

Long-term Plan 2024-34

Hearings 7 May 2024
1pm to 5.30pm

Submission Hearings – Tuesday, 7 May

TIME	Individual/ Organisation	Speaker for Organisation
2.00pm	Raumati Community Board	Bede Laracy
2.10pm	Kim Hobson	
2.20pm	Regional Kai Network	Angela McLeod
2.30pm	MS	
2.40pm	Pat Duignan	
2.50pm	Waikanae and Peka Peka Beach Residents Society Inc.	Gerald Rys
3.00pm	Michael McKeon	
3.10pm	Garrick Andrew Susan Wagner Sophia Space Trust Telane and Vaughan Westray Lesley and Brett Millns	Paul Turner
3.20pm	Harold Brown Esmee and Chris Brown Raechel, Vince and Eric Osborne	Paul Turner
3.30pm	Summerset Group Holdings	OB
3.30 - 3.50pm	AFTERNOON TEA BREAK	
3.50pm	Gerald Ponsford	
4.00pm	Kathryn Ennis	
4.10pm	Poole Family Trust	Quentin Poole
4.20pm	Quentin Poole	
4.30pm	Kāpiti Coast Chamber of Commerce	Monique Leith
4.40pm	Peka Peka Farms	Paul Turner and Andrew Beatson
4.50pm	MW	
5.00pm	Ōtaki Waka Hoe Charitable Trust	Roimata Baker
5.10pm	The Telegraph Hotel	Duane Watt
5.20pm	Kāpiti Air Urban Incorporated Society	Marcel van den Assum
5.30pm FINISH		

Long-term Plan 2024–34



Respondent No. 65

Response ID 5630565

Date of contribution Apr 29 24 10:03:02 am

Personal information

First name Bede

Last name Laracy

I'm providing a submission (choose one):
 on behalf of an organisation

Write organisation name here Raumati Community Board

Please let us know what ward you live in
 Raumati

Do you want to speak to Council about your submission at our public hearings on 2 May?
 No

Are you happy for your name to be published with your feedback:
 My name can be published with my feedback

Submission

Is there anything else you'd like to tell us about this LTP?

Raumati Community Board submission notes the following: (recommend reading complete submission)

1. Raumati Pool Building - within the context of tightened economic times there should be three phases to revitalise the pool space as follows:
 - (a) Earthquake strengthening
 - (b) Repair to useable standard
 - (c) Full building restoration to ensure the use and longevity of the building.The Community Board notes that completing the pool project satisfies multiple top-10 priorities and significantly enhances local wellbeing.
2. Raumati village. The Community Board supports and endorses the Raumati Village Business Association submission regarding a town centre upgrade.
3. Wharemauku Stream. The Community Board supports the restoration of the stream and notes that this project would satisfy multiple top-10 priorities.
4. Raumati seawall. The Board notes the expectation from the Raumati community that the planned upgrade will proceed and that funding must be allocated in the LTP.
5. Stormwater work. the Board notes planned funding for this purpose in Raumati and asks that this funding remain.

6. Marine gardens stage/soundshell. The Community Board urges council to allocate funding a sound shell or stage in Marine Gardens during the 2024-2027 period, and notes that multiple top 10 priorities would be satisfied.

Upload any related files



https_s3-ap-so... .pdf_1714348904

**KCDC
LONG-TERM PLAN 2024-27**

**Submission on behalf of
Raumati Community Board**



Prepared by:
Bede Laracy
Chair
Raumati Community Board
Bede.Laracy@kapiticoast.govt.nz

INTRODUCTION

The Raumati Community Board (RCB) accepts the position that KCDC is facing currently, namely that the budget is extremely tight and when paired with a high inflation economy there is no appetite for large rates increases and few options for increased spending. We therefore intend to focus largely on existing projects, or projects that have very little impact on the operational budget. The issues we wish to raise are as follows

Raumati Pool Building

The Raumati Pool Building was decommissioned over a decade ago and has since been used for little more than book and dust storage. This neglect has been a shame on our community, and the opportunity cost has been immeasurable. Council currently has two options, either to tear the building down at some cost to the rate payer and in the process tear out the hearts of many locals with it, or repair and improve the building for some future purpose. The RCB submits that the building ought to be repaired and improved.

This year there has been an increase in interest in the building, largely driven by the Our Vision for Raumati project, which highlighted just how important this space is to the Raumati Community.¹ There is a strong desire within the community to breathe life back into the space and enliven the waterfront area to increase amenity and general wellbeing. There is also a long-term tenant in the building with ideas for broader use in the future.

The RCB takes the view that, within the context of tightened economic times, there should be three phases in revitalising the Raumati Pool space as follows:

First – earthquake strengthening

Driven by landlord obligation and community interest, KCDC has now completed a full building assessment which has shown a high level of earthquake risk. Although costings have not been completed, indications are that it will not be expensive to achieve an acceptable standard and any impact on rates is likely to be minimal.

The RCB submits that KCDC, as a matter of prudence and general safety, ought to implement all work necessary to ensure that the building is repaired to a standard that will ensure it meets the earthquake standards for the foreseeable future.

¹ See more on the Our Vision for Raumati project here: www.ourvisionforraumati.nz

Second – repair to a useable standard

Once earthquake strengthening work is completed, community pressure will emerge with a hope for using the space. However, further work will be required such as filling in – or covering over - the old pool area.

There may be significant cost to such work, which risks rates pressure. However, if it can be done at a reasonable cost then it ought to be done. As a community we can then start to use the space until a more permanent idea can come to fruition.

The RCB submits that it would be prudent for KCDC to do a costs calculation to bring the building up to a condition that is usable, and that they explore options with the community of how it might be used in the medium term.

Third – a full building restoration to ensure the use and longevity of the building

As a large building on a key location, the old Raumati Pool is sited perfectly to be used as an asset that can create entertainment, economic activity, and general community wellbeing. There have been a number of ideas suggested, and there may be more that have not emerged. It would therefore be prudent to commence a process to tender for use of the space to ensure the best ideas can come forward.

The final stage of the building work will then be done only once a viable long-term tenant has been secured for the building. The work will then be carried out in partnership with the tenant, and the costs will be recovered through the lease agreement.

Priorities assessment

Improvements on the Raumati Pool Building fulfil 4 of KCDC's Top 10 priorities.²

First, improving and using the building will increase inclusive spaces and create opportunities for local people both for recreational use and community wellbeing. Priority D is satisfied.

Second, if a viable business idea can flourish in the building, then employment opportunities may be enhanced through improved tourism and economic development. Priority E is satisfied.

Third, using the building is a big part of the feedback from the Raumati Vision Project, which will ultimately feed into the Kapiti Vision. Priority I is satisfied.

Fourth, the derelict state of the building has been a shame on our community for a decade. Improving and using the building will therefore enhance mana and pride in KCDC's operational performance. Priority J is satisfied.

² Information on KCDC Top Ten Priorities here: <https://www.kapiticoast.govt.nz/councillors-hub/councillors-top-10-priorities/>

Conclusion

There is overwhelming support for the Raumati Pool Building to be improved. Doing so would enhance local wellbeing, satisfy 4 of the Top 10 Priorities, and it would help KCDC improve its obligations to tenants. Those benefits need to be constrained within the realities of a tightened economy, and it would therefore be prudent to stage the work. The RCB submits that this building ought to have a priority within the Long-Term Plan for 2024 to 2027.



3

Raumati Village

The Raumati Village Business Association has filed a submission focused on the Raumati Village town centre upgrade. The Raumati Community Board fully supports and endorses that submission, with the following addition.

There are a number of channels now available for town centres to trial temporary street activations. KCDC could apply for these grants and work with the RCB, the Raumati Village Business Association, and the Raumati Vision Project, to develop ideas for temporary street activations within Raumati Village. Those projects can then be used to provide feedback for longer term ideas for a town centre upgrade.

In following this strategy, KCDC would be satisfying 5 of the Top 10 Priorities, being D, E, I, J, and K.

The RCB submits that it would be beneficial for KCDC to support cost effective temporary street activations as a way of working towards a bigger town centre plan.



