



RĀRANGI TAKE AGENDA

Hui Te Komiti Rautaki, Whakahaere, me te Ahumoni | Strategy, Operations and Finance Committee Meeting

I hereby give notice that a Meeting of the Rautaki, Whakahaere, me te Ahumoni | Strategy, Operations and Finance Committee will be held on:

Te Rā | Date: Thursday, 9 March 2023

Te Wā | Time: 9.30am

**Te Wāhi | Location: Council Chamber
Ground Floor, 175 Rimu Road
Paraparaumu**

**Kris Pervan
Group Manager Strategy & Growth**

Kāpiti Coast District Council

Notice is hereby given that a meeting of the Rautaki, Whakahaere, me te Ahumoni | Strategy, Operations and Finance Committee will be held in the Council Chamber, Ground Floor, 175 Rimu Road, Paraparaumu, on Thursday 9 March 2023, 9.30am.

Rautaki, Whakahaere, me te Ahumoni | Strategy, Operations and Finance Committee Members

Cr Sophie Handford	Chair
Cr Liz Koh	Deputy
Mayor Janet Holborow	Member
Deputy Mayor Lawrence Kirby	Member
Cr Glen Cooper	Member
Cr Martin Halliday	Member
Cr Jocelyn Prvanov	Member
Cr Rob Kofoed	Member
Cr Kathy Spiers	Member
Cr Shelly Warwick	Member
Cr Nigel Wilson	Member
Mr Huriwai Paki	Member
Ms Kim Tahiwī	Member
Ātiawa ki Whakarongotai (André Baker or Janine Huxford or Christopher Gerretzen)	Member

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1 NAU MAI | WELCOME

2 KARAKIA A TE KAUNIHERA | COUNCIL BLESSING

I a mātou e whiriwhiri ana i ngā take kei mua i ō mātou aroaro, e pono ana mātou ka kaha tonu ki te whakapau mahara huapai mō ngā hapori e mahi nei mātou. Me kaha hoki mātou katoa kia whaihua, kia tōtika tā mātou mahi, ā, mā te māia, te tiro whakamua me te hihiri ka taea te arahi i roto i te kotahitanga me te aroha.

“As we deliberate on the issues before us, we trust that we will reflect positively on the communities we serve. Let us all seek to be effective and just, so that with courage, vision and energy, we provide positive leadership in a spirit of harmony and compassion.”

3 WHAKAPĀHA | APOLOGIES

**4 TE TAUĀKĪ O TE WHAITAKE KI NGĀ MEA O TE RĀRANGI TAKE |
DECLARATIONS OF INTEREST RELATING TO ITEMS ON THE AGENDA**

Notification from Elected Members of:

4.1 – any interests that may create a conflict with their role as an elected member relating to the items of business for this meeting, and

4.2 – any interests in items in which they have a direct or indirect pecuniary interest as provided for in the Local Authorities (Members' Interests) Act 1968

**5 HE WĀ KŌRERO KI TE MAREA MŌ NGĀ MEA E HĀNGAI ANA KI TE RĀRANGI
TAKE | PUBLIC SPEAKING TIME FOR ITEMS RELATING TO THE AGENDA**

6 NGĀ TAKE A NGĀ MEMA | MEMBERS' BUSINESS

(a) Leave of Absence

(b) Matters of an Urgent Nature (advice to be provided to the Chair prior to the commencement of the meeting)

7 HE KŌRERO HOU | UPDATES

Nil

8 PŪRONGO | REPORTS

8.1 DEVELOPING KĀPITI DISTRICT'S STRATEGIC DIRECTION - A VISION AND BLUEPRINT FOR THE FUTURE (2054 AND BEYOND)

Kaituhi | Author: **Jo Bryan, Strategy Manager**

Kaiwhakamana | Authoriser: **Kris Pervan, Group Manager Strategy & Growth**

TE PŪTAKE | PURPOSE

- 1 To seek agreement to the proposed approach for developing the Kāpiti District's strategic direction through release of a community vision and supporting blueprint.

HE WHAKARĀPOPOTO | EXECUTIVE SUMMARY

- 2 An executive summary is not necessary for this report.

TE TUKU HAEPAPA | DELEGATION

- 3 Under Part B of the Governance Structure and Delegations 2022-2025 Triennium – Committees of the whole, B.1 Strategy, Operations and Finance Committee has authority to deal with all decision-making that is of a strategic nature (including the strategic direction of council) and not the responsibility of the Council. The committee may make final decisions on matters brought to it which are within its delegations.

TAUNAKITANGA | RECOMMENDATIONS

- A Agree to the proposed approach to develop the district's strategic direction, as set out in paragraphs 12 to 27, including planned release of a new community vision to 2054 and beyond, and an accompanying blueprint for change. Note that further discussion on each element will occur sequentially with Council over the next 6-8 months, with further elements implemented through to 2024/25.

TŪĀPAPA | BACKGROUND

Current state

- 4 In June 2021 the Kāpiti Coast District Council produced its most recent Long-Term Plan (LTP) 2021-41, in alignment with requirements set by the Local Government Act. The Office of the Auditor-General audits the implementation of local authority plans, and recently (2021/22) provided advice to Government on the overall effectiveness of LTPs noting broadly that good improvement had been made in infrastructure and financial planning but that more work was needed to strengthen the strategic direction and linkage to outcomes over the long-term.
- 5 The Council of the day approved the LTP 2021-41 but asked for a clearer understanding of how all the bits of the strategic puzzle fit together. In response, Council staff provided an overview of how the operating strategies connect to the LTP. This helped to connect and align some of the strategic narrative but left some gaps which require further consideration.

The challenge

- 6 There is not currently a simple, condensed, and/or coordinated vision and accompanying blueprint that sets out future aspirations for the Kāpiti Coast District. Some aspirations are outlined in the District's LTP 2021/41. For example, a high-level commentary is provided in the document around achieving a *“Thriving environment, vibrant economy and strong communities. toitū te whenua, toitū te wai, toitū te tāngata — toitū Kāpiti: the lifestyle choice.”* Further to this, several operating strategies separately set out underpinning aspirations for change including, for example, the: Growth Strategy; Open Space Strategy; and Housing

Strategy. Alongside these, required plans for infrastructure and finance policy and implementation are provided. Separately, local level outcomes dated back to 2007 are available on the Council's website defining some (outdated) views on what's important for our community. Overall, a disparate set of documents create a segmented picture for the future.

