastructure for active travel needed	1
	Improved transport — Raumati Beach	1
	Close down the airport	4
	Remove and develop medium to high density housing	2
	Retain the Kāpiti airport	1
	Infrastructure needs to be developed at pace with growth	4
	Waste management infrastructure	2
	Increase access to Waikanae green waste depot	1
	Reopen Waikanae recycling centre	1
	Health	1
	Health infrastructure in Ōtaki to develop with growth	1
	Education	1
	School needed in Waikanae Beach	1
	Water	1
	Concern regarding Council developing without control of water	1
	Wastewater	1
	Wastewater infrastructure needed in Paekākāriki	1
Enabling quality development		13
	Need for publicly accessible green spaces	2
	Ensure densification fits the local aesthetic	2
	Opposed to the intensification of Old Waikanae Beach	2
	Support development in Ōtaki	2
	Development at the end of Te Manuao Rd in Ōtaki	1
	Support focus on quality development	1
	Allow development on both sides of Greenhill Road	1
	Increased intensification will rejuvenate areas	1
	Mix greenfield development with intensification	1
	Ensure regulations for development are not too strict	1
	Utilise design review panels	1
Further opportunities for community input		13
	More/meaningful consultation with residents needed	8
	Allow tangata whenua to in-put and lead the process	2
	Use the best resident suggested road names for SH1	1
	More information on relative pros and cons of the proposal	1
	Develop appropriate land use outcomes with landowners	1
Governing development		12
	Estimates for population increase are too high	3
	Need to align planning with that of Greater Wellington	2
	Recognise that greenfield land belongs to local Iwi	1
	Council should undertake joint ventures with developers	1
	Provide certainty for developers	1
	Flexible, tailored approaches required	1
	Estimates for population increase are too low	1
	Enabling land use framework to support culture/ecology values	1
	Capital gains tax needed	1
General comments		6
	Concerns with the map used	4
	Map needs to illustrate Waikanae's town centre clearly	2
	Map should include national grid lines	1
	Amend map to include 800m walkable catchment around Paraparaumu	1
	Map is unclear and needs to be amended	1
	Intensification is not as lucrative as greenfield development	1
	Opposed to Kapiti gateway	1
Fostering strong communities		6
	More business/employment opportunities required	5
	Make Kāpiti an attractive place to live and work	1
	Support for businesses in Ōtaki after bypass in place	1
Valuing our environment		5
	Ensure protection of green spaces	3
	Reduce carbon footprint	1
	Consider Ōtaki river in all planning	1
Enabling choice		3
	Affordable housing for fewer occupants needed	1
	Cater for affordable social housing	1
	Offer a variety of housing types	1
	Opportunity to provide lifestyle blocks as well	1



## 6 Appendices

### 6.1 Appendix A: Consultation questions

#### **Our challenges and opportunities**

Q1. Have we reflected all the significant challenges and opportunities?

Q2. If you have any views, please comment here:

#### **Our growth principles, and our priorities and aspirations**

Q3. Do you think these give us the right focus?

Q4. If yes, why?

Q5. If no, why?

Q6. Have you any views on our growth principles, or our priorities and aspirations?

#### **Our proposed approach**

##### **Growing well**

Q7. Do you think our proposed approach will help us achieve good growth?

Q8. If yes, how?

Q9. If no, what are your concerns?

##### **Growing up – Intensification**

Q10. Do you think these heights and levels of intensification around existing centres will help us grow well?

Q11. If yes, how?

Q12. If no, what alternatives should we consider?

##### **Growing out – Greenfield growth**

Q13. Are the locations and scale of proposed greenfield areas suitable for supporting good growth?

Q14. If yes, how?

Q15. If no, what alternatives should we consider?

Q16. Do you think our proposed approach gives us a good mix between intensification and greenfield development to grow well?

Q17. If you have any views, please comment here:

#### **Our plan for implementing our proposed approach**

Q18. Is there anything else you think is important that we need to do to achieve our approach to good growth for Kāpiti?

Q19. If you have any views, please comment here:

#### **Other feedback**

Q20. If you have any other feedback about how we can grow well, please comment here:

#### **Your Details**

Q21. First name

Q22. Last name

Q23. Address

Q24. Email

**Iwi affiliation (optional)**

Q25. If you identify as Māori, do you wish to state the iwi with which you identify?

**Individual or organisation feedback (please tick one)**

Q26. If you are providing feedback as an individual. Do you want your name published with your feedback?

Q27. Are you providing feedback:

Q28. Please state organisation name:

**Share your views in person (optional)**

Q29. Would you like to speak to your submission in person on 30 November 2021?

Q30. Please provide your phone number so we can contact you to arrange a time to speak to your submission.

Q31. Would you would like to be kept informed on the final strategy and future implementation work e.g. District Plan changes.

**Produced by PublicVoice Limited**

**Suite 2, 5 Bouverie Street**

**Petone**

**Lower Hutt, 5012**

**Ph: (04) 909 7463**

**Email: [info@publicvoice.co.nz](mailto:info@publicvoice.co.nz)**

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