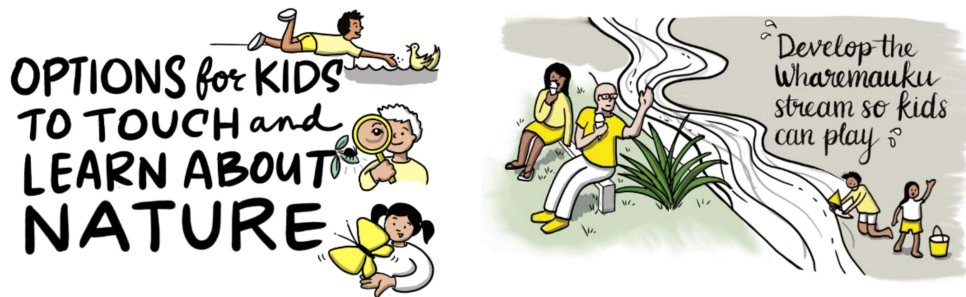
³ All images used with permission of Our Vision for Raumati

Wharemauku Stream

The Wharemauku stream is a key part of the local ecosystem, as well as being an important taonga. The management of the stream over the years has been poor, and it has degraded to a point that is unacceptable. Part of the issue is the cross-department nature of the ownership. However, the Raumati Community Board view ourselves as having a kaitiaki role in the stream and we are keen to see it cleaned, revitalised, and for the banks of the river to be planted.

Restoring the quality of the stream would satisfy 4 of the Top 10 priorities, being A, C, I, and J.

The RCB submits that it is of vital importance to provide resources to help the Raumati Community revitalise the Wharemauku stream.



Raumati Seawall

The Raumati Seawall needs repair. KCDC has been consulting with the community about design and construction, and public meetings have occurred outlining detail of those aspects. There is a huge expectation from the Raumati Community that the planned seawall upgrade will proceed, and the budget to complete the work needs to be confirmed through the Long-Term Plan. Doing so would satisfy or support Top 10 Priorities A, B, and D.

Storm Water work

Likewise with storm water work. There are plans in place to upgrade the storm water infrastructure and it is essential to the community that these works proceed. Funds budgeted for storm water upgrades in Raumati need to stay in place. Doing so satisfies Top 10 Priorities A, B, and D.

Stage/Soundshell – Marine Gardens

An idea that has emerged from the Raumati Vision Project is to have some kind of sound shell or stage in Marine Gardens. It would provide a focus for youth as well as others to express their creativity through music, theatre, dance, etc. It would create a place for people to gather socially and connect, and it would satisfy Top 10 Priorities D and I.

A structure could be built reasonably cheaply and without too much disruption to the surrounding park area. A wooden stage with a simple roof would suffice, and options for having power accessible should be explored. It should also include a consultation for a longer-term plan should the stage prove popular, for example whether a permanent mini-amphitheatre should be constructed.

The RCB submit that a stage or soundshell structure be funded under the 2024 to 2027 Long-Term Plan.



Long-term Plan 2024–34



Respondent No. 242

Response ID 5672737

Date of contribution Apr 26 24 10:10:21 am

Personal information

First name Kim

Last name Hobson

I'm providing a submission (choose one): as an individual

Do you want to speak to Council about your submission at our public hearings on 2 May? No

Are you happy for your name to be published with your feedback: My name can be published with my feedback

Submission

Is there anything else you'd like to tell us about this LTP?

Please see attached submission

Upload any related files

 https_s3-ap-so... .pdf_1714090214

Kapiti Coast District Council Long term plan submission 1

Wednesday, 24 April 2024

New Development Drainage

The new pipes which are being installed down the old State Highway 1 to service the north eastern regions drainage requirements, these pipes finish by feeding water into the Wharemauku Stream on the Eastern Expressway side. One must assume that KCDC has catered for this additional water when accessing the RMA request for developments by "The Wellington Company" and this will be managed by the current and expanded wetlands, while not affecting any other members of the Kapiti Community. These pipes from the north east are not a new concept and ground works were well underway prior to "The Wellington Company" purchase of the land. Had "The Wellington Company" done its own due diligence it would have come to the same conclusion.

I draw your attention to this document available from the KCDC website where KCDC questions the regional development processes and dealing with natural hazards and risk analyses

[council-submission-on-nps-nh.pdf \(kapiticoast.govt.nz\)](#)

There is already an issue with water exiting from the Rata Street area which has seen a rise in the water table of in excess of 100mm since the expressway completion. This is measured, documented and acknowledged by KCDC. The new pipes WILL compound the issue by speeding up the flow from the north eastern reaches into the Wharemauku Stream area once again east of the expressway. While water will find it's way to the oceans and sea's in nature that takes time (days / weeks / months) ,however, the addition of hard surfaces (roading, concrete, roofs etc) plus these pipes that time is reduced to minutes / hours.

How is this water going to get from the eastern side of the expressway to the oceans and sea's within Minutes / Hours while not affecting current residence and the proposed "The Wellington Company" development?

I look forward to a response it how this is going to be dealt with prior to finalising the Kapiti LTP.

Kim Hobson

responses@accesssecurity.co.nz



Kapiti Coast District Council Long term plan submission 2

Wednesday, 24 April 2024

Proposed Road joining Ihakara Street to Kapiti Road

With every single other development within the district the developers have paid for roading and services.

While I am aware Rimu Road is congested this is the making of KCDC with the addition of Traffic lights and a raised Pedestrian crossing.

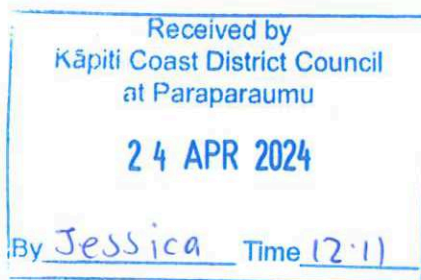
There is NO requirement for Council and /or Rate payers to contribution for this proposed road. It is a simple local road and is not a road of national significance. The proposed road must also be designed with parking, and of adequate size to service the 1000+ homes while also supporting the local businesses within.

Had "The Wellington Company" done it's own due diligence it would had come to the same conclusion.

I look forward to a response it how this is going to be dealt with prior to finalising the Kapiti LTP.

Kim Hobson

responses@accesssecurity.co.nz



Kapiti Coast District Council Long term plan submission 3

Wednesday, 24 April 2024

New Developments "The Wellington Company" and "Kāinga Ora"

While I support regional growth and development how can Kapiti Coast District Council (KCDC) justify the proposed developments of "The Wellington Company" and "Kāinga Ora"?

This is a local, KCDC issue and should be dealt with locally as it has nothing to do with central Government.

"The Wellington Company" has a proposed development where the land largely consists of wetlands which will need to further cater for additional water from the north eastern region pipes. How is the water going to be managed between the proposed development and the ocean, sea without adding any burden to the Kapiti community?

"Kāinga Ora" development of on land which during the Winter is a well-known lake. If the level of this land is raised (as suggested) this will cause a dam effect and change the natural water course which is illegal under the "Environmental Act". The results of raising the land will further affect the residence on the eastern side of the expressway who have already experienced a rise in the water table since the expressway has been completed. How is the water going to be managed between the proposed development and the ocean, sea while meeting the Environmental Act?

I Draw your attention to Page 1 last paragraph

Submission to Environment Select Committee on Inquiry into Climate Adaptation - 1 Nov 2023 (kapiticoast.govt.nz)

KCDC has already recognised there is a water resources issue.

The Kapiti Community should not be affected in any way

- Neither through
- Rates hikes
- Additional flooding risks
- Water treatment costs etc

I look forward to a response it how this is going to be dealt with prior to finalising the Kapiti LTP.



Kim Hobson

responses@accesssecurity.co.nz

Kapiti Coast District Council Long term plan submission 4

Wednesday, 24 April 2024

Climate Change and Regional Development

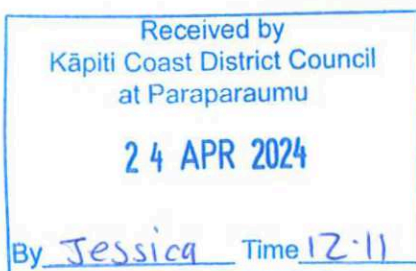
While I support regional development the following questions require a Kapiti Coast District Council public explanation for the following;

1. Why were developments approved while KCDC has prior knowledge of the Jacobs report and other supportive reports?
2. What action and / or corrective action has been taken to notify the developers of the Jacobs reports and pending implementation?
3. What are the cost implication for, and who will be responsible,
 - a. Did KCDC withheld information from the developers?
 - b. Should these projects be stopped?
 - c. Note; there should be NO costs or burden placed on KCDC Ratepayers or greater Kapiti Community!
4. Who is / was responsible for disclosure of the Coastal Adaptation Area (CAA) and Jacob's report to the developers?
 - a. Are these CAA reports and processes documented on the consent notices?
 - b. Did KCDC withheld information from the developers?
5. Do these developments
 - a. approved include reference to Jacobs, or CAA processes "Yes / No"
 - b. Pending include reference to Jacobs, or CAA processes "Yes / No"
6. The methodology and expectations KCDC has, to expect the current ratepayers who have been affected by the Publicly available Jacob reports to comply while KCDC continued to issue new development consents?
7. Provide details of how the public will be informed for future and correct consultation processes?
8. What process have been put in place (if any) to avoid similar community issues to 104 Arawhata Road development?