- 7 Without an overall narrative that connects residents to a collective and community driven view of our future, three significant problems emerge:
 - 7.1 The community has no buy-in around "why" change is needed; and where there is agreement that rates should be increased to enable change. At worst this can mean the importance of increasing resource, or rates, in vital proposed investments and initiatives may be unclear, seem unnecessary, or not be supported.
 - 7.2 In each new triennium, Council is left without a unifying and/or enduring view of community priorities in the short and medium-term. In practice, this can mean that the priority of initiatives and overall direction for change can shift significantly every three years (dependent on the Council that is newly formed at each local election).
 - 7.3 Approaches to respond to social, economic, environmental and cultural challenges can become siloed and trade-offs made which result in undesirable end-outcomes for communities. This could mean that communities become worse off in either the short or long-term.

Visions and legislation

- 8 Separately to requirements to produce LTPs, the Local Government Act provides mandate for local authorities to set out a vision, and accompanying blueprint for change, to tell an overarching strategic narrative for the current and future intentions of its communities. More specifically, the Local Government Act, Part 2 Section 14, requires that local authorities must reasonably foresee the needs of future generations; and that this is informed by the views of all those in its community and that a sustainable development approach is adopted. Further detail is outlined in the Legal and Risk section of this report.
- 9 Such visions and accompanying blueprints, by necessity, have a focus into the future, of at least 30-50 years, and set the priorities for focus and change in short- and medium-term periods. To enable monitoring and targeting of opportunities (including best use of resource into the future), we propose an outcome framework be developed, as part of the blueprint that includes articulating the impacts on social, environmental, economic, and cultural wellbeing in communities.
- 10 There are five critical elements for landing a clear vision and supporting strategic direction:

Diagram 1: key steps in collective impact and direction setting



- 11 This paper sets out the approach for developing these critical elements.

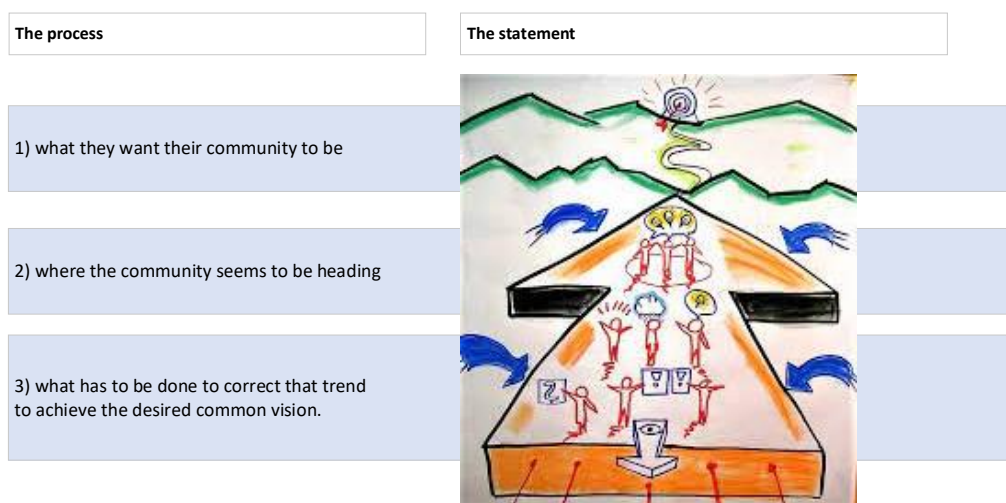
HE KŌRERORERO | DISCUSSION

- 12 Progressing work on our strategic direction, and the Kāpiti vision, will require establishing a collective goal and game plan with communities, and our key partners – iwi, business, central government, and the social and community sector not-for-profit sector. Five key elements of work will be progressed with Elected Members, to ensure clarity of role and alignment across varied activity that will occur, as we begin to shape and develop work.

Element 1: vision and blueprint

- 13 Harvard Business and other well-regarded experts share that, as illustrated in Diagram 2 below, a good vision for the future sets a clear strategic direction for the future based on:
- 13.1 where the community wants to be (aspiration);
 - 13.2 where they are now; and
 - 13.3 priorities and actions will be taken to shift towards the desired aspiration set by the community.

Diagram 2: Vision for the future



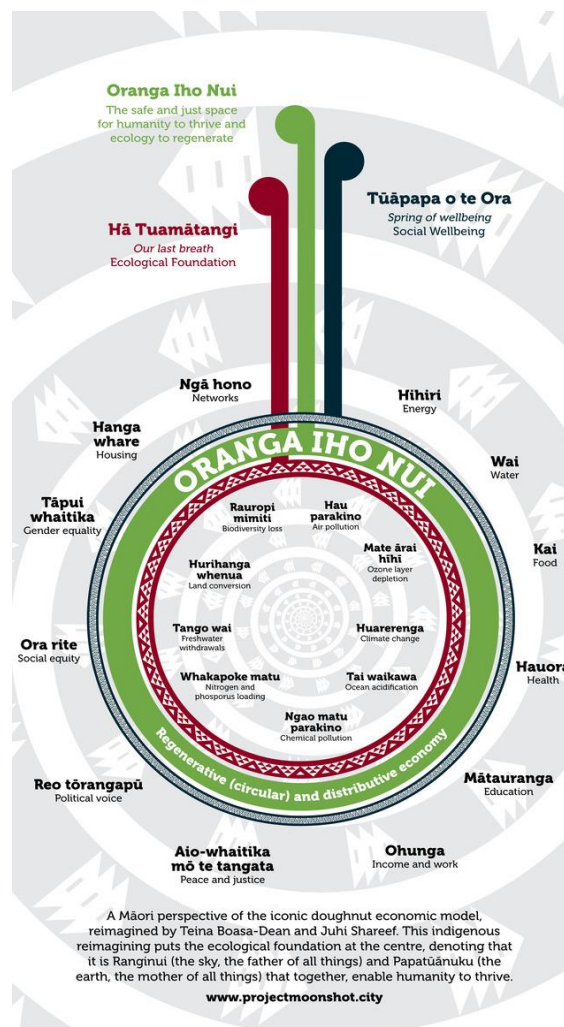
- 14 A community vision by its nature should focus on the long-term and be able to withstand the test of time (ie at least a decade before changes are deemed necessary). Relevance is key to its survival, and in real terms is only as good as the buy-in and support that it has from the community it reflects. This means that purposeful and unbiased engagement is needed to ensure a wide range of views shape, inform and prioritise what's most important. It should also be informed by an environmental scan which outlines the influence and drivers of change within the district and community feedback on how we best address these challenges into the future.
- 15 In practice, community visioning is most successful when it is community-led, meaning that strong involvement from Elected Members will be needed to drive engagement at township level to identify what matters most; this will be a critical input into shaping an overall District perspective of the future. Further to this, it will be vital that our engagement with communities is based on working through existing mechanism – leaders, community groups, and forums – rather than in introducing Council specific channels.
- 16 An example of some initial community visioning work is attached in Appendix 1, showcasing input from the Raumati community to date. We anticipate that similar work will be progressed across other townships in the district over the next 6-18 months. Support will be provided by Council staff to ensure consistency in approach, focus on outcomes, synthesis of information, and feedback to communities as work progresses.
- 17 The end-product for this work will coalesce into an overarching Kāpiti Coast District vision, that connects contributing visions from each township. The outputs could be presented as a

physical structure, online 3D map, or informetrics as some other Districts are already doing. Work on this will progress through the next 6 months, with an initial discussion in March 2023.

