



# **RĀRANGI TAKE AGENDA**

## **Te Komiti Toitūtanga Pāpori | Social Sustainability Committee Meeting**

**I hereby give notice that a Meeting of the Te Komiti Toitūtanga Pāpori |  
Social Sustainability Committee will be held on:**

**Te Rā | Date: Thursday, 19 June 2025**

**Te Wā | Time: 9.30am**

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

**Brendan Owens  
Group Manager Customer and Community**

**Kāpiti Coast District Council**

**Notice is hereby given that a meeting of the Te Komiti Toitūtanga Pāpori | Social Sustainability Committee will be held in the Council Chamber, Ground Floor, 175 Rimu Road, Paraparaumu, on Thursday 19 June 2025, 9.30am.**

**Te Komiti Toitūtanga Pāpori | Social Sustainability Committee Members**

Cr Martin Halliday	Chair
Cr Rob Kofoed	Deputy
Cr Kathy Spiers	Member
Mayor Janet Holborow	Member
Deputy Mayor Lawrence Kirby	Member
Cr Nigel Wilson	Member
Ms Kim Tahiwi	Member
Mr Huriwai Paki	Member
Ātiawa ki Whakarongotai Representative	Member
Mr Guy Burns	Member
Mr Jonny Best	Member
Mrs Jackie Elliott	Member
Ms Sorcha Ruth	Member
Mr Michael Moore	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

*As we deliberate on the issues before us,*

E pono ana mātou ka kaha tonu ki te  
whakapau mahara huapai mō ngā hapori e  
mahi nei mātou.

*We trust that we will reflect positively on the  
communities we serve.*

Me kaha hoki mātou katoa kia whaihua,  
kia tōtika tā mātou mahi,

*Let us all seek to be effective and just,*

Ā, mā te māia, te tiro whakamua me te  
hihiri

*So that with courage, vision and energy,*

Ka taea te arahi i roto i te kotahitanga me  
te aroha.

*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 TEPUTEIHANA | DEPUTATIONS****6.1 KĀPITI HEALTH ADVISORY GROUP****TE PŪTAKE | PURPOSE**

- 1 Sandra Daly, Chair of the Kāpiti Health Advisory Group, and Graham Scott and Clare Hynd, the Group's Mental Health workstream leads, will provide a verbal update on their recent work.

**7 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)
- (c) Members' Items

## 8 HE KŌRERO HOU | UPDATES

### 8.1 COMMUNITY ADVISORY GROUPS UPDATE

Kaituhi | Author: **Emma Haxton, Team Leader Connected Communities**

Kaiwhakamana | Authoriser: **Brendan Owens, Group Manager Customer and Community**

### TE PŪTAKE | PURPOSE

- 1 This report provides an update on the work undertaken to strengthen the Older Person's Advisory Group (formerly Older Person's Council), the Disability Advisory Group and the Youth Council.

### TAUNAKITANGA | RECOMMENDATIONS

- A. That the Social Sustainability Subcommittee note the update on the Older Person's Advisory Group, the Disability Advisory Group and the Kāpiti Coast Youth Council.

### TŪĀPAPA | BACKGROUND

- 2 Over the past six months, we have undertaken a project to strengthen the three advisory groups under Connected Communities; the Older Person's Advisory Group (formerly Older Person's Council), the Disability Advisory Group and the Youth Council.
- 3 A report was provided to Council on 27 March 2025 where the new Terms of References for the Older Person's Council, the Disability Advisory Group and the Youth Council were approved.

#### Purpose of Community Advisory Groups

- 4 The purpose of these community advisory groups is to advise Council on the needs, thoughts and ideas of people in the communities they represent in Kāpiti. The Kāpiti Coast Youth Council acts as a voice for the young people of Kāpiti to Council. The Older Persons' Council operated as an open forum for any member of our older community to participate. The Kāpiti Disability Advisory Group provides advice to Council with a particular focus on issues of access, equity and inclusion for people with disabilities.

#### Engagement

- 5 Council staff worked with the Chair of the Older Person's Council, the Chair of the Disability Advisory Group and a core group of Youth Council members to scope and implement the three unique workstreams of the review.
- 6 A wide range of engagement was undertaken to ensure existing members were heard and involved. This included individual interviews and groups workshops to collect thoughts and ideas, and feedback opportunities once the Terms of References were drafted.
- 7 Once the Terms of References were approved, recruitment was undertaken for the Older Person's Advisory Group and the Disability Advisory Group through networks, radio, posters and social media. Drop-in sessions were held across the district. Shortlisting and final selection was made using a scoring system and a set of criteria. A group of shortlisted candidates were interviewed. The final list of successful applicants was approved by the Mayor.

#### Advisory Group Chairs

- 8 The Chair of the Disability Advisory Group, Joanne Dacombe and the Chair of the Older Persons Council, Kevin Burrows will continue in the Chair role until the end of 2025. This extension is to assist with the establishment of the new groups. The Youth Council share the Chair role amongst their group.

## HE TAKE | ISSUES

### Kāpiti Disability Advisory Group

- 9 12 members have been chosen for the new Disability Advisory Group. A wide range of ages, impairments, experiences and community connections are represented in the new group. There are seven existing members and five new members. Four members whakapapa Māori.
- 10 There were no applications from Ōtaki or Paekākāriki. We are actively seeking further representation from these communities.

### Kāpiti Older Person's Advisory Group

- 11 Nine members have been chosen for the new Older Person's Advisory Group. A wide range of backgrounds, life stages, community connections, interests are represented in the new group. The new group extends across the district from Paekākāriki to Ōtaki. There are four members who were regular attendees of the former Older Persons' Council and five members who are new.
- 12 There were no applications from kaumātua Māori. We are actively seeking further representation from kaumātua Māori to fill this important gap.

### Kāpiti Coast Youth Council

- 13 We currently have 11 young people aged 15 - 18 and one member aged 20 years on the Youth Council.
- 14 The review process highlighted a need for wider diversity of young people on the Youth Council. Council staff have worked with the Youth Council to develop an interim Youth Council plan with two phases of recruitment. Both phases place emphasis on strengthening diversity in Youth Council, particularly seeking representation of older young people (over 18 years), young people in Ōtaki and young people with diverse interests, needs and community connections.
- 15 An interim Youth Council refers to the current existing Youth Council recommencing after the review period under the new Terms of Reference. They will be the interim Youth Council until full recruitment is complete in March 2026.
- 16 There are two recruitment phases for the Youth Council to ensure the best possible engagement with a diverse range of young people. The first phase, currently taking place, is focused on recruitment of young people aged 18 - 24. The second phase will be a recruitment drive scheduled for late 2025 focused on the recruitment of secondary school aged young people. Many of the current Youth Council group are leaving at the end of the year to attend further education and other opportunities outside of Kāpiti.
- 17 Work is being undertaken to build a collaboration with young people in Ōtaki to ensure their voices are heard at the Youth Council.
- 18 Final stages of recruitment will be complete by end of February 2026, with the newly formed Youth Council established by March 2026.

## NGĀ KŌWHIRINGA | OPTIONS

- 19 There are no options to be considered within this report.

## NGĀ MAHI PANUKU | NEXT STEPS

- 20 The following provides key milestones going forward:
- **June:** Induction completes for Disability Advisory Group
  - **July:** Induction completes for Older Person's Advisory Group. First meeting for Disability Advisory Group and interim Youth Council held.