I Draw your attention to Page 1 last paragraph where KCDC has already recognised there are sea level rise and adaptation issues.

Submission to Environment Select Committee on Inquiry into Climate Adaptation - 1 Nov 2023 (kapiticoast.govt.nz)

I look forward to a response it how this is going to be dealt with prior to finalising the Kapiti LTP.



Kim Hobson

responses@accesssecurity.co.nz

Kapiti Coast District Council Long term plan submission 5

Wednesday, 24 April 2024

There is much debate and controversy over the methods and the processes the Kapiti Coast District Council (KCDC) has chosen to adopt in their response to climate change and any potential risks to our environment.

In consideration of moving forward in a positive unified manner, I put forward the following to be implemented, as this would facilitate a scenario where ALL parties can be involved. The outcome could not be disputed, and the solutions would be known well in advance.

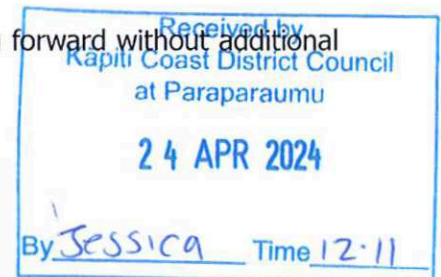
1. Scientists and KCDC would provide a number of sites / locations throughout the Kapiti Coast region where a survey peg would be located. The purpose of these pegs is to identify when the sea level has risen to a point where the peg is affected and action is required. These pegs would be located in areas that are accessible to the community, KCDC and scientists etc, for regular monitoring (Sustained Wet Peg).
2. A predefined set of objectives / responses to minimise any risks due to sea level rise would be developed for everyone to view and approve. These objectives could be defined and based upon the current expertise which has already been undertaken, thus reducing further expenditure. The objectives may even have a multi-stage approach. These objectives could possibly, after consultation, be noted on the LIM reports while removing the current ones referring to the Jacob's Report.
3. If the survey pegs defined above are affected by sustained sea level rise for a pre-determined period of time (i.e. not less than 6 consecutive months), then, and only then would the first objective / responses be enacted upon. ('Trigger' points as mentioned by CAP)

With the aforementioned 'Sustained Wet Peg' scenario clearly defined there is no possibility of dispute over which report and / or modelling is right or wrong. The outcomes could not be influenced in any way by central government, KCDC, scientists, ratepayers, insurance companies, or other groups.

There would be minimal costs incurred by adopting this practical and reasonable solution, both in the set up and maintenance of such a solution.

Future directions and scenarios,

- KCDC would have a solid foundation for planning and moving forward without additional expenditure to the ratepayers.



- Insurance companies would have a significantly better method for carrying out their risk analysis.
- Ratepayers, residents and the wider community would be able to make their own assessments from the very same 'Sustained Wet Pegs' and methods the scientists, KCDC, government and insurance companies are using for setting future policies, fees and levies.

I feel positive that the majority percentage of business owners, ratepayers, residents, and others from the Kapiti Coast community, would be in full support of these actions.

I look forward to a response it how this is going to be dealt with prior to finalising the Kapiti LTP.

Kim Hobson

responses@accesssecurity.co.nz

Long-term Plan 2024–34



Respondent No. 299

Response ID 5675862

Date of contribution Apr 28 24 07:02:46 pm

Personal information

First name Angela

Last name McLeod

I'm providing a submission (choose one):
on behalf of an organisation

Write organisation name here Regional Kai Network

Please let us know what ward you live in
Waikanae

Do you want to speak to Council about your submission at our public hearings on 2 May?
Yes

Are you happy for your name to be published with your feedback:
My name can be published with my feedback

Submission

Proposal 1: Three waters funding
Which option should we choose? (select one option)

Option 2: Fund \$4.7 million shortfall by taking on debt each year.

Would you like to expand on your answer for option 2?

There wasn't an option to not choose either - our question is how will either option support the equitable access to nutritious food to the Kāpiti community?

Proposal 2: Proactively reduce Council's debt
Which option should we choose? (select one option)

Option 3: Apply average rates increases of 6% per year from 2025/26 to 2033/34

Would you like to expand on your answer for option 3?

The lower rates increase will hopefully give you some room to resource a food resilience/security strategy

and ensure that everyone has equitable access to nutritious food.

Proposal 3: Transfer Council's housing for older people
Which option should we choose? (select one option)

Option 2: Older persons' housing is delivered by an existing Community Housing Provider with less influence from Council

Would you like to expand on your answer for option 2?

We would like the option which best provides for food resilience and security in the community.

New climate action rate

Which option should we choose? (select one option)

Option 1: Introduce a new targeted climate action rate based on a property's capital value rather than the current land-value based general rate

Would you like to expand on your answer for option 1?

Please use some of this to fund food security and resilience projects.

If you have any views on these policies, please comment here:

We would like to see the provision of food security and resilience initiatives and ask that a food lens is used on each of your policies.

Long-term Plan 2024–34



Respondent No. 255

Response ID 5674535

Date of contribution Apr 27 24 10:35:45 am

Personal information

First name Anonymous

Last name Anonymous

I'm providing a submission (choose one): as an individual

Please let us know what ward you live in Waikanae

Do you want to speak to Council about your submission at our public hearings on 2 May? Yes

Are you happy for your name to be published with your feedback: I do not want my name published with my feedback

Submission

Proposal 1: Three waters funding
Which option should we choose? (select one option)

Option 2: Fund \$4.7 million shortfall by taking on debt each year.

Would you like to expand on your answer for option 2?

Where is the option to choose the LOWER rates increase of 12%? Ratepayers cannot afford a HUGE increase in year one. The cost needs to be levelled out over the years. Blaming the \$4.7 million deficit on 3 waters is crazy. You spent money you didn't have, in the hope that Labour would win the election, and 3 waters would proceed. You lost that gamble, so you had to borrow the money, and now you want ratepayers to pay for it.

Proposal 2: Proactively reduce Council's debt
Which option should we choose? (select one option)

Option 3: Apply average rates increases of 6% per year from 2025/26 to 2033/34

Would you like to expand on your answer for option 3?

The huge 221m debit run up by previous councils is a disgrace. You run up debt then expect ratepayers to

repay it.

**Proposal 3: Transfer Council's housing for older people
Which option should we choose? (select one option)**

Option 1: Transfer our older persons' housing assets to a new Community Housing Provider

**New climate action rate
Which option should we choose? (select one option)**

Option 2: Make no change to how we allocate funding our climate change activities

If you have any views on these policies, please comment here:

Not enough to cap staffing, You need to follow the Govt's lead and reduce staffing costs by up to 6.5%-
reduce hours of service, avoid CONSULTANCIES etc.
Reduce amounts of grants handed out to community groups.
Cut back on all non-essential capital expenditure (for a 5 year period) T No additional increase to rates!

If you have any views on these other items, please comment here:

Increase revenue by increasing specific charges.
USER PAYS rather than blanket provision via rates. It won't be popular but at least then people aren't
charged for services they neither want nor use.
Increase fines HUGEKY for infringements (late payments, dogs, noise, parking etc)- this might also help
better compliance.
YES to alcohol Licensing Fees Bylaw that will enable you to set your own fees to reduce the expense on
ratepayers to around 10 percent.

Is there anything else you'd like to tell us about this LTP?

1.17% increase is an average., I find my rates would increase by 27.5%!! This is unfair, and unmanageable
for superannuitants on fixed incomes who got 4% increase this year.
You carefully avoid giving us the option of the lower limit increase of 12%. This is what I want to vote for
but it is not given on your form (on purpose I suspect!)
2. ESSENTIALS ONLY for now. NO MORE VANITY PROJECTS and ABANDON ANY REMAINING ONES..
E.g Forget the ridiculous proposal to create 7 Maori names for 7 sections of OLD SH1 which most people
don't need or understand.
Why are new KORA/SCHOOL signs being erected? These were supposed to be erected ONLY IF AND
WHEN the old ones were no longer serviceable. Typical indulgent spending by a council more obsessed
with Maori language than concerned for its ratepayers.
Why did Council recently buy the property opposite the station, when it's not designated for any particular
immediate and essential use? It may be used for future arts and cultural purposes. What does that mean?
This is another example of waste and nice to haves. How much did this purchase cost? What is the
interest rate on borrowing? What is the impact on rates? Why did Council buy it when a developer could
have built high intensity residential, commercial, retail, in line with development close to the town centre
and transport hub?
These are just examples and I'm sure there are many more. REVIISIT your LTP and act responsibly

Long-term Plan 2024–34



Respondent No. 305

Response ID 5675945

Date of contribution Apr 28 24 08:11:16 pm

Personal information

First name Pat

Last name Duignan

I'm providing a submission (choose one): as an individual

Please let us know what ward you live in Waikanae

Do you want to speak to Council about your submission at our public hearings on 2 May? Yes

Are you happy for your name to be published with your feedback: My name can be published with my feedback

Submission

Proposal 1: Three waters funding
Which option should we choose? (select one option)

Option 1: Fund \$4.7 million shortfall with an additional 5% rates increase in Year 1.