Element 2: outcomes and aspirations for change

- 18 It's important that clarity is landed around:
- 18.1 What the desired outcomes are in communities. These outcomes should link back to community visioning work, so that evidence informs thinking about what's most important, and where the priority for change occurs and when.
 - 18.2 What levers there are to change behaviours and systems.
 - 18.3 What actions should be taken to execute such change.
- 19 The Local Government Act requires local authorities to ensure the social development of communities (including social, economic, environmental, and cultural wellbeing). To enable stronger connection, and balance trade-offs between the wellbeings, we plan to introduce the Doughnut Economic Model to connect the four-wellbeings through a focus on place; people; and partnership.
- 20 Elected Members have indicated that it is important that we recognise te ao Māori as we do so. On this basis, we propose using Juhi Shareef and Teina Boasa-Dean's Māori worldview of the Model, as set out in Diagram 3, below – this perspective emphasises the importance of place (earth) at the heart of what we do, which aligns to the Local Government Act's specific requirement for local authorities to “maintain and enhance the quality of the environment”.

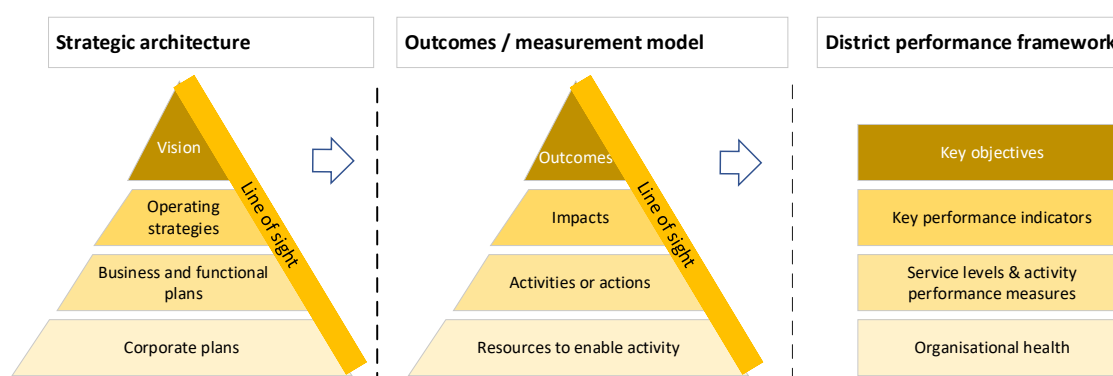
Diagram 3: Balance four-wellbeings via the Doughnut Economic Model



- 21 This work will inform the development of a new outcomes framework, and the introduction of a consistent, structured, and evidence-based view of the current state; where things are heading right now; as well as enabling measurement of change and progress towards a future position. In practice, the key aspects of the Doughnut Economic Model will inform the outcomes framework; and as outlined in Diagram 4 below, create alignment between our strategic architecture, outcomes and performance reporting:

- 21.1 Key objectives and “shift”-related measures related to ‘outcomes’, and the community vision
- 21.2 Key performance indicators related to ‘impacts (changes in behaviours and systems)’, and our operating strategies.
- 21.3 Service levels & activity performance measures related to ‘activities or actions’ and business and functional plans.
- 21.4 Organisational health related to ‘resources to enable activity’ and Corporate delivery plans.

Diagram 4: Aligning strategic architecture with outcomes and reporting



- 22 A supporting performance framework of metrics for reporting will also be agreed so that a shared measurement system is in place to assess quantitative and qualitative views or progress. We will also focus energy on aligning national, regional, and local level intentions and ways of measuring progress – enabling comparability of results is an important analysis tool for understanding overall performance. Work on this will progress through the next 6 months, with an initial discussion in May 2023.

Element 3: strategies and road map

- 23 Once the vision and desired change in outcomes are set, a review of the existing operating strategies will be progressed and need for additional operating strategies identified. Work will assess the alignment between the intent of each operating strategy and the future vision, so that clear priority and sequencing of initiatives and actions supporting implementation can be landed. This advice will include for example input from relevant existing Boards, such as the Economic Development Kotahitanga Board. Work on this will progress through the next 6 months, with an initial discussion in June 2023.
- 24 The “shifts” towards the future should be presented by a series of targeted scenarios which provide options for moving from today towards the future. Each scenario will outline the priorities for change; core initiatives of focus; and a ballpark estimate of resource and cost implications. These scenarios will be set out in a blueprint for change but will not replace requirements for outlining planned activity through the 3-and 10-year horizon in local government LTPs. Work on this will progress through the next 6 months, with an initial discussion in July 2023.

Element 4: engagement plan

- 25 A vital element of developing a vision includes understanding collective impact within communities. As illustrated in Diagram 5 below, getting clarity of ‘who and how’ things

operate within the community is an important first step, as it's through existing systems and institutions that the basic needs of individuals, families, and whanau in communities are met. The component parts of these systems are shaped, delivered and influenced by different 'actors' within communities; it's critical therefore to have broad engagement with groups, institutions, and individuals from across the community.

Diagram 5: Overview of systems operating in communities



- 26 Engagement is therefore anticipated to be a key feature of activity through the next 12-18 months as work on the district's strategic direction progresses.
- 27 An overarching engagement plan will be set out to support Community Boards to engage at township level, and District-wide Councillors to lead regular workshops and engagement with key groups, businesses and other entities, and individuals within the community. Work on this will progress through the next 6 months, with an initial discussion in March 2023.

Element 5: Kāpiti Coast District Council operational support

- 28 A vital element of developing a vision includes understanding collective impact within communities. Council's role will be to facilitate and enable engagement with iwi, the community and key stakeholders to enable:
 - A local voice about aspirations for the future, and collective impact for change.
 - Local people with ownership, empowerment and connectedness of how we grow.
 - Focus and emphasis on what's most important and what people value.
 - A united force to address our challenges (eg. climate change).
 - Opportunities to align with others whether it be neighbouring councils, or central government agencies.
- 29 The overarching engagement plan and full project plan for implementing the strategic direction approach will set out how Kāpiti Coast District Council operations supports engagement, analysis and other activity.