- **August:** First meeting of Older Person's Advisory Group. All groups will meet monthly for this point.
- **February 2026:** All recruitment completes for Youth Council.
- **March 2026:** New Youth Council starts.
- **April/ May 2026:** An update is provided on the work programme of each Advisory Group to relevant Council committee.

## NGĀ ĀPITI HANGA | ATTACHMENTS

Nil

## 8.2 PRELIMINARY INVESTIGATION INTO INCLUSIONARY ZONING

Kaituhi | Author: **Aastha Shrestha, Intermediate Policy Planner**

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

### TE PŪTAKE | PURPOSE

- 1 In follow-up to Council's resolution to make Plan Change 2 – Intensification (PC2) operative, this paper provides a report-back on Inclusionary Zoning and seeks discussion on the value of and support for Council officers taking a lead in exploring a regional approach given:
  - a) findings from preliminary investigation initiated in 2023 into the potential for inclusionary zoning to help deliver affordable and inclusive housing outcomes in Kāpiti; and
  - b) national and international examples, key implementation considerations, and the rationale for supporting a regionally coordinated approach to inclusionary zoning.

### TAUNAKITANGA | RECOMMENDATIONS

- A. That the Social Sustainability Committee:
  - A.1 Note the findings of this preliminary investigation into Inclusionary Zoning (in paragraphs 12 and 13) and its relevance to Kāpiti's affordable housing objectives / outcomes.
  - A.2 Note the summary of feedback received on the same paper from the Climate and Environment Committee (paragraph 18).
  - A.3 Discuss and provide direction on Council exploring a regional approach to inclusionary zoning, through collaboration with the Wellington Regional Leadership Committee (WRLC), while remaining open to alternative options that support improving access to social and affordable housing;
  - A.4 Support that Council takes a lead role in, and continuing to, explore a regional approach to Inclusionary Zoning with the Wellington Regional Leadership Committee (WRLC).

### TŪĀPAPA | BACKGROUND

- 2 Housing affordability remains a critical issue in Kāpiti and across New Zealand. Of note:
  - 2.1 The Council's Housing Needs Assessment and the subsequent Housing Strategy 2022 identified that while population growth and housing pressures continue to rise, access to affordable, secure, and diverse housing has not kept up, particularly for low- to moderate income-households<sup>1</sup>.
  - 2.2 The Strategy identified seven focus areas for addressing housing challenges, including housing affordability. One of the actions under this focus area was to explore Inclusionary Zoning to support tenure diversity and increase housing supply. It also encouraged partnerships with iwi, Community Housing Providers (CHPs), and other local partners to enable collaborative housing delivery.
  - 2.3 Further to this, the 2023 Housing and Business Development Capacity Assessment (HBA)<sup>2</sup> confirmed that while there is sufficient zoned capacity to meet projected housing demand, significant challenges remain around development feasibility and the delivery of affordable homes. This underscores the need for planning tools that not only enable growth but also secure affordable outcomes.
- 3 In August 2023, when the Council resolved to make Plan Change 2 – Intensification (PC2) operative, its limited scope meant that broader urban development matters (like exploring

<sup>1</sup> Kāpiti Coast Housing Strategy 2022: <https://www.kapiticoast.govt.nz/media/a2dn2wvp/housing-strategy.pdf>

<sup>2</sup> Kāpiti Coast HBA 2023 is available here: [https://wrlc.org.nz/wp-content/uploads/2024/04/HBA3-CHAPTER-5-Kapiti\\_16.02.24.pdf](https://wrlc.org.nz/wp-content/uploads/2024/04/HBA3-CHAPTER-5-Kapiti_16.02.24.pdf)

tools for diverse housing) were deferred. As a result, staff committed to investigating Inclusionary Zoning as a complementary planning response to support the provisions enabled by PC2<sup>3</sup> and contribute to more affordable and inclusive housing outcomes aligned with the district's strategic housing objectives.

- 4 With PC2 now operative, and as part of the Council's Future Urban Development Plan Change pathway, there is now an opportunity to consider and investigate additional planning tools such as Inclusionary Zoning, that could complement intensification and contribute to more affordable and inclusive housing outcomes in Kāpiti.
- 5 Within the national and regional context, our Council has taken proactive steps to strengthen its local housing system and improve affordability outcomes. In particular:
  - 5.1 In 2023, the Council formalised Kāpiti Housing Solutions Trust (the Trust) as a local vehicle for delivering social and affordable housing. Its establishment followed the Council resolutions endorsing a partnership-based approach to housing delivery.
  - 5.2 The Trust now provides an institutional home for progressing community-led housing projects and is expected to serve as a key delivery partner in any future Inclusionary Zoning or Inclusionary Housing framework. By aligning with the Trust, the Council can leverage trusted delivery expertise while ensuring that affordability outcomes are secured and maintained over time.
  - 5.3 In 2024, the Council launched a Community and Affordable Housing Seed Fund, offering up to \$200,000 to support iwi, social enterprises, and CHPs wanting to develop housing initiatives.
  - 5.4 Alongside its Housing Strategy and other targeted initiatives, these investments reflect an evolving approach to housing delivery, which recognises the need for both regulatory tools and resourced delivery mechanisms to respond to local housing needs.
- 6 However, due to the complexity of factors contributing to the housing crisis, increasing housing supply alone will not be enough to ensure that homes become more affordable (especially for low- to moderate-income households), without additional targeted mechanisms to direct delivery toward genuinely affordable options. Inclusionary zoning is one of several additional levers that will need to be considered to more fulsomely address the housing crisis, and to deliver both supply and affordability.

## HE TAKE | ISSUES

- 7 This section of the paper outlines the scope and preliminary findings around IZ in its current use internationally and within NZ Inc. The Committee is asked to consider these findings today, and to provide direction and/or support for further exploration with other Councils in the Wellington Region.
- 8 No decision regarding implementation of IZ or any other fundamental changes to the district's current framework is proposed by this paper; however, Officers believe it important to explore options to improve community outcomes while removing duplication, sharing costs (to reduce burden on rate payers), and ensuring buy-in upfront from key partners where an initiative would require this to be successful. This exploration step would not mean Council is obliged to take further steps; further advice would be tabled, and decisions sought from Council or other relevant Committees before this could occur.

## Scope for Inclusionary Zoning / Housing

- 9 Inclusionary Zoning (IZ), also known as Inclusionary Housing, is a planning tool that enables councils to require or incentivise private developers to include affordable homes in residential or mixed-use developments. It is designed to integrate affordability into the development

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<sup>3</sup> As mentioned in the 10 August 2023 Council Report (para 52.4):

[https://kapiticoast.infocouncil.biz/Open/2023/08/CO\\_20230810\\_AGN\\_2578\\_AT.htm#PDF2\\_ReportName\\_11034](https://kapiticoast.infocouncil.biz/Open/2023/08/CO_20230810_AGN_2578_AT.htm#PDF2_ReportName_11034)

process and can be implemented through mechanisms such as district plan rules, resource consent conditions, or negotiated agreements.