Would you like to expand on your answer for option 1?

The cost of delivering the fresh water component of the Three Waters should be funded by the volumetric water charge. The operating cost relating to stormwater and waste water should be covered by rates, but the first step should be a review to reduce the operating cost.

Proposal 2: Proactively reduce Council's debt
Which option should we choose? (select one option)

Option 3: Apply average rates increases of 6% per year from 2025/26 to 2033/34

Would you like to expand on your answer for option 3?

Rather than proposing increasing rates to reduce debt, Councilors and rate payers should be presented with options to reduce expenditure by reducing service levels so ratepayers can provide feedback on what service levels are not worth the cost of providing them.

Proposal 3: Transfer Council's housing for older people Which option should we choose? (select one option)

Option 2: Older persons' housing is delivered by an existing Community Housing Provider with less influence from Council

Would you like to expand on your answer for option 2?

The Council should obtain a payment for transferring the assets to another CHP. It is not worth incurring a \$21M to retain KCDC influence.

New climate action rate

Which option should we choose? (select one option)

Option 1: Introduce a new targeted climate action rate based on a property's capital value rather than the current land-value based general rate

Is there anything else you'd like to tell us about this LTP?

The draft LTP requires to large an increase in rates. It is NOT ACCEPTABLE to plan on rates taking more than 5% of median incomes. Where are Kapiti residents meant to get the extra 2% to be taken by KCDC? The Councilors and ratepayers should be presented with options for reducing expenditure.

Mayor and Councillors,

I have made a submission on the Long Term Plan.

I will be away from Wellington on 2 May and may not have internet connection to speak to my submission. Therefore, I am sending you this email.

I suggest that the central issue is the following comment in the LTP Documents:

“Our independent affordability study determined that currently, the median household income in Kapiti is \$101,362, our median rates are \$4,734, which represents 4.7% of household income. The Shand Report, published in 2007, established a rates affordability benchmark of no more than 5% of household income, we are always mindful of this benchmark, but given this is now 17 years old, we used approximately 7% as our rates affordability proxy for this LTP”.

What is the justification for asserting that now, when residents are facing the adversity resulting from the impact of COVID19, it is ok for the Council to plan on requiring 7% of household income as opposed to the 4.7% current level? This a 50% increase in the proportion of their household income that Kapiti households are going to be required to pay the Council. What has happened in the last 17 years that makes a level 50% higher than the level defined in the Shand report now acceptable?

I put it to you that it is not acceptable to impose this increase. For households to pay this higher proportion of their income, they will be forced to reduce their expenditure elsewhere. I suggest you must not just tell us residents that you will keep Council service levels at the present levels and so we must reduce our expenditure elsewhere. You need to find a way to reduce expenditure and if that requires reducing service levels that has to be considered. That should have been considered in the consultation. It should be considered now, painful though that will be.

Surely, you can find some areas where expenditure can be reduced. There are essential services and services which are particularly crucial for those who are less well off. These need to be continued at appropriate levels but there are many areas of expenditure which are “good to have” but not essential to have at present levels. You need to instruct the staff to present you with options on that basis.

Regards,

Pat Duignan

Long-term Plan 2024–34



Respondent No. 325

Response ID 5676747

Date of contribution Apr 29 24 12:28:04 pm

Personal information

First name Gerald

Last name Rys

I'm providing a submission (choose one):
 on behalf of an organisation

Write organisation name here Waikanae Pekapeka Beach Residents Society

Please let us know what ward you live in
 Waikanae

Do you want to speak to Council about your submission at our public hearings on 2 May?
 No

Are you happy for your name to be published with your feedback:
 My name can be published with my feedback

Submission

Is there anything else you'd like to tell us about this LTP?

Submitter makes the following points (recommend reading submission):

1. WPPBRSI committee endorses 10 priorities, with priorities 1 and 4 being of most importance. Close coordination with GWRC, stakeholder groups and regular consultation and exchange of information please.
2. Please ensure adequate funding for stormwater for key waterways in Peka Peka and Waikanae Beach and repair the weir draining the Waimanu lagoon into the Waikanae river which has not been functional for years.
3. Requests a full independent review of KCDC emergency response procedures to similar sized events to Cyclones Gabrielle and Hail, and any resilience measures put in place.
4. Replace Waikanae Beach community hall- current site too small , work with the society and the WCB who have explored other potential sites and developed concept plans. Society recommends a suitable site and urges council to secure the site with urgency. Cost of the concept community hall is \$3m, request that \$2 m be set aside in 2026 or 2027 to allow for completion before the buildings four-year life runs out. The community would be responsible for the balance.

Upload any related files



https_s3-ap-so... .pdf_1714357625



SUBMISSION FORM

We consider all feedback when developing our Long-term Plan. Make sure you read the consultation document and supporting information available online at haveyoursay.kapiticoast.govt.nz/LTP and at our libraries and service centres. You can give us your feedback any time before midnight Sunday 28 April 2024 by doing any of the following:

ONLINE

- Go to haveyoursay.kapiticoast.govt.nz/LTP and use the online submission form.
- Email us at submissions@kapiticoast.govt.nz.

ON PAPER

Fill in the paper submission form and either:

- drop it into one of our libraries or service centres;
- or post to Long-term Plan submissions, Kāpiti Coast District Council, Private Bag 60601, Paraparaumu 5254.

IN PERSON

- Talk to an elected member at one of our drop-in sessions in various locations around the district.
- Speak to your submission in the Council Chamber on 2 May.

HAVE YOUR SAY ON OUR PROPOSED LTP 2024-34

If you need more space than provided in this form, feel free to attach extra pages or information.

PROPOSAL 1: HOW SHOULD COUNCIL FUND THE INCREASED COST TO DELIVER THREE WATERS SERVICES? | PAGES 25-27

Now that the three waters legislation has been repealed, we need to fund the \$4.7 million operating cost shortfall for three waters services in Year 1 of the LTP.

Which option should we choose? (select 1 option).

- Option 1: Fund \$4.7 million shortfall with an additional 5% rates increase in Year 1.
- Option 2: Fund \$4.7 million shortfall by taking on debt each year.

Would you like to expand on your answer?

..... Neither option - do half of both options as Kapiti has taken the hard metering option in the past and future parties should pay through borrowing for any shortfalls and rate rises should be minimised. Recheck key assumption before approval.
.....
.....

PROPOSAL 2: PROACTIVELY REDUCE COUNCIL'S DEBT | PAGES 28-32

To build a resilient future for Kāpiti we want to proactively reduce Council's debt through annual rate increases.

Which option should we choose? (select 1 option).

- Option 1: Apply average rates increases of 8% per year from 2025/26 to 2033/34.
- Option 2: Apply average rates increases of 7% per year from 2025/26 to 2033/34.
- Option 3: Apply average rates increases of 6% per year from 2025/26 to 2033/34.

Would you like to expand on your answer?

..... Option 3 on the basis that rate rises should be minimised in any one year and future beneficiaries should be liable for costs as well. Debt reduction should only be undertaken after a structural review of KCDC.
.....
.....

PROPOSAL 3: PROVIDING MORE SUSTAINABLE COUNCIL HOUSING FOR OUR OLDER PEOPLE | PAGES 34-39

With a growing housing need across our district, we need to ensure our older people have access to quality, affordable housing now and in the future.

Which option should we choose? (select 1 option).

- Option 1:** Transfer our older persons' housing assets to a new Community Housing Provider.
- Option 2:** Older persons' housing is delivered by an existing Community Housing Provider with less influence from Council.
- Option 3:** Older persons' housing continues to be delivered by Council with no option to grow the portfolio.

Would you like to expand on your answer?

This option provides more choice to start from scratch without past encumbrances.

A full range of options need to be considered including selling the assets rather than gifting of 21 \$m of assets.