He take | Issues

- 30 There are no specific issues for discussion related to the proposal in this paper.
- 31 However, the background section of this paper notes several challenges that this paper seeks to address. This includes strengthening our 'case for change' related to accessing central government funding.
- 32 Outside of this, getting engagement right with a representative portion of the community will be critical to the success of this work.

Ngā kōwhiringa | Options

- 33 We are seeking agreement to the proposed approach set out in this paper. Options for progressing more detailed work will be provided in upcoming papers.
- 34 Of note, key outputs from this work will inform the development of the Council's LTP 2024-44, including the strategic direction; measures of progress; and priorities for change. Scenarios to achieve the aspiration set by the vision and blueprint, will have a short, medium and long-term component. The short term will cover up to a 10-year period, so that initiatives proposed for funding to drive change in the LTP 2024-44 can be assessed – this is will include cost-benefit analysis.
- 35 Monthly engagement will occur for each of the five elements identified as critical for developing our strategic direction (refer to Paragraph 9) as follows:

Element	Action	Month
Vision and blueprint	Land detailed design and approach for progressing community visioning work at township and District-wide level.	(initial) March 2023
	Development of an interim narrative for the LTP 2024-44.	November 2023
Outcomes and aspirations for change	Detailed design of outcomes, desired change in results, and new reporting. These will inform the development of the LTP.	(initial) May 2023
	Confirmation of proposed priorities for the LTP 2024-44.	November 2023
Strategies and roadmap	Operational strategy review - assess existing strategies for alignment to vision and desired outcome changes; and identify new strategies required.	July 2023
	Develop scenarios for achieving vision and desired outcome change in the medium to long term. This will include cost-benefit analysis.	July/August 2023
Engagement	Land engagement approach including focus questions for vision, and communication of the vision and blueprint to the community.	End March 2023
KCDC operational support	Provide advice and support to shape and develop the approach.	Ongoing through to July 2023

- 36 A full programme of work will be established to implement decisions through these sessions by 30 July 2023.

Tangata whenua

- 37 Mana whenua were invited to the 16 February 2023 workshop on the strategic approach and will be invited to participate in all future workshops and engagement activity about the

district's strategic direction. We have received positive feedback from Ngāi Toa and Ngā Hapu o Otaki on our intention to co-design our vision for Kapiti into the future.

Panonitanga āhuarangi | Climate change

- 38 A new vision and strategic direction provides an opportunity to consider a more holistic way of addressing climate change to sharpen our focus and our ability to access resources we need to make change so that it is considered across a number of our activities.

Ahumoni me ngā rawa | Financial and resourcing

- 39 There are no immediate impacts from the approach set out in this paper. However, the vision and strategic direction development process will need to be resourced appropriately, especially the engagement aspect of the process. This is both from Council itself and in terms of what resources/groups might need to participate in the process.
- 40 In the main, we will be looking to supplement existing connections into communities, rather than to establish new Council engagement points. Analysis of cost will be provided to Council, alongside the detailed approach for engagement that will be discussed in April 2023.

Ture me ngā Tūraru | Legal and risk

- 41 Section 14 of the Local Government Act sets out the principles and focus that local authorities are required to take account to identify the needs of current and future communities. The approach set out in this paper is informed by these requirements including:
- Giving effect to priorities and desired outcomes in an efficient and effective manner.
 - Making itself aware of, and having regard for, the views the diversity of the community, and the community's interests, within its district or region.
 - The likely impact of any decision on each aspect of wellbeing.
 - Collaborate and co-operate with other local authorities and bodies to improve effectiveness and efficiency; and identify priorities and desired outcomes.
 - Ensure prudent stewardship and the efficient and effective use of its resources in the interests of its district or region.
- 42 Take a sustainable development approach, incorporating the social, economic, and cultural well-being of people and communities; and maintain/enhance quality of the environment based on current and reasonably foreseeable needs of future generations.

Ngā pānga ki ngā kaupapa here | Policy impact

- 43 The proposal in this paper has nil impact.

TE WHAKAWHITI KŌRERO ME TE TŪHONO | COMMUNICATIONS & ENGAGEMENT

- 44 An approach for engagement is included in the proposal set out in this paper.

Te mahere tūhono | Engagement planning

- 45 Councillor led communications will be developed to support next steps in work progressed, with regular opportunities for business, other entities, and the community to engage with Council and iwi-representatives through the process.

Whakatairanga | Publicity

- 46 Council will use its established channels to meet any communications needs resulting from this decision.

NGĀ ĀPITI HANGA | ATTACHMENTS

1. Appendix 1 - Raumati Township Vision (Draft) [↓](#)

Appendix 1: Raumati township vision (draft)



8.2 NATIONAL POLICY STATEMENT OF URBAN DEVELOPMENT - QUARTER TWO MONITORING REPORT

Kaituhi | Author: **Hamish McGillivray, Manager Research & Policy**

Kaiwhakamana | Authoriser: **Kris Pervan, Group Manager Strategy & Growth**

TE PŪTAKE | PURPOSE

- 1 To provide the Committee with information on the National Policy Statement on Urban Development (NPS-UD) Monitoring for the second quarter for the 2022/23 year, covering the period from 1 September 2022 to 30 November 2022.
- 2 The Monitoring report for the second quarter is included as Attachment 1 of this report.

HE WHAKARĀPOPOTO | EXECUTIVE SUMMARY

- 3 The attached report provides an update and key findings from monitoring of development activity and urban development indicators over the 1 September 2022 to 30 November 2022 period.

TE TUKU HAE PAPA | DELEGATION

- 4 The Strategy, Operations and Finance Committee has the authority to consider this matter under section B.1 of the Governance structure and delegations 2022-2025.

→

TAUNAKITANGA | RECOMMENDATIONS

- A. That the Committee receives and notes the findings of the NPS-UD monitoring report for Quarter 2 as attached as Attachment 1 of this report.

TŪĀPAPA | BACKGROUND

- 5 The National Policy Statement for Urban Development (NPS-UD) 2020 is one of a suite of tools that sets the requirements for how New Zealand communities grow (refer to Appendix 2 for an overview). The NPS-UD sets out the objectives and policies for planning for well-functioning urban environments under the Resource Management Act 1991. It enables the Government of the Day to set requirements for Regional and District Councils, including for example, planning for anticipated future growth. It is anticipated that by focusing on managing for growth as early as possible, Regions and Districts will a) be supported to plan for growth in ways that meets the needs of current and future communities; and b) ensure that the unique characteristics and needs of respective communities can be nurtured and maintained. A key input for achieving this, is to understand trends in local development needs.
- 6 The NPS-UD requires Council to undertake quarterly monitoring across its local development activity, including a range of market indicators published by the Ministry of Housing and Urban Development (HUD) as part of their Urban Dashboard.
- 7 Monitoring reports provide information of activity and changes to inform a range of participants, including Council's own development tools and instruments, as well as the local development community and other community and housing stakeholders.
- 8 Council currently publishes results quarterly, typically in September (Q1), December (Q2), March (Q3), and June (Q4) each year, and focus on changes to key indicators across the quarters. In addition to quarterly reports, September reports also provide analysis of activity

from across the previous year, except where a Housing and Business Assessment has been recently completed, which provides long-term analysis of trends and changes.