- 10 IZ typically applies above a development threshold (commonly 10 or more dwellings) and allows flexibility in how affordable housing contributions are delivered. This may include on-site provision (generally preferred), off-site delivery, or financial contributions to a dedicated affordable housing fund (via Financial Contributions or Development Contributions).
- 11 Homes delivered through IZ are usually targeted towards households earning below the median income and secured as permanently affordable using legal mechanisms such as covenants, ground leases, resale caps, or shared ownership models to preserve affordability over time.
- 12 By capturing some of the land value uplift associated with zoning changes or intensification, IZ can ensure that new development contributes directly to affordable housing outcomes.
- 13 Effective IZ frameworks depend on clearly defined planning provisions, robust legal instruments, and partnerships with trusted delivery agencies such as Community Housing Providers (CHPs) or housing trusts. Councils typically determine when and where IZ applies (often triggered by the scale of development) and how contributions are calculated and secured.
- 14 It is important to note that IZ is not seen as the same as social housing, nor is it a ratepayer-funded subsidy. It is a supply-side tool that leverages the private development process to secure a portion of affordable homes. The ongoing management and stewardship of these homes are typically undertaken by CHPs, iwi organisations, or housing trusts to ensure affordability is retained and appropriately allocated over time.

### Preliminary findings from investigation

- 15 Several issues have been identified through the preliminary investigation that is outlined in paragraph 14 (below):
  - 15.1 The current resource management framework does not explicitly support mandatory IZ, creating legal uncertainty around its enforceability under the RMA. This has been a key factor in several councils withdrawing or softening IZ proposals during plan-making processes<sup>4</sup>.
  - 15.2 Pursuing IZ at a local level (district-only approach) risks creating fragmented policy approaches, which can lead to market confusion, policy inefficiency, and conflict in managing regional housing pressures.
  - 15.3 Due to its technical nature, Inclusionary Zoning requires expert legal, planning and economic expertise to develop and implement it, including economic modelling, legal drafting, and ongoing compliance monitoring, which can place significant pressure on existing in-house staff resources.
- 16 Key areas of focus and points of note from the review are as follows:
  - 16.1 Inclusionary Zoning is used widely and effectively in international jurisdictions as a planning tool:
    - 16.1.1 IZ has been commonly adopted overseas to address housing affordability pressures and to promote more inclusive and diverse communities, particularly in fast-growing urban areas. Some examples include:
      - **Toronto, Canada:** IZ was introduced in 2021 and applies to Protected Major Transit Station Areas (PMTSAs). The policy requires between 5% and 22% of residential gross floor area in new developments to be

<sup>4</sup> The Community Housing Aotearoa (2024) report also corroborates this uncertainty, noting that while affordable housing is not excluded from the RMA, the specific mechanisms of Inclusionary Housing have not yet been tested in court, creating ambiguity for councils. See: <https://communityhousing.org.nz/wp-content/uploads/2022/10/FINAL-IH-PAPER-3.pdf>

affordable housing, depending on location and phasing<sup>5</sup>. Affordability is secured for 99 years through legal agreements.

- **London, UK:** Affordable housing is delivered through “Section 106” agreements, where developers negotiate with planning authorities to provide 35%–50% of homes as affordable in qualifying developments. Nationally, Section 106 has been the dominant delivery mechanism, accounting for 47% of affordable homes in 2022–23 and 44% in 2023–24<sup>6</sup>. Developers build these homes and transfer them to housing associations (Registered Providers) for long-term management.
- **Boston, USA:** The city’s Inclusionary Development Policy applies to developments of seven or more units. It mandates 13%–20% affordability<sup>7</sup>, with options for off-site delivery or in-lieu payments. Developers often partner with CHPs for implementation.
- **Johannesburg, South Africa:** A mandatory IZ policy introduced in 2019 requires at least 30% affordable units in residential developments of 20 or more. The policy is embedded in the city’s spatial planning framework and applies to rezoning and development approvals. By late 2023, nearly 8,000 units had been approved under this policy<sup>8</sup>.

16.1.2 These international examples demonstrate the core components of effective IZ frameworks. Successful implementation depends on integrating IZ requirements within statutory planning instruments, tailoring affordability thresholds to reflect local housing market conditions, enabling a range of delivery options including on-site or financial contributions, and establishing clear mechanisms for ongoing monitoring, enforcement, and long-term affordability retention.

16.2 In New Zealand, Inclusionary Zoning is not yet widely used but interest is increasing in its use as a planning tool:

16.2.1 IZ is still emerging as a policy option in New Zealand. While it is not yet widely implemented, housing affordability pressures have prompted many councils to explore IZ as a tool to better align private development with public housing outcomes through the planning system.

- **Queenstown Lakes District Council (QLDC):** Since 2003, QLDC has implemented a form of Inclusionary Housing, requiring developer contributions (such as land, dwellings, or cash payments) for affordable housing<sup>9</sup>. These contributions are directed to the Queenstown Lakes Community Housing Trust (QLCHT), which provides affordable homes through long-term ground leases, capped resale pricing, and assisted ownership models like the Secure Home programme<sup>10</sup>.

In 2024, QLDC withdrew Plan Change 24, which proposed a mandatory IZ variation to the District Plan, following the Independent Hearings Panel’s recommendation against it. The panel cited insufficient evidence and analysis of alternative options to address housing affordability<sup>11</sup>.

- **Auckland Council** considered mandatory IZ during the development of its Unitary Plan in 2016 but ultimately withdrew the proposal due to legal uncertainty under the Resource Management Act 1991 (RMA). It now

<sup>5</sup> Toronto City Council: <https://www.bennettjones.com/Blogs-Section/Toronto-City-Council-Adopts-Inclusionary-Zoning-Framework>

<sup>6</sup> Unlocking Development in London – Planning and Regeneration Committee (March 2025):

<https://www.london.gov.uk/sites/default/files/2025-03/P%26R%20Cttee%20UDIL%20report%20-%20FINAL.pdf>

<sup>7</sup> City of Boston: <https://www.boston.gov/departments/housing/inclusionary-zoning>

<sup>8</sup> Sourced from: [https://www.econ3x3.org/sites/default/files/articles/Turok%2C%20Rubin%2C%20Scheba%20Inclusionary%20housing%20-%20A%20novel%20approach%20to%20building%20integrated%20cities\\_Feb24.pdf](https://www.econ3x3.org/sites/default/files/articles/Turok%2C%20Rubin%2C%20Scheba%20Inclusionary%20housing%20-%20A%20novel%20approach%20to%20building%20integrated%20cities_Feb24.pdf)

<sup>9</sup> Sourced from: QLCHT factsheet (November 2023): <https://www.qlcht.org.nz/assets/Inclusionary-Housing-Fact-Sheet.pdf>

<sup>10</sup> QLCHT Secure Home Programme: <https://www.qlcht.org.nz/programmes/secure-home-programme/>

<sup>11</sup> QLDC report to withdraw: <https://www.qldc.govt.nz/media/pgdfg3nr/4-inclusionary-housing-variation-report.pdf> and Public Notice of the withdrawal: <https://www.qldc.govt.nz/media/lhukyz5/public-notice-cl-8d-withdrawal-inclusionary-housing-variation-final.pdf>

supports affordable housing through partnerships, voluntary negotiated agreements, and targeted infrastructure investment.