INTRODUCING A CLIMATE ACTION RATE | PAGE 41

We want to consolidate our climate action activities and track the associated funding through a targeted rate. This new rate won't increase the amount we currently collect from rates.

Which option should we choose? (select 1 option).

- Option 1:** Introduce a new targeted climate action rate based on a property's capital value rather than the current land-value based general rate.
- Option 2:** Make no change to how we allocate funding our climate change activities.

Would you like to expand on your answer?

There is no need as costing can be easily identified through accounting practice and unique codes. This might be reconsidered further when CAP has put their final report in and the council has developed an overall district wide strategy linked with any national strategy. This policy should be fully consulted upon as well. Recheck all assumptions.

POLICIES | PAGE 42

We are proposing some changes to four of our policies:

- Rates remission
- Revenue and finance
- Development contributions
- Significance and engagement

You can see our full draft policies at haveyoursay.kapiticoast.govt.nz/LTP.

If you have any views on these policies, please comment here.

Rates remission could be considered a social policy of central government responsibility with reimbursement. Revenue and finance should be using 'best practice' values from Treasury, Reserve Bank and IRD. Development contributions should be split into green-field and brown-field rates. Full costs of infrastructure costs need to be paid

OTHER ITEMS | PAGE 43

We have included other items in our consultation document for you to consider. These include:

- Fees and charges
- Proposed alcohol licensing fees bylaw
- Enhancing democracy

You can find further information on the proposed alcohol licensing bylaw at

haveyoursay.kapiticoast/alcohol-licensing. If you have any views on these other items, please comment here.

Fees and rates increases should be held as close as possible to real cost increases after efficiency audits.

Enhancing democracy should allow for timing of events for as many stakeholders as possible and should allow as much engagement as possible, eg questions allowed in chat in TEAMS.

IS THERE ANYTHING ELSE YOU'D LIKE TO TELL US ABOUT THIS LTP?

These rates increases are unaffordable/unacceptable to many in the Kapiti community.

We understand instructions to staff were to create a LTP around – “Growth, Balance, No cuts in Service, Climate Change”.

The current Government has had no concerns of seeking Government departments to reduce expenditure by 6.5 percent.

Why was this discipline not shown here? Ratepayers should have also been offered cuts in services as options to assess.

Line by line budget items should have been considered for need not want.

This exercise should still be carried out.

Further issues are discussed in the attached annex.

ABOUT YOU

First name Gerald Last name Rys

Phone number 021 139 8348

Email velvita@xtra.co.nz

I'm providing a submission (choose one):

as an individual on behalf of an organisation (write name here) Waikanae and Peka Peka Beach Residents Society Incorporated

Please let us know what ward you live in:

Paekākāriki Raumati Paraparaumu Waikanae Ōtaki

Do you want to speak to Council about your submission at our hearings on 2 May?

No
 Yes – Please ensure we have all of your contact information so we can arrange a time and confirm details with you.

YOUR FEEDBACK AND CONFIDENTIALITY

Feedback may be published on Council's website and provided in hardcopies in our libraries. If you are providing information as an individual and do not wish your name included when feedback is published, please tick below.

I do not want my name published with my feedback.

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

Councillors will consider your feedback as they make final decisions on the content of the Long-term Plan and set rates for 2024/25. Personal information will only be used as above or to notify you of our decisions.

You can give us your feedback any time before
midnight Sunday 28 April 2024. Available online at
haveyoursay.kapiticoast.govt.nz/LTP



ANNEX

WAIKANAĒ PEKAPEKA BEACH RESIDENTS SOCIETY FEEDBACK ON KCDC CONSULTATION DOCUMENT FOR 2024-34 LONG-TERM PLAN

The WPPBRSI Committee has not been able in the time available to poll all Society members on the detail of proposals set out in the Consultation document. Nevertheless on the basis of our advocacy in recent years, which has been endorsed at successive AGMs, we believe we can offer the following feedback in the knowledge that these views will be shared by many Waikanae Beach residents.

The WPPBRSI Committee generally endorse the ten priorities set out on p.9 of the Consultation document. Within that broad context we attach particular importance to Priority 1- Resilient waters environment and to Priority 4- networked and connected communities.

Resilient Waters:

The experience of many residents from Peka Peka to the Waikanae River over the last two years or so with high water table effects makes it imperative that Council develop and implement a plan to address inland flooding and ponding through stormwater infrastructure and related management operations.

This should involve close and coherent coordination with the GWRC and with stakeholder groups and provision for regular consultation and exchange of information on the current state of ground water levels to ensure that these are maintained at optimum levels so far as possible.

Essential components in improved management and operations will be provision of adequate funding in the 2024-34 Stormwater allocations for Waikanae to cover regular clearance and maintenance of key waterways (such as the Black Drain/Waimeha Stream) in north Peka Peka and Waikanae Beach and short-term investment in repairing to its designed automatic function the weir draining the Waimanu lagoon into the Waikanae river at south Waikanae Beach which has not been functional for years.

We also note the two recent damming reports on the emergency response to Cyclones Gabrielle and Hail, including the completely inadequate response of relevant councils. We request a full independent review of KCDC emergency response procedures to a similar sized event and any resilience measures needed to be immediately put in place.

Connected Communities:

The WPPBRSI Society has for the last 5 years been advocating for the replacement of the Waikanae Beach Community Hall which is well below acceptable National Building Standard levels. In recognition that the current

site is too small to be fit for purpose for a new hall, the Society and the WCB have explored other potential sites and developed, at no cost to Council, some concept plans. It has become apparent that (subject to ground stability tests) the most convenient and appropriate site for a new hall would be the paddock to the west of the Expressway exit onto Te Moana Rd which is currently owned by NZTA but which can be transferred to KCDC as part of the SH1 revocation process.

The Society has urged the Council CEO to pursue securing this site with urgency. Thereafter funding currently allocated for maintenance of the present hall should be kept to the absolute minimum and applied instead to ground testing and design work for a suitable new building.

The Society has indicated a readiness to look into the scope for some community financial contribution/cost sharing with Council in regard to a new hall. (Proceeds from the sale of the current hall site should go towards this project).

The estimated cost of the erection of the concept community hall if built today is \$3 million. We request that \$2 million be set aside in the Long-Term Plan in the year 2026 or 2027 to allow for completion before the buildings 4 year life runs out as identified in council report **Draft Infrastructure Strategy 2024-54 Tā mātou rautaki anga**. The community would be responsible for the balance.

Long-term Plan 2024–34



Respondent No. 169

Response ID 5664034

Date of contribution Apr 22 24 09:25:30 am

Personal information

First name Michael

Last name McKeon

I'm providing a submission (choose one): as an individual

Do you want to speak to Council about your submission at our public hearings on 2 May? Yes

Are you happy for your name to be published with your feedback: My name can be published with my feedback

Submission

Is there anything else you'd like to tell us about this LTP?

I was wishing to ensure that the importance of the Kapiti Airport to the district is reflected in the LTP.

While the airport has been significantly run down under recent ownership and its potential left unrealised, this does not reflect the potential of the airport, the space around it and the space as a whole and the importance of this facility to Kapiti.

Kapiti and the other Wellington cities have long served, at heart, as dormitory suburbs for Wellington City. This is changing and the airport is a unique and under used advantage that Kapiti possesses to sit alongside its other quality of life advantages of climate, better local body infrastructure and good road and rail links.

This is a large underused space of 130 Ha right in the centre of Kapiti. The district does not need to utilise this space for yet more housing. KCDC planning has ensured there is ample space for housing to meet demand without having to destroy this unique open space asset.

It is hard to be exactly sure about what a future low carbon economy and transport system will look like, but it is always wise to keep infrastructure options open where the opportunity will be lost forever by short term decisions, such as breaking up this open space for a housing development designed around late 20th century paradigms - car based commuter housing.

If future transport has a place for direct point to point electric regional aviation, then a Kapiti airport will be a significant gain for the Kapiti economy by ensuring links and bringing business to the airport environs

and the district as a whole. If not, in the future we will still have the option to use 130 Ha of open space for something valuable to the people of the late 21st century.

The airport only requires a little over half of the 130 Ha site for operations, including land for aviation businesses. The rest of the site can be developed for other purpose and these would better be aviation, technology and other businesses, as seen in other airport precincts around the world, and in NZ. Kapiti needs more good high paying jobs if it is to reach its potential as a good place to live in all measures. A developed airport and business hub will help spark this. With central Wellington imploding, the opportunities to attract business and jobs here over the next two decades are significant. Not just from Wellington, but new jobs.