- 9 Previous Monitoring Reports are available on our 'Urban development capacity' webpage at <https://www.kapiticoast.govt.nz/our-district/the-kapiti-coast/urban-development-capacity/>.

HE KŌRERORERO | DISCUSSION

- 10 The attached NPS-UD Monitoring Report provides an update and analysis of changes across the housing and development market for the above periods. Specifically, this focuses on Kāpiti Coast District Council's development activity (resource and building consent data) over the 1 September 2022 – 30 November 2022 period.
- 11 Key findings from the reporting period include:
- The median house price dropped to \$770,000 (Previous Quarter: \$895,000).
 - The number of house sales dropped to 90 (Previous Quarter: 190). Note this is likely to be revised higher in the next update, as sales are often reported later than the reporting period.
 - Weekly rent has continued to increase to new highs – up to \$577 (Previous Quarter: \$561).
 - Social Housing Registrations have dropped for the third consecutive period to 165 for the end of December 2022 (Previous Quarter: 195).
 - Resource Consents granted have fallen slightly but potential net additional dwellings have increased to 111 (Previous Quarter: 91).
 - Building Consents granted have also dropped slightly but the value of building work has dropped significantly to \$40,088,805 (Previous Quarter: \$72,752,842).

He take | Issues

- 12 This report is for noting findings from NPS-UD monitoring only. Due to the timing of data updates to Urban Dashboard data and the analysis over the Christmas period, the results of this report are lagged against more recent market changes. Changes occurring towards the end of the 2022 year and early 2023 will be updated as part of the Quarter 3 report, which will be presented to the committee in late March/early April 2023.

Ngā kōwhiringa | Options

- 13 This report is for noting findings from NPS-UD monitoring only.

Tangata whenua

- 14 We have not engaged directly with iwi on this report.

Panonitanga āhuarangi | Climate change

- 15 This report does not directly consider climate change matters but provides information on changes and pressures relating to housing and business demand that informs processes managing how we grow, which consider the impacts of climate change and low carbon living.

Ahumoni me ngā rawa | Financial and resourcing

- 16 There are no financial considerations arising from this report.

Ture me ngā Tūraru | Legal and risk

- 17 The report attached as Attachment 1 meets the NPS-UD 2020 requirement to monitor and publish monitoring results.

Ngā pānga ki ngā kaupapa here | Policy impact

- 18 As well as meeting the requirements of the NPS-UD, monitoring information helps understand changes across the local housing market and supports implementation of Te tupu pai – Growing Well - District Growth Strategy and provides input into the Housing and Business Assessment – identifying the amount of available development capacity to meet current and future housing and business needs.

TE WHAKAWHITI KŌRERO ME TE TŪHONO | COMMUNICATIONS & ENGAGEMENT

- 19 The attached NPS-UD reports will be published alongside previous monitoring reports on our website (as per paragraph 9).

Te mahere tūhono | Engagement planning

- 20 The reports provide an update to monitoring information and have a low level of significance under Council's Significance and Engagement Policy, with no further engagement planned.

Whakatairanga | Publicity

- 21 The NPS-UD Monitoring Reports will be published on the Council's 'Urban Development' webpage alongside previous reports. An email will also be distributed to update a list of stakeholders who have expressed an interest in the reports and to receive future updates.

NGĀ ĀPITI HANGA | ATTACHMENTS

1. NPS-UD Quarter 2 Monitoring Report December 2022 [↓](#)
2. Overview - Managing Growth in Kapiti Coast District [↓](#)



National Policy Statement on Urban Development

Kāpiti Coast District Council Quarter 2 Monitoring Report

December 2022





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Executive summary

This second quarter National Policy Statement on Urban Development (NPS-UD) monitoring report provides an update and analysis of changes across the development market for the 1 September 2022 – 30 November 2022 period.

Quarterly reporting identifies changes in development activity and a range of market and price efficiency indicators sourced from the Ministry of Housing and Urban Development's (HUD) Urban Development Dashboard where available.

Consent activity for the second quarter saw small shifts from the last quarter (Q1 2022/23) with a decrease in resource consent and building consent numbers with an increase in potential net additional yield from new developments – up to 111 from the previous quarter's 91.

The Ministry of Social Development's Social Housing Register was updated in September 2022. The update shows registrations have dropped slightly nationally and locally, down from 195 for Kāpiti in June 2022 to 183 in September 2022.

A snapshot of indicator activity for 1 September 2022 – 30 November 2022 is summarised below:

Indicator	Movement from Last quarter	Context
Building consent applications issued	Decreasing (by 20 as per Appendix 1)	152 consents issued with a total value of \$40,088,805
Resource consent applications granted	Decreasing (by 9 as per Appendix 1)	76 consents granted <ul style="list-style-type: none"> - 72 residential - 4 non-residential - Indicating a potential net addition of 111 dwellings from new builds and subdivisions
House values	Decreasing	The median value of house sales has historically increased but has fallen significantly from \$895,000 at 30/06/2022 to \$770,000 for the latest period at 30/09/2022.
House sales	Decreasing	The sales figures for 30/06/2022 were 190, with a significant decrease for 30/09/2022 to 90.
Nominal mean rent	Increasing	Mean rent has continued to increase, rising from \$561 for 30/06/2022 to \$577 at 30/09/2022.
Dwellings sale volume as percentage of stock	Decreasing	The ratio of housing sales to housing stock has fallen to 0.38% as at 30/09/2022. This reflects the significant drop in house sales from the average of 1.5% experienced since 2018.
Land value as percentage of capital value	Increasing	53.6% (as of 30/09/2022), increasing from 47% at 14/08/2022
Average land value of a dwelling	Increasing	\$372,040 (as of 30/09/2020) increasing from \$247,164 at 14/08/2022

Several indicators continue to be less frequently updated on HUD's dashboard. The last known update is provided below and will be updated as new information is available.