- **Tauranga City Council** employs site-specific negotiated agreements and planning incentives under the City Plan and Housing Accord. Although it has not introduced a formal IZ provision, it continues to secure developer contributions toward affordable housing delivery.
- **Waipā District, Waikato District, and Hamilton City Councils** are investigating IZ through plan change processes, supported by shared research and collaboration under the Future Proof Partnership. These councils are working toward a regionally aligned and legally defensible IZ framework, drawing from local conditions and shared policy goals.
- **Wellington City Council (WCC):** In 2021, WCC explored implementing mandatory IZ through the Assisted Housing chapter of its Draft District Plan, however, the Council removed these provisions before public notification. The Council cited legal and procedural limitations under the RMA<sup>12</sup>, indicating it did not provide a clear legal framework for enforcing mandatory IZ, leading to concerns about the feasibility and legality of such provisions.

Despite this, WCC plays an active role in the Wellington Regional Leadership Committee's (WRLC) Inclusionary Housing workstream. The WRLC, a partnership of councils, iwi, and central government in the Wellington-Wairarapa-Horowhenua region, aims to develop a consistent, coordinated IZ approach across the Wellington region<sup>13</sup>. This regional initiative builds on lessons learned from district-level experiences, including WCC's, to address housing affordability challenges collectively.

16.2.2 Community Housing Aotearoa (CHA) in its 2024 report, *Inclusionary Zoning – A Path Forward in Aotearoa New Zealand*<sup>14</sup>, highlights growing national interest in Inclusionary Zoning as a planning tool to address housing affordability. The report also identifies significant regulatory constraints, particularly the lack of explicit enabling provisions within the RMA, which creates legal uncertainty / ambiguity and limits councils' confidence to integrate IZ in their district plans.

16.2.3 CHA advocates for a national IZ framework to provide standardised eligibility criteria, enduring affordability mechanisms, and legal clarity to support defensible local implementation. Without such direction, councils face legal risk, inconsistent practice, and limited ability to translate planning-enabled growth into affordable housing outcomes.

16.3 New Zealand's existing legislative framework is complex and provides a degree of uncertainty for planning tools like IZ at a district level:

16.3.1 Previous legislative frameworks have sought to enable councils to play a more active role in the delivery of affordable housing. The *Affordable Housing: Enabling Territorial Authorities Act 2008* provided a statutory mechanism for councils to require developer contributions, contingent on the preparation of a

<sup>12</sup> The section 32 report notes "the legal constraints in the RMA and its national direction on how 'inclusionary housing' methods can be applied in district plans" as a key reason for not proceeding with IZ at the time. p.32: <https://wellington.govt.nz/-/media/your-council/plans-policies-and-by-laws/district-plan/proposed-district-plan/reports/section-32-part-2-assisted-housing.pdf>

<sup>13</sup> Regional Housing Action Plan 2022-27: [https://wrlc.org.nz/wp-content/uploads/2022/04/WRLC-Regional-Housing-Action-Plan-2022-2027\\_web.pdf](https://wrlc.org.nz/wp-content/uploads/2022/04/WRLC-Regional-Housing-Action-Plan-2022-2027_web.pdf)

<sup>14</sup>Community Housing Aotearoa, *Inclusionary Housing: A Path Forward in Aotearoa New Zealand* (2024). Retrieved from: <https://wrlc.org.nz/wp-content/uploads/2024/02/FINAL-IH-PAPER-3-1.pdf>.



Housing Needs Assessment – a process already completed by the Council<sup>15</sup>. However, this Act was repealed in 2010 before it was fully operationalised<sup>16</sup>.

- 16.3.2 The subsequent *Housing Accords and Special Housing Areas Act (2013)* provided time-limited fast-tracking mechanisms with some affordability provisions but was repealed in 2022 without establishing a durable framework. These past efforts underscore the ongoing need for a lasting national mechanism to support affordable housing delivery.
- 16.3.3 More recently, national planning instruments such as the *National Policy Statement on Urban Development (NPS-UD)* and *Medium Density Residential Standards (MDRS)* have supported housing growth and intensification. However, they do not provide mechanisms to secure affordability through zoning.
- 16.3.4 The limited scope and duration of these measures demonstrate a continuing gap in robust, enabling legislation to support the large-scale implementation of Inclusionary Zoning. This further emphasises the need for regional coordination and strong advocacy for national reform, alongside alignment with higher-order policy instruments such as the Regional Policy Statement (RPS).
- 16.4 Coordination of a strategic response across the region, if not NZ Inc as a whole, is needed to effect real change:
  - 16.4.1 The scale and complexity of housing affordability challenges across the Wellington region, as a microcosm of NZ Inc, highlight the need for a coordinated and strategic response. While Kāpiti's local initiatives lay important groundwork, the complexity and legal uncertainty surrounding IZ highlight the limitations of acting independently.
  - 16.4.2 There is an opportunity to work with other districts through the WRLC to progress a regionally aligned IZ framework to develop a shared legal and technical expertise, strengthen collective advocacy for legislative reform, and ensure consistency in planning approaches. This unified approach may also reduce litigation risk, which is more likely if councils act independently in the absence of a clear regional or national mandate.
  - 16.4.3 Pooling legal, economic, and planning resources across the region would enable a more robust and defensible implementation. On the other hand, a fragmented approach risks undermining policy effectiveness, as developers may avoid affordability requirements by relocating to areas / jurisdictions without IZ provisions.
  - 16.4.4 Establishing a regional direction would also align with the CHA's report, which emphasises the value of regional collaboration in delivering more effective and enduring affordable housing outcomes. There is growing consensus that a shared approach reduces duplication, improves delivery, and provides developers with greater certainty.
  - 16.4.5 For Kāpiti, IZ presents an opportunity to complement existing planning tools and contribute to more predictable delivery of affordable housing. Ongoing participation could ensure Kāpiti has a voice in shaping the policy direction and implementation model, and any future implementation may require alignment with, or amendments to, the Regional Policy Statement (RPS).

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<sup>15</sup> Kāpiti Coast Housing Needs Assessment 2022 was received by the Strategy and Operations Committee on 12 May 2022. The Council report is available at: [https://kapiticoast.infocouncil.biz/Open/2022/05/SAOCC\\_20220512\\_AGN\\_2414\\_AT.htm#PDF2\\_ReportName\\_10273](https://kapiticoast.infocouncil.biz/Open/2022/05/SAOCC_20220512_AGN_2414_AT.htm#PDF2_ReportName_10273)

<sup>16</sup> Had the Act remained in effect, it would have provided a clear statutory foundation for councils to implement affordable housing policies, including mechanisms to secure Inclusionary Zoning-type contributions through the planning system.

- 16.4.6 This preliminary investigation identifies that the district could both contribute to, and benefit from, a regional IZ framework, particularly through access to shared legal, technical, and delivery resources that align with local housing priorities.
- 16.4.7 However, regional collaboration may also bring risks, including reduced flexibility to tailor solutions to local conditions, possible delays due to misalignment with the district-specific needs, and dependence on shared resources. These may limit Kāpiti's ability to progress IZ independently.
- 16.4.8 These risks reinforce the need for Kāpiti to maintain an active and visible role in shaping the regional framework while ensuring its ability to act locally if required. As such, the Council should remain open to exploring other mechanisms or fallback options if regional efforts do not progress as expected (if regional efforts stall or diverge from local needs).
- 16.4.9 Kāpiti has the opportunity to take a leadership role in progressing Inclusionary Zoning across the region. By contributing proactively to WRCLC discussions and aligning regional framework with existing local mechanisms (such as the Kāpiti Housing Solutions Trust), the Council can help shape solutions that are both consistent and locally responsive. This approach enables Kāpiti to leverage regional capacity while maintaining ability to address its own priorities.