Under a management whose objective is sustaining and developing an airport, today's operations would grow, income increase significantly and aviation businesses would migrate to Kapiti, ahead of any future vision being realised.

What should KCDC do?

Make sure the airport site and its future as a mixed use aviation and business hub is reflected as being very important and a policy in the LTP. With current intensive land use in Kapiti, it would be essentially impossible to duplicate the airport if it were lost and the seriousness of this mistake was recognised later.

Maintain the aviation and mixed use zoning. This is too important and unique a site to be swallowed up in housing, housing which can be placed in many other zones in Kapiti.

Support the original owners efforts to reacquire the airport land and develop it for the long term benefit of themselves AND Kapiti. This may require some short term KCDC support through the establishment of a project management office to help them make the transition to a commercial land owning and operating organisation. The LTP should reflect that KCDC wishes to have a say in the future of this land, on behalf of the community, and it that it will become involved in ways that allow it to have this influence now and ongoing, beyond just zoning.

Recognise that, like proven in Kaikoura or the East Cape, the airport is a valuable civil defence asset in the LTP, for the relief of either Kapiti or adjacent areas in the event of natural disaster. Make this a policy in the LTP.

Recognise the unique transport hub in Kapiti. The railway, with frequent and fast train services to the growing region of Palmerston North and environs, SH1 and airport are all within 3 km. Good space exists around them for businesses and this is a highly attractive area to live. Recognise this and reflect preserving this present and opportunity in the LTP.

Upload any related files

416
82

https_s3-ap-so..._pdf_1713741882

Jayne Nock

From: Michael McKeon <msmckeon@xtra.co.nz>
Sent: Monday, 22 April 2024 9:33 am
To: Mailbox - Submissions
Subject: LTP Submission

Long Term Plan Submission:

I was wishing to ensure that the importance of the Kapiti Airport to the district is reflected in the LTP.

While the airport has been significantly run down under recent ownership and its potential left unrealised, this does not reflect the potential of the airport, the space around it and the space as a whole and the importance of this facility to Kapiti.

Kapiti and the other Wellington cities have long served, at heart, as dormitory suburbs for Wellington City. This is changing and the airport is a unique and under used advantage that Kapiti possesses to sit alongside its other quality of life advantages of climate, better local body infrastructure and good road and rail links.

This is a large underused space of 130 Ha right in the centre of Kapiti. The district does not need to utilise this space for yet more housing. KCDC planning has ensured there is ample space for housing to meet demand without having to destroy this unique open space asset.

It is hard to be exactly sure about what a future low carbon economy and transport system will look like, but it is always wise to keep infrastructure options open where the opportunity will be lost forever by short term decisions, such as breaking up this open space for a housing development designed around late 20th century paradigms - car based commuter housing.

If future transport has a place for direct point to point electric regional aviation, then a Kapiti airport will be a significant gain for the Kapiti economy by ensuring links and bringing business to the airport environs and the district as a whole. If not, in the future we will still have the option to use 130 Ha of open space for something valuable to the people of the late 21st century.

The airport only requires a little over half of the 130 Ha site for operations, including land for aviation businesses. The rest of the site can be developed for other purpose and these would better be aviation, technology and other businesses, as seen in other airport precincts around the world, and in NZ. Kapiti needs more good high paying jobs if it is to reach its potential as a good place to live in all measures. A developed airport and business hub will help spark this. With central Wellington imploding, the opportunities to attract business and jobs here over the next two decades are significant. Not just from Wellington, but new jobs.

Under a management whose objective is sustaining and developing an airport, today's operations would grow, income increase significantly and aviation businesses would migrate to Kapiti, ahead of any future vision being realised.

What should KCDC do?

Make sure the airport site and its future as a mixed use aviation and business hub is reflected as being very important and a policy in the LTP. With current intensive land use in Kapiti, it would be essentially impossible to duplicate the airport if it were lost and the seriousness of this mistake was recognised later.

Maintain the aviation and mixed use zoning. This is too important and unique a site to be swallowed up in housing, housing which can be placed in many other zones in Kapiti.

Support the original owners efforts to reacquire the airport land and develop it for the long term benefit of themselves AND Kapiti. This may require some short term KCDC support through the establishment of a project

management office to help them make the transition to a commercial land owning and operating organisation. The LTP should reflect that KCDC wishes to have a say in the future of this land, on behalf of the community, and it that it will become involved in ways that allow it to have this influence now and ongoing, beyond just zoning.

Recognise that, like proven in Kaikoura or the East Cape, the airport is a valuable civil defence asset in the LTP, for the relief of either Kapiti or adjacent areas in the event of natural disaster. Make this a policy in the LTP.

Recognise the unique transport hub in Kapiti. The railway, with frequent and fast train services to the growing region of Palmerston North and environs, SH1 and airport are all within 3 km. Good space exists around them for businesses and this is a highly attractive area to live. Recognise this and reflect preserving this present and opportunity in the LTP.

If there is a slot available, I would like to have the opportunity to submit in person.

Regards,
Michael McKeon
021-2-44-7777

Long-term Plan 2024–34



Respondent No. 199

Response ID 5666878

Date of contribution Apr 23 24 01:14:00 pm

Personal information

First name Paul

Last name Turner

I'm providing a submission (choose one): as an individual

Please let us know what ward you live in Waikanae

Do you want to speak to Council about your submission at our public hearings on 2 May? No

Are you happy for your name to be published with your feedback: My name can be published with my feedback

Submission

Proposal 1: Three waters funding
Which option should we choose? (select one option)

Option 1: Fund \$4.7 million shortfall with an additional 5% rates increase in Year 1.

Proposal 2: Proactively reduce Council's debt
Which option should we choose? (select one option)

Option 1: Apply average rates increases of 8% per year from 2025/26 to 2033/34

Proposal 3: Transfer Council's housing for older people
Which option should we choose? (select one option)

Option 1: Transfer our older persons' housing assets to a new Community Housing Provider

New climate action rate

Which option should we choose? (select one option)

Option 1: Introduce a new targeted climate action rate based on a property's capital value rather than the current land-value based general rate

If you have any views on these policies, please comment here:

We support the amended service area boundaries as shown in the draft development contributions policy, to ensure that the newly zoned land is aligned with the service area boundaries.

Long-term Plan 2024–34



Respondent No. 348

Response ID 5677859

Date of contribution Apr 30 24 07:03:43 am

Personal information

First name Janice and Garrick

Last name Andrews

I'm providing a submission (choose one): as an individual

Please let us know what ward you live in Waikanae

Do you want to speak to Council about your submission at our public hearings on 2 May? Yes

Are you happy for your name to be published with your feedback: My name can be published with my feedback

Submission

If you have any views on these policies, please comment here:

Development contributions policy: Submitter seeks the inclusion of 125 Greenhill Rd in the Waikanae Service Area provisions. The submitter believes this part of Waikanae is an ideal location for such infrastructure servicing so as to allow for much needed urban development and housing in the District in appropriate locations with appropriate design. The expansion of the Funding Service Areas provides Council with certainty in their forward-planning. Council can be assured that the landowner has the willingness to develop the land and therefore provide the funding that will ultimately assist in the infrastructure being provided and maintained.

Submitter seeks amendment proposed in clause 24 (below) which includes their land within the proposed service area:

That the proposed Funding Service Areas mapped in the draft DC Policy for water treatment (map w3), water reticulation (map w4), wastewater treatment (map ww2), and wastewater reticulation (map ww3) be extended insofar as they relate to the submitter landholding.

See full submission for details.

Upload any related files

Date

SUBMISSION ON KCDC LONG TERM PLAN 2023-2035

By email: submissions@kapiticoast.govt.nz

Submitter: Janice and Garrick Andrews

Submitter Address: 125 Greenhill Road, Waikanae

Attention: Paul Turner (Director)

Email: paul@landlink.co.nz

Postal address: P O Box 370, Waikanae

Phone: 04 902 6161

We wish to be heard at your hearings on 2 May 2024

1. This submission is made by Garrick and Janice Andrews who own land within the proposed Waikanae Service Area, at 125 Greenhill Road. The land is illustrated in Figure One below.



Figure One: Landholding

Background to the need for Infrastructure Investment

2. The Council's Growth Strategy, Te tupu pai, has identified the area north of Waikanae as a medium priority greenfield growth area. The area represents a logical extension to the existing residentially zoned area of Waikanae.