Dwelling stock (number of dwellings)	Increasing	Baseline stock numbers have not been revised since 30/09/2020 where they sat at 20,954.
HAM Buy: Affordability of first home buyer households	Decreasing (improving)	Latest data sees affordability to buy improve as it declines from the peak of 0.82 in June 2018 back to 0.80 as at 31/12/2018.
HAM Rent: Rental Affordability	Decreasing (improving)	Latest data sees affordability of renting improve, falling from 0.41 at 31/12/2018 to 0.40 at 31/12/2018.

National Policy Statement on Urban Development

Kāpiti Coast District Council - Quarter 2 Monitoring Report December 2022

Introduction

This is the second quarter monitoring report implementing the National Policy Statement on Urban Development (NPS-UD). The report provides updated data and analysis of changes to the housing market for the 1 September 2022 – 30 November 2022 period.

Quarterly reporting identifies changes in development activity and a range of market and price efficiency indicators sourced from HUD's Urban Development Dashboard. However, most of these have not recently been updated so this report focuses primarily on development control activity.

Regular monitoring supports Council's work to understand and develop an assessment of development capacity and a fit-for-purpose evidence base for Council's decision-making on infrastructure investment and the future release of land to meet development needs.

Previous monitoring reports are available at: www.kapiticoast.govt.nz/Our-District/The-Kapiti-Coast/urban-development-capacity

Social Housing Register Quarterly Update – December 2022

The Ministry of Social Development National Social Housing Register was updated in December 2022. The update shows that over the June 2022 to December 2022 period, applications for social housing in Kāpiti have slightly decreased from 195 to 165 registrations. Nationally registrations have also decreased from a total of 26,664 to 23,127 over this period. This follows the peak of registrations last December, with 198 registrations in Kāpiti and 25,524 registrations nationally.

Housing Register data is available at: <https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing/index.html>

GROWTH TRENDS

Both resource consent and building consent numbers for the second quarter have decreased slightly from the previous quarter (Q1 2022/23), while potential net additional yield from new developments has increased.

Building consents¹

Data on building consents helps identify development activity across the district. Between 1 September 2022 – 30 November 2022, 152 consents were issued. Of these, 60 related to new builds² (down 23 from 83 in the last quarter) and 72 related to dwellings - additions and alterations (up two from 70 in the last quarter).

Compared to the last quarter (Q1 2022/23), building consent numbers have decreased (down from 172 to 152), but there has been a significant drop in the total value of work at \$40,088,805, down from last quarter's \$72,752,842.

Building consents numbers are down when compared to the second quarter period last year (September – November 2021), from 192 to 152. The total value of work has also significantly down from \$81,496,612 to \$40,088,805 with a building consent for education building foundation(s) in the second quarter period last year (September – November 2021) being a key factor to this decrease at a value of \$16,000,000.

Further detail on the number and type of building consents issued for this first quarter can be found in Table 1 of Appendix One.

Resource consents³

Between 1 September 2022 – 30 November 2022, Council granted 76 resource consents. This included 46 land use consents, 23 subdivision consents, and 7 resource consents for deemed permitted activities that involved a boundary activity⁴. Overall, 72 of the consents granted related to residential activities and information from the consents suggests that these applications have the potential to yield 111 net additional dwellings. This is an increase from the 91 potential net additional dwellings reported last quarter (Q1 2022/23).

During this period, rural residential activities accounted for 14 of the 72 residential activities but accounted for 64 of the 111 potential net additional dwellings, with a 49-lot rural-residential subdivision being a key factor. Most of the residential consents (23) again came from the wider Waikanae area (accounting for 16 of the potential net additional dwellings). Paraparaumu (19), Ōtaki Forks (9), and Ōtaki (7) residential consents, accounted for 66, seven, and two of the potential net additional dwellings respectively. Raumati Beach and

¹ Note: Applications for garages, fireplaces, fences, retaining walls, outbuildings, conservatories, swimming and spa pools, and other construction (e.g. signs and pergolas) are excluded from this analysis of building consents.

² From statistics category for New (& prebuilt) House, Unit, Bach, Crib

³ Quarterly resource consent activity excludes applications that varies or changes consent conditions or outline plans, which are included in wider Resource Management Act monitoring.

⁴ Resource Management Act 1991, Sections 87BA, 87BB.

Raumati South accounted for nine of the residential consents, however, this only yielded two potential net additional dwellings.

There were also 4 non-residential resource consents granted during this period. These included an industrial garage and stormwater infrastructure.

Resource consent activity for this second quarter period is higher than for the same period last year, where 53 resource consents were granted. However, the number of potential net additional dwellings is down significantly from the 448 potential net additional dwellings identified for the same period last year. An application from the same period last year (Q2 2021/22) indicated the net addition of 292 dwellings and is a key factor behind the total 448 potential net additional dwellings figure.

This quarter also identified two applications where a house is to be re-built and three where cross leases were to be updated. We continue to monitor these activities as they provide an indication of the market and the extent to which the increase in value supports opportunities for improving or further investment into a property.

The figures of residential and non-residential consents for the third quarter can be found in Table 2 of Appendix One.

Appendix One: Building and resource consents**Table 1:** Building consents issued by type, Kāpiti Coast District, first quarter 2022/2023 and second quarter 2022/2023 comparison.

Application Type	2022/2023 First Quarter 1 June 2022 - 31 August 2022		2022/2023 Second Quarter 1 September 2022 - 30 November 2022	
	Number	Value \$	Number	Value \$
New (& prebuilt) House, Unit, Bach, Crib	83	46,983,457	60	27,646,080
New Flats	1	800,000	1	800,000
New Retirement Villages - Excludes Dwellings	1	16,000,000	0	0
New Education Buildings - Other	1	50,000	0	0
New Childcare Facilities	0	0	1	250,000
New Farm Buildings - Other	0	0	1	109,000
New Factories	1	261,000	0	0
New Other Buildings	1	500,000	2	205,000
New Office/Warehouse Buildings	1	669,000	0	0
Education Buildings - New Foundations Only	1	470,000	0	0
Factories - New Foundations Only	1	60,000	0	0
New Flats - New Foundations Only	0	0	1	92,000
Multi-Purpose Buildings - New Foundations Only	0	0	1	200,000
Dwellings - Alterations & Additions	70	5,720,385	72	9,500,300
Dwelling With Flats - Alterations & Additions	1	50,000	1	105,000
Resited Houses	2	101,000	1	70,000
Education Buildings - Alterations & Additions	1	250,000	2	133,400
Shops, Restaurants - Alterations & Additions	4	530,000	3	250,000
Alterations & Additions - Office/Admin	1	250,000	2	301,000
Other Buildings - Alterations & Additions	2	58,000	3	277,025
Multi-Purpose Buildings - Alterations & Additions	0	0	1	150,000
Total	172	72,752,842	152	40,088,805

Note: applications for garages, fireplaces, fences, retaining walls, outbuildings, conservatories, swimming and spa pools, and other construction (e.g. signs and pergolas) have been deliberately excluded.