## NGĀ KŌWHIRINGA | OPTIONS

- 17 The following table provides a summary of the benefits and risks associated with IZ to help support the Committee's decisions today:

**Table 1. Table of options considered**

Kōwhiringa   Options	Hua   Benefits	Tūraru   Risks
<b>Option A:</b> Collaborating regionally via WRCLC's IZ workstream <i>Assessed as optimal</i>	<ul style="list-style-type: none"> <li>• Shares legal and technical resources</li> <li>• Supports regional consistency for developers</li> <li>• Reduces litigation risk through collective approach</li> <li>• Enhances collective advocacy for national reform</li> <li>• Retains ability to tailor or progress with local provisions if regional efforts stall</li> <li>• Positions the Council to take an active leadership role in shaping the regional framework</li> </ul>	<ul style="list-style-type: none"> <li>• Dependent on WRCLC prioritisation and pace</li> <li>• Potential misalignment with local priorities</li> <li>• Local momentum may be slowed by regional governance/committee process</li> <li>• Risk of reduced flexibility if a strong local leadership role is not maintained</li> </ul>
<b>Option B:</b> Progress IZ independently via a District Plan Change	<ul style="list-style-type: none"> <li>• Allows direct control over policy design</li> <li>• Tailors provisions to Kāpiti-specific needs</li> <li>• Signals local leadership on housing affordability</li> </ul>	<ul style="list-style-type: none"> <li>• High legal and resource burden</li> <li>• Greater litigation risk without national or regional mandates</li> <li>• May prompt developer pushback or relocation to other areas</li> <li>• Duplication of effort with other councils in the region</li> </ul>



<b>Option C:</b> Maintaining status-quo (relying on existing tools and funding initiatives)	<ul style="list-style-type: none"> <li>• No additional resourcing required</li> <li>• Utilises current partnerships (e.g. Housing Solutions Trust)</li> <li>• Avoids complexity of policy development</li> </ul>	<ul style="list-style-type: none"> <li>• No guarantee of affordable housing delivery</li> <li>• Missed opportunity for strategic influence</li> <li>• Limited ability to secure affordability through planning</li> <li>• Greater long-term reliance on external funding</li> </ul>
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### Summary of feedback received from Climate and Environment Committee:

- 18 On 22 May 2025, the Climate and Environment Committee (CEC) received a similar briefing on IZ, followed by discussion. A summary of the CEC's feedback is provided below:
- 18.1 There was general support from the Committee members to further explore IZ, especially through regional collaboration via the WRLC. There was a shared view that Kāpiti should participate in shaping any future framework.
- 18.2 Members emphasised the importance of legal clarity, local affordability definitions, development feasibility, and environmental implications (e.g. green space, infrastructure pressure).
- 18.3 Several concerns were raised:
- 18.3.1 Potential for IZ to disincentivise development or lead to lower housing quality.
- 18.3.2 Risk of cost burden shifting to remaining market units.
- 18.3.3 Uncertainty in absence of national legal framework.

### NGĀ MAHI PANUKU | NEXT STEPS

- 19 Following today's briefing, later this year, the Strategy, Operations and Finance Committee (SO&F) will be briefed on the preliminary investigation findings as part of the "Report back on future District Plan changes and other potential actions arising from Council decisions on Plan Change 2".
- 20 If SO&F resolves to proceed with the option currently assessed as 'optimal' (refer to Option A in paragraph 17), then the following next steps will occur:
- 20.1 Staff will engage with the WRLC to further explore regional inclusionary zoning opportunities that align with local housing delivery tools and emerging regional policy recommendations.
- 20.2 Report future updates as required to this Committee, the CEC, and SO&F, as regional exploration work progresses. Councillors would be involved in the development of any potential framework.
- 20.3 If regional alignment does not progress or fails to produce an implementable framework, Council officers would draft further advice regarding opportunity to progress district-level IZ options or alternative planning interventions to support better access to affordable and social housing in our district.

### NGĀ ĀPITI HANGA | ATTACHMENTS

1. Presentation: Preliminary Investigation into Inclusionary Zoning [📄](#)

# Preliminary Investigation on Inclusionary Zoning

Post-PC2 commitment to explore Inclusionary Zoning under the Future Urban  
Development Plan Change programme

**District Planning**  
**19 June 2025**

*Prepared for the Social Sustainability Committee*

**Strategy  
and Growth**



# Purpose of today's briefing



- ▶ Follow staff commitment post-PC2 to explore Inclusionary Zoning as a complementary tool
- ▶ Provide an overview of Inclusionary Zoning (what, why and how)
- ▶ Explore key elements and how they translate into practice
- ▶ Share insights from NZ and international examples
- ▶ Outline how other councils are progressing, and what's emerging at the regional level
- ▶ Prompt discussion on whether Kāpiti should remain engaged in shaping a shared, regional approach



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# What is Inclusionary Zoning?

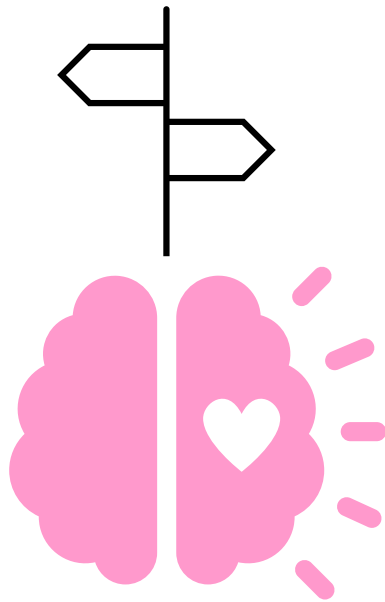
*A planning tool that mandates or incentivises private developers to include Affordable Housing within new market-rate developments.*

- Ensures housing is affordable and accessible for low- and moderate-income households (typically < 30% of income)
- Requires homes to be **permanently affordable**, not just at first sale or rent.
- Delivers real outcomes – new affordable homes, not just targets or subsidies
- Supports both affordable rentals and ownerships, depending on local needs
- Promotes inclusive, mixed-income communities and improves community resilience



# What Inclusionary Zoning is NOT?

- ✗ Not just social housing
- ✗ Not a temporary discount
- ✗ Not funded by rates or central government
- ✗ Not separate or segregated housing