Figure Two – Te tupu pai – KCDC Growth Strategy

3. The Council's LTP draft Infrastructure Strategy (7.4, Water Supply) has identified that there are key issues and challenges 'to ensure sufficient drinking-water is available now and into the future'. Some 94% of the District's water pipes are rated as good, average or poor to very poor condition. Only 6% of pipes are rated to be in excellent condition. This has resulted in the proposal within the LTP to deliver 'a significant capital work programme to maintain levels of service and support growth' and 'is critical to the ongoing resilience and sustainability of the district's water networks.'
4. Significant investment is required to provide strategic trunk mains to service growth areas in Waikanae' to resolve these key issues.

Waikanae Water and Wastewater Service Areas

5. The landholding forms part of the extension proposed to the Funding Service Areas mapped in the draft DCP in regards Water Treatment (Map W3), Water Reticulation (Map W4), Wastewater Treatment (Map WW2) and Wastewater Reticulation (Map WW3).
6. The submitter strongly supports the inclusion of its land in all of these Funding Service Areas. The submitter believes that this part of Waikanae is an ideal location for such infrastructure servicing so as to allow for much needed urban development and housing in the District in appropriate locations with appropriate design.
7. The expansion of the Funding Service Areas provides Council with certainty in their forward-planning. Council can be assured that the landowner has the willingness to develop the land, and therefore provide the funding (Development Contributions) that will ultimately assist in the infrastructure being provided and maintained.

Alignment of Population Growth Projections and Funding

8. The submitter notes that the Significant Forecasting Assumptions (SFA) for the LTP show the highest population growth in years 1 to 3, and that the population projections level off in years 4 to 10, yet in the Capital Works Programme has Waikanae Water reservoir and Pipeline spending occurring mostly in years 3 and 4, and then in years 8 and 9, which is too late for the infrastructure to service the population growth. The SFA correctly note that for every 1% of DC revenue not achieved will lead to a reduction in income of \$58,000 (on average) across each of the 10 years, which highlights the fact that the Capital Works need to occur earlier in the forecast period for it to be the most effective use of DC revenue and to be available to serve the projected growth.

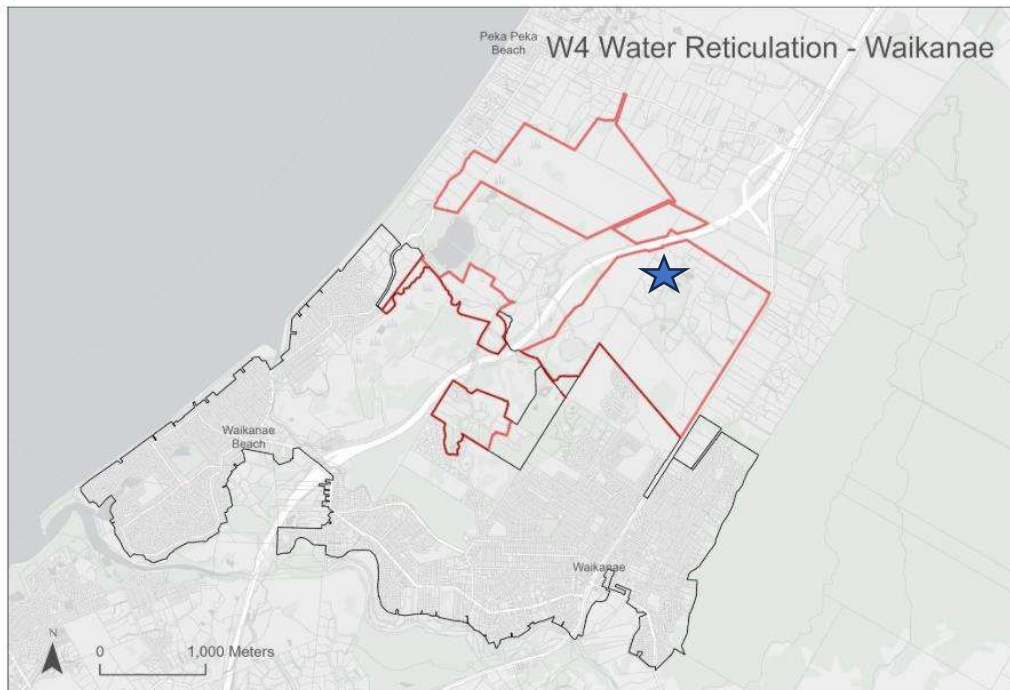


Figure Three – Proposed extent of Waikanae service area boundaries (water and wastewater)

Relief Sought

9. The submitter strongly supports the Draft Long Term Plan and associated Development Contributions Policy, subject to the amendment proposed in clause 8 above.
10. That the proposed Funding Service Areas mapped in the draft Developments Contributions Policy for Water Treatment (Map W3), Water Reticulation (Map W4), Wastewater Treatment (Map WW2) and Wastewater Reticulation (Map WW3) be retained insofar as they relate to the submitter landholding.

Paul Turner
Director
Landlink Ltd

Long-term Plan 2024–34

Respondent No. 350

Response ID 5677864

Date of contribution Apr 30 24 07:06:59 am



Personal information

First name Susan

Last name Wagner

I'm providing a submission (choose one): as an individual

Please let us know what ward you live in Waikanae

Do you want to speak to Council about your submission at our public hearings on 2 May? Yes

Are you happy for your name to be published with your feedback: My name can be published with my feedback

Submission

If you have any views on these policies, please comment here:

Development contributions policy: Submitter seeks the inclusion of 195 State Highway One in the Waikanae Service Area provisions. The submitter believes this part of Waikanae is an ideal location for such infrastructure servicing so as to allow for much needed urban development and housing in the District in appropriate locations with appropriate design. The expansion of the Funding Service Areas provides Council with certainty in their forward-planning. Council can be assured that the landowner has the willingness to develop the land and therefore provide the funding that will ultimately assist in the infrastructure being provided and maintained.

Submitter seeks amendment proposed in clause 24 (below) which includes their land within the proposed service area:

That the proposed Funding Service Areas mapped in the draft DC Policy for water treatment (map w3), water reticulation (map w4), wastewater treatment (map ww2), and wastewater reticulation (map ww3) be extended insofar as they relate to the submitter landholding.

See full submission for details.

Upload any related files

25th April 2024

SUBMISSION TO THE KCDC LONG TERM PLAN

By email: submissions@kapiticoast.govt.nz

Submitter: Susan Wagner

Attention: Paul Turner (Director)

Email: paul@landlink.co.nz

Postal address: P O Box 370, Waikanae

Phone: 04 902 6161

We wish to be heard at your hearings on 2 May 2024

1. This submission is made by Susan Wagner who own land within the proposed Waikanae Service Area, at 195 State Highway One. The land is illustrated in Figure One below.



Figure One: Landholding

Background to the need for Infrastructure Investment

2. The Council's Growth Strategy, *Te tupu pai*, has identified the area north of Waikanae as a medium priority greenfield growth area. The area represents a logical extension to the existing residentially zoned area of Waikanae.



Figure Two – *Te tupu pai* – KCDC Growth Strategy

3. The Council's LTP draft Infrastructure Strategy (7.4, Water Supply) has identified that there are key issues and challenges 'to ensure sufficient drinking-water is available now and into the future'. Some 94% of the District's water pipes are rated as good, average or poor to very poor condition. Only 6% of pipes are rated to be in excellent condition. This has resulted in the proposal within the LTP to deliver 'a significant capital work programme to maintain levels of service and support growth' and 'is critical to the ongoing resilience and sustainability of the district's water networks'.
4. Significant investment is required to provide strategic trunk mains to service growth areas in Waikanae' to resolve these key issues.

Waikanae Water and Wastewater Service Areas

5. The landholding forms part of the extension proposed to the Funding Service Areas mapped in the draft DCP in regards Water Treatment (Map W3), Water Reticulation (Map W4), Wastewater Treatment (Map WW2) and Wastewater Reticulation (Map WW3).
6. The submitter strongly supports the inclusion of its land in all of these Funding Service Areas. The submitter believes that this part of Waikanae is an ideal location for such infrastructure servicing so as to allow for much needed urban development and housing in the District in appropriate locations with appropriate design.
7. The expansion of the Funding Service Areas provides Council with certainty in their forward-planning. Council can be assured that the landowner has the willingness to develop the land, and therefore provide the funding (Development Contributions) that will ultimately assist in the infrastructure being provided and maintained.

Alignment of Population Growth Projections and Funding

8. The submitter notes that the Significant Forecasting Assumptions (SFA) for the LTP show the highest population growth in years 1 to 3, and that the population projections level off in years 4 to 10, yet in the Capital Works Programme has Waikanae Water reservoir and Pipeline spending occurring mostly in years 3 and 4, and then in years 8 and 9, which is too late for the infrastructure to service the population growth. The SFA correctly note that for every 1% of DC revenue not achieved will lead to a reduction in income of \$58,000 (on average) across each of the 10 years, which highlights the fact that the Capital Works need to occur earlier in the forecast period for it to be the most effective use of DC revenue and to be available to serve the projected growth.