Source: Kāpiti Coast District Council building consent data.

Table 2: Resource consents granted by location, Kāpiti Coast District, first quarter 2022/2023 and second quarter 2022/2023 comparison.

Location	2022/23 First Quarter 1 June 2022 – 31 August 2022	2022/23 Second Quarter 1 September 2022 – 30 November 2022
	Number	Number
Maungakotukutuku	3	1
Ōtaki	6	6
Ōtaki Forks	3	9
Paekākāriki	1	2
Paraparaumu (Central, North Beach, and South Beach & Otaihanga)	18	19
Peka Peka (Te Horo and Kaitawa)	9	3
Raumati Beach and Raumati South	10	9
Waikanae	22	23
Residential (total)	72	72
Maungakotukutuku	1	1
Ōtaki	3	1
Ōtaki Forks	0	0
Paekākāriki	1	0
Paraparaumu (Central, North Beach, and South Beach)	2	0
Peka Peka (Te Horo and Kaitawa)	1	1
Raumati Beach and Raumati South	1	1
Waikanae	4	0
Non-residential (total)	13	4
Total granted	85	76

Source: Kāpiti Coast District Council resource consent data.

Table 3: Resource consents granted by type, Kāpiti Coast District first quarter 2022/2023 and second quarter 2022/2023 comparison.

Resource Consent Type	2022/23 First Quarter 1 June 2022 – 31 August 2022	2022/23 Second Quarter 1 September 2022 – 30 November 2022
	Number	Number
Deemed Permitted Boundary Activity	13	7
Land Use - Controlled	0	1
Land Use - Discretionary	29	22
Land Use - Non-complying	8	6
Land Use - Restricted Discretionary	19	17
Subdivision - Controlled	0	1
Subdivision - Discretionary	10	4
Subdivision - Non-complying	4	15
Subdivision - Restricted Discretionary	2	3
Total	85	76

Source: Kāpiti Coast District Council resource consent data.

Table 4: Net dwelling increases for resource consents granted by location, Kāpiti Coast District first quarter 2022/2023 and second quarter 2022/2023 comparison.

Location	2022/23 First Quarter 1 June 2022 – 31 August 2022	2022/23 Second Quarter 1 September 2022 – 30 November 2022
	Number	Number
Maungakotukutuku	2	15
Ōtaki	6	2
Ōtaki Forks	9	7
Paekākāriki	0	1
Paraparaumu (Central, North Beach, and South Beach & Otaihanga)	16	66
Peka Peka (Te Horo and Kaitawa)	4	2
Raumati Beach and Raumati South	0	2
Waikanae	54	16
Total	91	111

Source: Kāpiti Coast District Council resource consent data.

How we Grow: influences and levers for managing the pace of change

There is no one single activity or initiative underway that exclusively manages ‘how we grow’. Instead, a suite of interconnected activity is in track focused on shaping the sequence of change of how we look and feel in the Kapiti Coast District. The Council has several levers for influencing and managing the pace of change at any point in time. We are also required to take direction from legislative requirement and National and Regional Policy Statements which indicate specific pathways for change. However, there is opportunity for us to still manage the pace of change in responding to these requirements – this is possible through the levers we already hold, and through influence of working with others; submitting on proposed national level change; and in developing forward focused plans which align to the vision for our District through to 2050-2070.



9 TE WHAKAŪ I NGĀ ĀMIKI | CONFIRMATION OF MINUTES

9.1 CONFIRMATION OF MINUTES

Author: Kate Coutts, Democracy Services Advisor

Authoriser: Kris Pervan, Group Manager Strategy & Growth

Taunakitanga | Recommendations

That the minutes of the Strategy, Operations and Finance meeting of 9 February 2023 be accepted as a true and correct record.

APPENDICES

1. Confirmation of Minutes - 9 February 2023 [↓](#)

STRATEGY, OPERATIONS AND FINANCE COMMITTEE MEETING
MINUTES

9 FEBRUARY 2023

MINUTES OF THE KĀPITI COAST DISTRICT COUNCIL
STRATEGY, OPERATIONS AND FINANCE COMMITTEE MEETING
HELD IN THE COUNCIL CHAMBER, GROUND FLOOR, 175 RIMU ROAD, PARAPARAUMU
ON THURSDAY, 9 FEBRUARY 2023 AT 9.36AM

PRESENT: Mayor Janet Holborow, Cr Martin Halliday, Cr Sophie Handford, Cr Jocelyn Prvanov, Deputy Mayor Lawrence Kirby, Cr Liz Koh, Cr Shelly Warwick, Cr Nigel Wilson, Cr Glen Cooper, Cr Kathy Spiers, Chris Gerretzen, Kim Tahiwī

IN ATTENDANCE: Darren Edwards, Mark de Haast, Sean Mallon, Janice McDougall, Mike Mendonça, Kris Pervan, James Jefferson, Simon Black, Jackie Elliott, Bede Laracy, Sean McKinley, Michael Moore, Steffi Haefeli, Ms Anna Smith; Fiona Story, Glen O'Connor, Angela Bell, Katie Coutts (via Zoom), Katherine McLellan

WHAKAPĀHA | APOLOGIES: Rob Kofoed

LEAVE OF ABSENCE: There were none.

1 NAU MAI | WELCOME

The chair, Cr Handford, welcomed everyone to the meeting.

2 KARAKIA A TE KAUNIHERA | COUNCIL BLESSING

Cr Warwick read the Council blessing.

3 WHAKAPĀHA | APOLOGIES

The chair noted the apology from Cr Kofoed.

**4 TE TAUĀKĪ O TE WHAITAKE KI NGĀ MEA O TE RĀRANGI TAKE |
DECLARATIONS OF INTEREST RELATING TO ITEMS ON THE AGENDA**

Cr Wilson – declared an interest in the Sale and Supply of Alcohol matter as the District Licensing Committee Chair.

**5 HE WĀ KŌRERO KI TE MAREA MŌ NGĀ MEA E HĀNGAI ANA KI TE
RĀRANGI TAKE | PUBLIC SPEAKING TIME FOR ITEMS RELATING TO THE
AGENDA**

There were none.

6 NGĀ TAKE A NGĀ MEMA | MEMBERS' BUSINESS

- (a) Leave of Absence – there were none.
- (b) Matters of an Urgent Nature - there were none.

STRATEGY, OPERATIONS AND FINANCE COMMITTEE MEETING
MINUTES

9 FEBRUARY 2023

7 HE KŌRERO HOU | UPDATES

There were none.