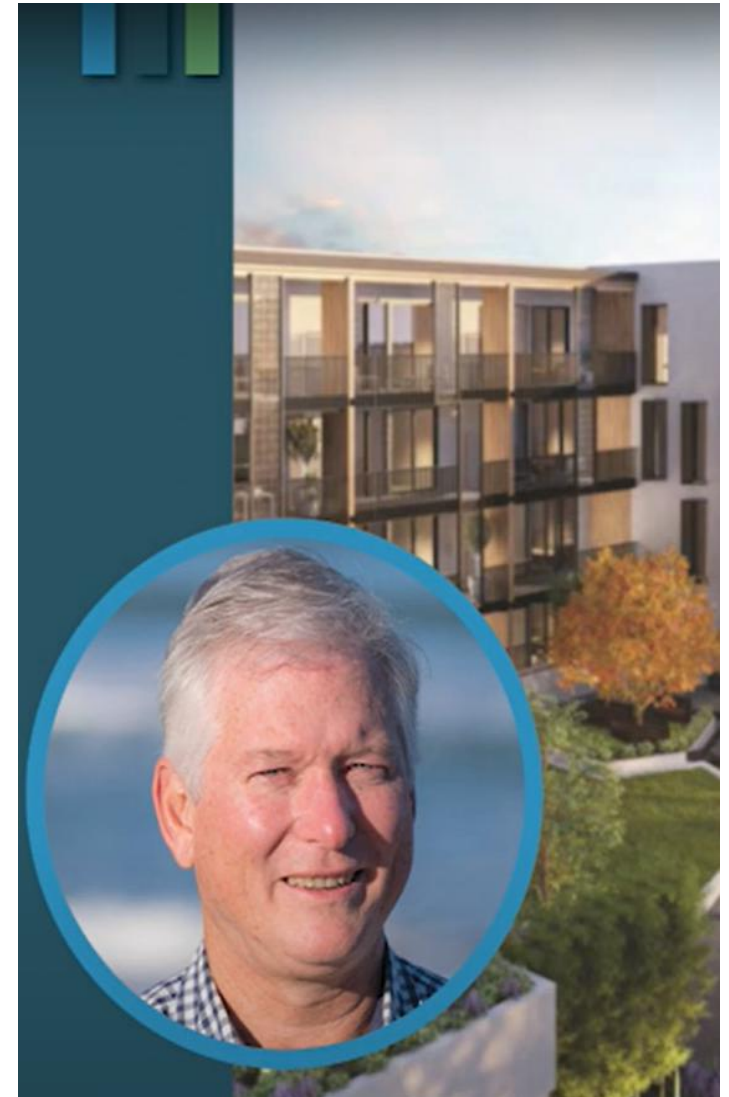
Often misunderstood as ...	But in reality is ...
Social / emergency housing	A planning tool applies to private developments
A Council / ratepayer-funded programme	Paid by developers, not by council budgets
One-off discount	Homes stay affordable long-term
One-size-fits-all	Tailored to local needs and development patterns
A quick / temporary fix	A long-term supply-side solution
A housing waitlist solution	Focused on delivering new supply of affordable homes
A silver bullet	One of many tools in a broader affordable housing strategy

# Why Inclusionary Zoning?

- The housing market in NZ (including Kāpiti) remains among the most unaffordable in the world
- Kāpiti's Housing Needs Assessment identifies a shortfall in affordable housing, particularly for households in the intermediate housing market
- IZ enables councils to capture land value uplift from planning changes and reinvest it into meeting that need
- **It works** – Well-designed IZ programmes overseas have consistently delivered affordable homes
- It offers a supply-side solution that complements other housing and wellbeing initiatives

*"If not this, then what? If not now, then when?"*

– **Chris Glaudel**  
Deputy CEO,  
Community Housing Aotearoa

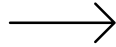


# How Inclusionary Zoning works



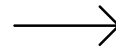
## Policy setup

Local rules set  
affordable housing  
requirements



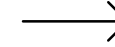
## Development

Affordable homes  
built in large  
developments



## Delivery

Affordability  
preserved using  
legal tools



## Ongoing affordability

Managed by trusted  
housing providers

Most IZ models allow flexibility – affordable homes may be delivered on-site, off-site, or via financial contributions into affordable housing projects elsewhere

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For a successful implementation, IZ requires the following:

Key Elements		Enablers
1.	Affordability requirement	➡ Robust policy framework and mandates
2.	Defined eligibility criteria	➡ Based on local housing needs assessment
3.	Long-term affordability	➡ Legal retention tools (resale caps, ground leases, etc.)
4.	Delivery via new developments	➡ Flexible delivery options + feasibility testing (on-site, off-site, or FCs)
5.	Integration with planning system	➡ Enforced via District Plan and consent conditions
6.	Permanently affordable homes	➡ CHPs, land trusts or iwi housing entities
7.	Monitoring & enforcement	➡ Dedicated staff, tools, and systems to oversee
8.	Cultural and legal integrity	➡ Exempt Māori land under Te Ture Whenua Māori Act 1993
9.	Equitable outcomes across the region	➡ Regional alignment through shared frameworks and RPS direction enabling IZ across all districts

# Turning Policy into Practice



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# International Examples of IZ

## Canada – Toronto

- Mandatory IZ policies (2021) embedded in planning rules (transit station areas)
- 5-22% requirement phased in by 2030
- Applies to large-scale developments (typically >100 units)

## UK – London (44,000 Affordable Homes in 2020)

- Affordable Housing negotiated via section 106 agreements (councils & developers)
- Typical targets 35-50%, depending on borough viability assessment

## USA – Boston, San Diego (170k homes across 886 jurisdictions)

- Boston: Lowered threshold to 7 units; increased affordability to 17-20%
- San Diego: Mandated 10% IZ with on-site, off-site or in-lieu contribution options

## Australia – South Australia & Sydney

- South Australia: 15% IZ target in new developments (since 2005)
- City of Sydney: IZ enabled via Voluntary Planning Agreements

## South Africa – Johannesburg

- First South African city to adopt mandatory IZ (2019)
- 30% of affordable housing required for 20+ units projects

## Key Lessons

IZ programmes work best when:

- supported by strong legislative frameworks
- tailored to local market conditions
- flexibility for developers
- reviewed and updated regularly
- aligned with housing need and feasibility
- incentives and delivery tools are provided

# Past legislative attempts for Housing (NZ)

## **Affordable Housing: Enabling Territorial Authorities Act 2008 (AH:ETAA)**

- Empowered local authorities to require affordable housing contributions from developers
- Repealed in 2010 (reasons unclear)

## **Housing Accords and Special Housing Areas Act 2013 (HASHAA)**

- Introduced Special Housing Areas for fast-tracked consenting
- Helped boost housing supply but lacked affordability controls
- Repealed in 2021 before full implementation with limited evidence of affordability impact

## **Urban Development Act (2020)**

- Enabled value capture (but only for transport projects)
- Missed opportunity to include housing as essential infrastructure

## **Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021**

- Introduced Medium Density Residential Standards (MDRS) to intensify housing supply
- Focused on supply, with limited affordability guarantees
- Too early to assess long-term affordability outcomes
- Plan Change 2 now operative to our District Plan

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# NZ Examples

## Queenstown Lakes District Council (QLDC)

- Proposed a mandatory Inclusionary Housing policy (IHP) in 2024
- Would have required developer contributions to affordable housing
- In July 2024, the IHP recommended withdrawal due to limited supporting analysis
- Council remains committed to housing affordability and is exploring alternative

## Wellington City Council

- In March 2024, voted not to include Inclusionary Zoning in its District Plan
- Cited legal and practical complexities under current legislation
- Continues to explore other affordable housing mechanisms
- Early works has helped inform broader regional discussions through the WRLC

## Waipā District Council

- Progressing Draft Plan Change 24 to add Inclusionary Zoning into its District Plan
- Partnering with Bridge Housing Charitable Trust to support delivery of affordable housing
- Focused on planning-led initiatives to improve housing affordability

## Waikato District Council

- Developing a Housing Strategy with Inclusionary Zoning under consideration
- Aims to respond to local housing affordability and supply challenges
- Focused on long-term, strategic planning solutions

## Hamilton City Council

- Collaborating with Waipā and Waikato District Councils (**Future Proof Partnership**)
- Aims to streamline policy, provide developer clarity, and support equitable housing supply across the region
- Emphasising coordinated growth planning

## Key Lessons

- Councils tailoring IH to local needs
- Partnerships with CHPs are key to delivery
- Legal clarity for effective implementation
- Regional collaboration is emerging as a key strategy

# Local and Regional Action on Affordable Housing



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## Kāpiti Coast District Council

- **Housing Strategy (2022):** Local plan for affordability, diverse housing types, and partnerships:
  - Inclusionary Zoning (being explored as an affordability action)
  - Review of Older Persons' Housing portfolio (Council-funded)
- **Better Off Funding (BOF):** \$500K allocated to housing programme:
  - Affordable Housing Seed Fund (\$200K)
  - Data consolidation for Housing Needs Assessment update
  - Support for papakāinga initiatives
  - Kāpiti Rapid Rehousing Advocate
  - Additional Dwelling Guide
- **Affordable Housing Trust:** Kāpiti Housing Solutions
  - Established in 2023 with iwi and community partners (non-BOF)
  - Not decided to become a registered CHP at this stage

## Wellington Regional Leadership Committee (WRLC)

- Exploring a regional Inclusionary Zoning approach
- Focused on shared planning, partnerships, and legislative advocacy

# Key Issues limiting local action

## Legal Uncertainty

- Legal clarity remains limited under current resource management framework
- Councils acting alone may face legal and policy risks

## Economic Feasibility

- Requires balancing affordability with ongoing market viability
- Risk of deterring development and slowing housing supply if not well-calibrated

## Developer pressure

- Risk of driving away development from the district (when not done well)

## Resourcing and Capability

- Administering Inclusionary Housing stock (e.g. assessing eligibility, affordability monitoring, managing resale) is resource-intensive

## Shared Housing Markets

- Housing need and market dynamics cross district boundaries



## Why act now?

- IZ is a proven and adaptable approach
- Builds on strong momentum – Housing Strategy, BOF projects & Kāpiti Housing Solutions already underway
- Responds to growing community demand for affordability and action
- Leverages current regional work and a timely window to help shape emerging frameworks to influence emerging frameworks
- Enables more inclusive, mixed, and resilient communities

## Why go together?

- Reduces pressure on individual councils by sharing responsibility
- Enables consistent, region-wide policy – avoids developer confusion and competition
- Unlocks shared expertise, legal advice, and data infrastructure
- Strengthens Council's ability to deliver on affordability and housing diversity objectives
- Builds on WRLC's existing work and momentum
- Strengthens advocacy for national legislative change

# The Case for a Regional Approach



*“Councils working together have a far greater chance of influencing national change than going it alone.”*

– WRLC Housing Workstream Summary, 2023

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# Strategic Direction and Next Steps

- **Purpose:** Today's goal is to inform and prompt discussion
- **Regional context:** IZ is gaining traction across the Wellington region through WRLC
- **Kāpiti's position:** Ongoing participation ensures alignment with local affordability objectives
- **Opportunity:** Early involvement enables Kāpiti to influence the design of a coordinated framework
- **No decisions are sought today:** Further updates will follow as the regional work progresses
- **Contingency:** Should regional efforts stall, Kāpiti may explore district-level alternatives

## You may wish to consider:

- Recommending that staff engage with WRLC on Inclusionary Zoning workstream
- Receiving further updates as the regional framework evolves
- Remaining open to local options if regional alignment proves unviable

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# Extra Slides





## “Permanently Affordable” example (QLCHT)

Example of “Permanently Affordable” housing mechanism

### Queenstown Lakes District, New Zealand

**Mechanism:** Developer contributions (land, money, or dwellings) go to the Queenstown Lakes Community Housing Trust (QLCHT).

**Retention:**

- QLCHT uses models like Secure Home (99-year ground leases with resale restrictions).
- Buyers own the house but lease the land at a fixed affordable rate.
- When resold, the home must go to another eligible buyer, and the price is capped (indexed to inflation, not market value).

**Result:** Ensures affordability is locked in across generations, and assets remain in the community.

Source: <https://www.qlcht.org.nz/programmememes/secure-home-programmeme>

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# Key Elements of IH (detailed version)



## POLICY SETUP & FRAMEWORK

- 1. Policy settings determined locally (or nationally)**  
Councils set the rules on how many homes, how long they remain affordable, and who qualifies
- 2. Affordability is clearly defined**  
“Affordable” is linked to income, not just market discounts
- 3. Applies only to larger developments**  
Thresholds (e.g., 10+ dwellings) ensure proportionate application

## IMPLEMENTATION IN PRACTICE

- 1. Affordable homes required in new developments**  
Developers must include affordable homes in eligible developments
- 2. Flexible delivery options for developers**  
Options may include on-site, off-site, or via financial / development contributions
- 3. Eligibility criteria based on local needs**  
Targeted to specific income groups or employment roles
- 4. Enforced through Planning Framework**  
Delivered via District Plans, or resource consent conditions

## LONG-TERM DELIVERY & OVERSIGHT

- 1. Affordability is locked in over time**  
Legal tools ensure ongoing affordability (e.g., resale caps)
- 2. Managed by trusted organisation**  
Typically handled by CHPs or land trusts
- 3. Ongoing monitoring & enforcement**  
Councils or partners oversee compliance and affordability over time

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### 8.3 UPDATE ON KĀINGA ORA HOUSING PROJECT

Kaituhi | Author: **Stephen Cross, Housing Programme Manager**

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

#### TE PŪTAKE | PURPOSE

- 1 This update shares information about a new development in Paraparaumu, and the opportunity to ensure that there is awareness of new social housing; and that it is allocated to people within the community (as has been introduced in Ōtaki).

#### TAUNAKITANGA | RECOMMENDATIONS

That the Social Sustainability Committee:

- A. Note this update and that a further update will be made to the Committee on this matter in July 2025.

#### TŪĀPAPA | BACKGROUND

- 2 In Ōtaki, over the last year, Council has worked with Ngā Hapū o Ōtaki and the Ministry of Social Development (MSD) to ensure that:
  - 2.1 Eligible local mana whenua and members of the community are aware of new Kāinga Ora developments;
  - 2.2 They are on “the housing register” so they are considered for new Kāinga Ora homes.
- 3 Council staff, from the Strategy and Growth Group, are now working with mana whena, Kāinga Ora, and MSD in Paraparaumu to progress discussions about this approach been extended more broadly across the district. Of note:
  - 3.1 On behalf of Kāinga Ora, a private developer is currently constructing 26 new 2-and-3 - bedroom dwellings for at 112 Main Road South, Paraparaumu.
  - 3.2 Council staff have been in contact with representatives of Ātiawa ki Whakarongotai Charitable Trust in relation to the Kāinga Ora development underway at 112 Main Road South, Paraparaumu. The purpose of the discussion was to make them aware of the development and the importance of people being on the MSD Housing Register, so that they can be considered when the new dwellings are allocated upon completion.
  - 3.3 Following the initial meeting, a subsequent meeting was arranged with the Regional Housing Advisor, MSD, to discuss the process in more detail and what information is required to confirm eligibility and housing need.
  - 3.4 Ātiawa ki Whakarongotai Charitable Trust are currently reviewing this information and a more detailed update will be provided at the next Social Sustainability Committee meeting in July.
- 4 Council staff will also be ensuring that this information is shared with other groups in the community as appropriate.