8 PŪRONGO | REPORTS

**8.1 APPOINTMENT OF COUNCIL REPRESENTATIVE TO THE ECONOMIC
DEVELOPMENT KOTAHITANGA BOARD**

COMMITTEE RESOLUTION SAOCC2023/1

Moved: Cr Nigel Wilson

Seconder: Cr Shelly Warwick

That the Strategy, Operations and Finance Committee confirms Councillor Liz Koh as Council representative on the Economic Development Kotahitanga Board.

CARRIED

Steffi Haefeli, Democracy Services Manager, introduced the report which was taken as read. Kris Pervan, Group Manager Strategy and Growth, answered questions from elected members.

8.2 DRAFT SUBMISSION: RESOURCE MANAGEMENT REFORMS

COMMITTEE RESOLUTION SAOCC2023/2

Moved: Deputy Mayor Lawrence Kirby

Seconder: Cr Nigel Wilson

A: Accept the tabling of the draft submission on the Natural and Built Environment and Spatial Planning Bills, for your consideration.

B: Note that the submission is due to the Environment Select Committee by 19 February 2023.

C: Provide further direction to staff, and agree that approval of the final submission be delegated to the Mayor, in consultation with the Chief Executive prior to submission to the Environment Select Committee

CARRIED

Angela Bell, Chief Advisor Strategy and Growth, introduced the item and Kris Pervan, Group Manager Strategy and Growth, gave an update on the submissions. Staff answered questions from elected members.

Tabled documents

The following documents were tabled.

Appendices

1 Draft Submissions - Resource Management Reforms

STRATEGY, OPERATIONS AND FINANCE COMMITTEE MEETING
MINUTES

9 FEBRUARY 2023

8.3 SUBMISSION ON THREE WATERS LEGISLATION

COMMITTEE RESOLUTION SAOCC2023/3

Moved: Mayor Janet Holborow

Seconder: Cr Nigel Wilson

A: Accept the tabling of the draft submission on the Water Services Legislation Bill and the Water Services Economic Efficiency and Consumer Protection Bill.

B: Note that this submission is due with the Select Committee on 17 February 2023.

C: Provide feedback on the draft submission and delegate final approval of the submission to the Mayor, in consultation with the Chief Executive.

D: Notes that this submission is responding to current government policy and timeframes, and may need review if there are changes to those.

CARRIED

Glen O'Connor, Kāpiti Coast District Council Transition Manager - 3 Waters, introduced the paper and the report was taken as read. Kris Pervan, Group Manager Strategy and Growth spoke to the submission. Glen O'Connor and Kris Pervan answered questions from elected members. Darren Edwards, Chief Executive, answered questions from elected members.

TABLED DOCUMENTS

The following documents were tabled.

Appendices

1 Draft submission - Three Waters Legislation

The meeting adjourned at 10.58 am

The meeting resumed at 11.18 am

8.4 SUBMISSION TO THE SALE AND SUPPLY OF ALCOHOL (COMMUNITY PARTICIPATION) AMENDMENT ACT

COMMITTEE RESOLUTION SAOCC2023/4

Moved: Mayor Janet Holborow

Seconder: Cr Shelly Warwick

That the Strategy, Operations and Finance Committee:

A: Approve the Submission on the Sale and Supply of Alcohol (Community Participation) Amendment Bill (Attachment 2 of this report), for submission to the Justice Select Committee. That Council agrees for the Mayor and Chief Executive to approve any further changes and the final submission.

B: Appoint Cr Nigel Wilson and Katherine McLellan, Team Leader Environmental Health, Licensing & Compliance, or alternates, to speak on the submission to the Justice Select Committee.

STRATEGY, OPERATIONS AND FINANCE COMMITTEE MEETING
MINUTES

9 FEBRUARY 2023

CARRIED

COMMITTEE RESOLUTION SAOCC2023/5

Moved: Cr Sophie Handford

Seconder: Deputy Mayor Lawrence Kirby

C: Accept the tabling of the amended draft submission on the Sale and Supply of Alcohol (Community Participation) Amendment Bill.

CARRIED

Angela Bell, Chief Advisor Strategy and Growth introduced the report and the submissions. Angela Bell answered questions from elected members. Katherine McLellan, Team Leader Environmental Health, Licensing & Compliance, answered questions from elected members.

TABLED DOCUMENTS

The following documents were tabled.

Appendices

- 1 Submission to the Sale and Supply of Alcohol (Community Participation) Amendment Act.

8.5 HALF-YEAR PERFORMANCE REPORT

COMMITTEE RESOLUTION SAOCC2023/6

Moved: Cr Martin Halliday

Seconder: Deputy Mayor Lawrence Kirby

It is recommended that the Strategy, Operations and Finance Committee:

A: Receives this report, including Appendix 1 to this report, and.

B: Notes the Council's performance for the half-year ended 31 December 2022, as detailed in Appendix 1 to this report.

CARRIED

Mark de Haast, Group Manager Corporate Services introduced the report and the report was taken as read. Mark de Haast answered questions from elected members. Janice McDougall, Group Manager People and Partnerships, Sean Mallon, Group Manager Infrastructure Services, James Jefferson Group Manager Regulatory Services, Kris Pervan Group Manager Strategy and Growth, and Ian Georgeson, Chief Financial Officer, answered questions from elected members.

Cr Kirby left the meeting at 12.41pm

Cr Kirby returned to the meeting at 12.42pm

Mayor Holborow left the meeting at 12.54pm

Mayor Holborow returned to the meeting at 12.56pm

Cr Warwick left the meeting at 1.09pm

Cr Warwick returned to the meeting at 1.11pm

STRATEGY, OPERATIONS AND FINANCE COMMITTEE MEETING
MINUTES

9 FEBRUARY 2023

9 TE WHAKAŪ I NGĀ ĀMIKI | CONFIRMATION OF MINUTES

9.1 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION SAOCC2023/7

Moved: Cr Nigel Wilson

Seconder: Cr Martin Halliday

That the minutes of the Strategy, Operations and Finance Committee meeting of 8 December 2022 be accepted as a true and correct record.

CARRIED

10 TE WHAKAŪNGA O NGĀ ĀMIKI KĀORE E WĀTEA KI TE MAREA |
CONFIRMATION OF PUBLIC EXCLUDED MINUTES

There were none.

The Rautaki, Whakahaere, me te Ahumoni | Strategy, Operations and Finance Committee meeting closed at 1.15pm.

.....
HEAMANA | CHAIRPERSON

**10 TE WHAKAŪNGA O NGĀ ĀMIKI KĀORE E WĀTEA KI TE MAREA |
CONFIRMATION OF PUBLIC EXCLUDED MINUTES**

Nil

11 CLOSING KARAKIA