#### NGĀ ĀPITI HANGA | ATTACHMENTS

Nil

**9 TE WHAKAŪ I NGĀ ĀMIKI | CONFIRMATION OF MINUTES****9.1 CONFIRMATION OF MINUTES**

**Author:** Kate Coutts, Senior Advisor Governance

**Authoriser:** Brendan Owens, Group Manager Customer and Community

**TAUNAKITANGA | RECOMMENDATIONS**

That the minutes of the Social Sustainability Committee meeting of 8 May 2025 be accepted as a true and correct record.

**NGĀ ĀPITI HANGA | ATTACHMENTS**

1. Minutes of Social Sustainability Committee Meeting of 8 May 2025 [↓](#)

## SOCIAL SUSTAINABILITY COMMITTEE MEETING MINUTES

8 MAY 2025

**MINUTES OF THE KĀPITI COAST DISTRICT COUNCIL  
SOCIAL SUSTAINABILITY COMMITTEE MEETING  
HELD IN THE COUNCIL CHAMBER, GROUND FLOOR, 175 RIMU ROAD, PARAPARAUMU  
ON THURSDAY, 8 MAY 2025 AT 9.39AM**

**PRESENT:** Cr Martin Halliday (Chair), Cr Rob Kofoed, Cr Kathy Spiers, Deputy Mayor Lawrence Kirby, Cr Nigel Wilson, Mr Guy Burns, Mr Jonny Best  
**Via Zoom:** Mayor Janet Holborow, Ms Kim Tahiwai, Mr Huriwai Paki, Ms SORCHA RUTH

**IN ATTENDANCE:** Ms Morag Taimalietane, Ms Kate Coutts, Ms Anna Smith, Ms Jessica Mackman, Ms Gina Anderson-Lister

**WHAKAPĀHA | APOLOGIES:** Mrs Jackie Elliott

**LEAVE OF ABSENCE:** Mr Michael Moore

#### 1 NAU MAI | WELCOME

The Chair, Cr Martin Halliday, welcomed everyone to the meeting.

#### 2 KARAKIA A TE KAUNIHERA | COUNCIL BLESSING

At the invitation of the Chair, Deputy Mayor Lawrence Kirby read the Council blessing.

The Chair noted that due to the function of the Social Sustainability Committee, some of the matters raised during the meeting may be sensitive to some members or viewers.

#### 3 WHAKAPĀHA | APOLOGIES

The Chair noted that Michael Moore (Waikanae Community Board) had a leave of absence.

##### APOLOGY

##### COMMITTEE RESOLUTION SSC2025/10

Moved: Deputy Mayor Lawrence Kirby

Seconder: Cr Rob Kofoed

That the apology received from Jackie Elliott (Ōtaki Community Board) be accepted.

##### CARRIED

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

There were no declarations of interest relating to items on the agenda.

## SOCIAL SUSTAINABILITY COMMITTEE MEETING MINUTES

8 MAY 2025

## 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 no members of the public present who wished to the speak.

## 6 NGĀ TEPUTEIHANA | DEPUTATIONS

### 6.1 AGE CONCERN KĀPITI

The Chair noted that the deputation from Age Concern Kāpiti had been deferred to the next Social Sustainability Committee meeting of Thursday, 19 June 2025 due to time constraints.

### 6.2 KĀPITI HEALTH ADVISORY GROUP

Ian Powell, Access to Services Workstream Lead of the Kāpiti Health Advisory Group, and Sandra Daly, Chair of the Kāpiti Health Advisory Group, spoke to the appended presentation to provide an update on the Group's recent public engagement concerning the compelling case for a Kāpiti Polyclinic, and the Group's recommendations to Council to enter into a joint memorandum of agreement with Health New Zealand to expand services at the Kāpiti Health Centre.

Mr Powell and Gina Anderson-Lister, Manager Strategy answered members' questions.

Following the deputation from the Kāpiti Health Advisory Group, the Chair proposed a motion regarding public engagement undertaken by the Group in relation to the compelling case for a polyclinic at the Kāpiti Health Centre, and the Committee's support for the recommendations included in the appended presentation:

#### MOTION

#### COMMITTEE RESOLUTION SSC2025/11

Moved: Deputy Mayor Lawrence Kirby

Seconder: Cr Nigel Wilson

- A. That the Social Sustainability Committee acknowledges the public engagement carried out by the Kāpiti Health Advisory Group in relation to the Compelling Case for a Polyclinic and notes the positive support received during the engagement.
- B. That the Social Sustainability Committee notes and supports the recommendations outlined in the appended presentation which will be considered by Council at an upcoming meeting.

#### CARRIED

Kim Tahiwi abstained from voting.

#### Appendices

- 1 Kāpiti Health Advisory Group Presentation

Guy Burns left the meeting at 10.20am.

## 7 NGĀ TAKE A NGĀ MEMA | MEMBERS' BUSINESS

- (a) There were no requests for a leave of absence.

Page 2

**SOCIAL SUSTAINABILITY COMMITTEE MEETING MINUTES****8 MAY 2025**

- (b) There were no matters of an urgent nature.
- (c) There were no members' items raised.

**8 HE KŌRERO HOU | UPDATES**

There were no updates scheduled at the meeting.

**9 TE WHAKAŪ I NGĀ ĀMIKI | CONFIRMATION OF MINUTES****9.1 CONFIRMATION OF MINUTES****COMMITTEE RESOLUTION SSC2025/12**

Moved: Cr Rob Kofoed  
Seconder: Cr Nigel Wilson

That the minutes of the Social Sustainability Committee meeting of 25 March 2025 be accepted as a true and correct record.

**CARRIED**

**10 KARAKIA WHAKAMUTUNGA | CLOSING KARAKIA**

The Chair closed the meeting with karakia whakamutunga.

**The Te Komiti Toitūtanga Pāpori | Social Sustainability Committee meeting closed at 10.22am.**

.....  
**HEAMANA | CHAIRPERSON**

**10 KARAKIA WHAKAMUTUNGA | CLOSING KARAKIA**

Kia tau ngā manaakitanga ki runga i a tātou katoa,	<i>May blessings be upon us all,</i>
Kia hua ai te mākihikihi, e kī ana	<i>And our business be successful.</i>
Kia toi te kupu	<i>So that our words endure,</i>
Kia toi te reo	<i>And our language endures,</i>
Kia toi te wairua	<i>May the spirit be strong,</i>
Kia tau te mauri	<i>May mauri be settled and in balance,</i>
Ki roto i a mātou mahi katoa i tēnei rā	<i>Among the activities we will do today</i>
Haumi e! Hui e! Taiki e!	<i>Join, gather, and unite! Forward together!</i>