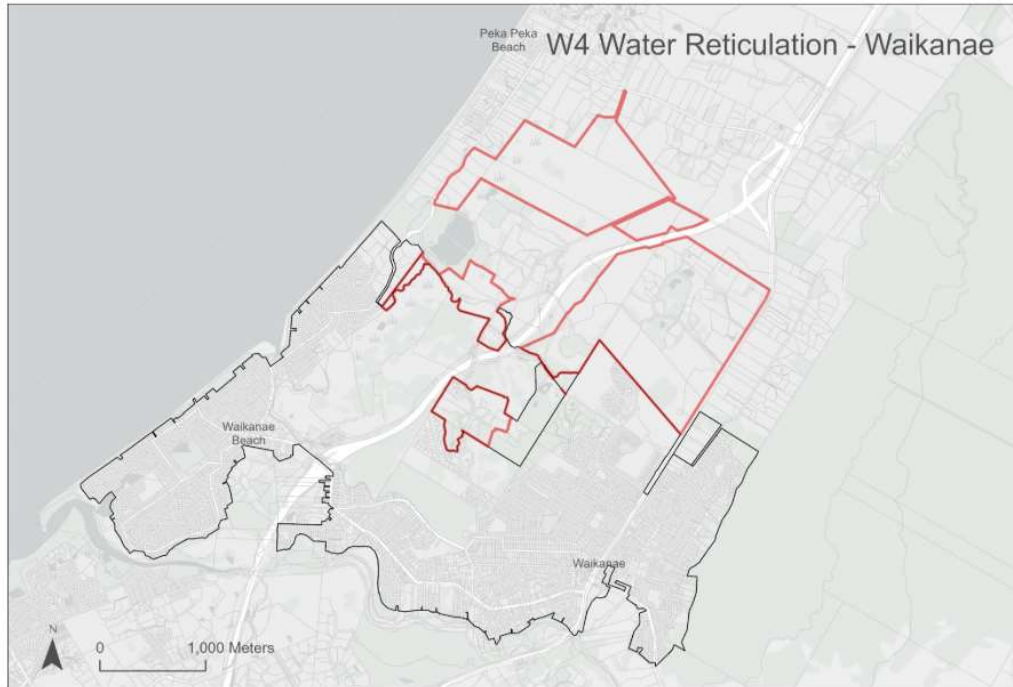


Figure Three – Proposed extent of Waikanae service area boundaries (water and wastewater)

Relief Sought

9. The submitter strongly supports the Draft Long Term Plan and associated Development Contributions Policy, subject to the amendment proposed in clause 8 above.
10. That the proposed Funding Service Areas mapped in the draft Developments Contributions Policy for Water Treatment (Map W3), Water Reticulation (Map W4), Wastewater Treatment (Map WW2) and Wastewater Reticulation (Map WW3) be retained insofar as they relate to the submitter landholding.

Paul Turner
Director
Landlink Ltd

Long-term Plan 2024–34



Respondent No. 351

Response ID 5677866

Date of contribution Apr 30 24 07:10:01 am

Personal information

First name Mikiko

Last name Ikeda

I'm providing a submission (choose one):
 on behalf of an organisation

Write organisation name here Sophia Space Trust

Please let us know what ward you live in
 Waikanae

Do you want to speak to Council about your submission at our public hearings on 2 May?
 Yes

Are you happy for your name to be published with your feedback:
 My name can be published with my feedback

Submission

If you have any views on these policies, please comment here:

Development Contributions policy: Sophia Space Trust, 123 Greenhill Road is within the proposed Waikanae Service Area. The submitter believes this part of Waikanae is an ideal location for such infrastructure servicing so as to allow for much needed urban development and housing in the District in appropriate locations with appropriate design. The expansion of the Funding Service Areas provides Council with certainty in their forward-planning. Council can be assured that the landowner has the willingness to develop the land and therefore provide the funding that will ultimately assist in the infrastructure being provided and maintained.

Submitter seeks amendment proposed in clause 24 (below) which includes their land within the proposed service area:

That the proposed Funding Service Areas mapped in the draft DC Policy for water treatment (map w3), water reticulation (map w4), wastewater treatment (map ww2), and wastewater reticulation (map ww3) be retained insofar as they relate to the submitter landholding. See full submission for details.

Upload any related files

249
63

https_s3-ap-so... .pdf_1714424963

25th April 2024

SUBMISSION TO THE KCDC LONG TERM PLAN

By email: submissions@kapiticoast.govt.nz

Submitter: Sophia Space Trust

Attention: Paul Turner (Director)

Email: paul@landlink.co.nz

Postal address: P O Box 370, Waikanae

Phone: 04 902 6161

We wish to be heard at your hearings on 2 May 2024

1. This submission is made by Mikiko Ikeda, Trustee of Sophia Space Trust, 123 Greenhill Road who own land within the proposed Waikanae Service Area. The land is illustrated in Figure One below.



Figure One: Landholding

Background to the need for Infrastructure Investment

2. The Council's Growth Strategy, *Te tupu pai*, has identified the area north of Waikanae as a medium priority greenfield growth area. The area represents a logical extension to the existing residentially zoned area of Waikanae.



Figure Two – *Te tupu pai* – KCDC Growth Strategy

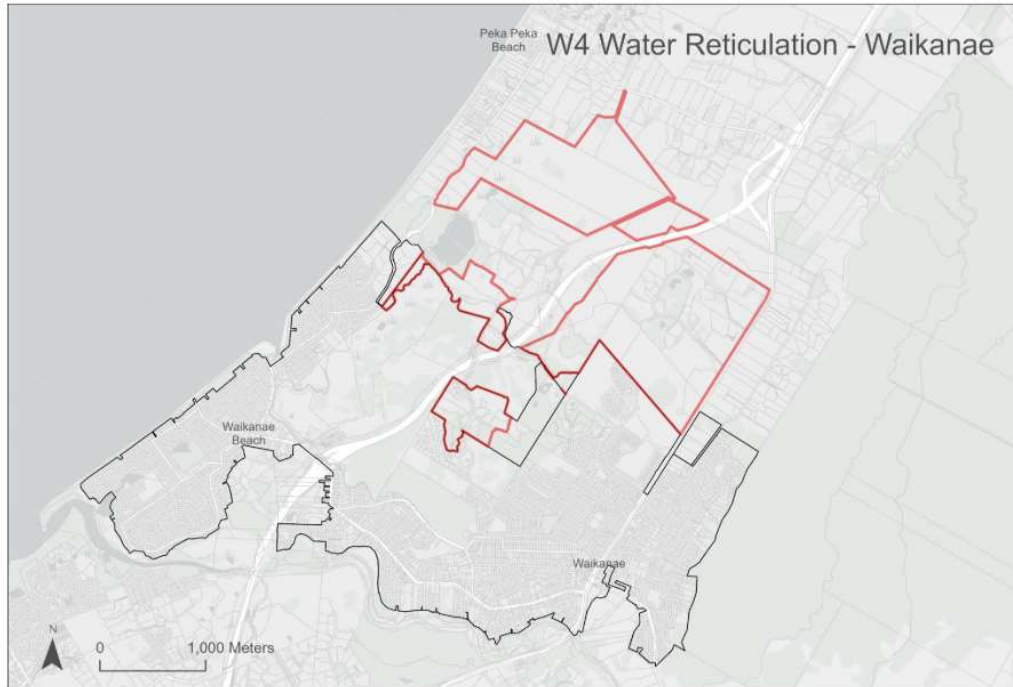
3. The Council's LTP draft Infrastructure Strategy (7.4, Water Supply) has identified that there are key issues and challenges 'to ensure sufficient drinking-water is available now and into the future'. Some 94% of the District's water pipes are rated as good, average or poor to very poor condition. Only 6% of pipes are rated to be in excellent condition. This has resulted in the proposal within the LTP to deliver 'a significant capital work programme to maintain levels of service and support growth' and 'is critical to the ongoing resilience and sustainability of the district's water networks.'
4. Significant investment is required to provide strategic trunk mains to service growth areas in Waikanae' to resolve these key issues.

Waikanae Water and Wastewater Service Areas

5. The landholding forms part of the extension proposed to the Funding Service Areas mapped in the draft DCP in regards Water Treatment (Map W3), Water Reticulation (Map W4), Wastewater Treatment (Map WW2) and Wastewater Reticulation (Map WW3).
6. The submitter strongly supports the inclusion of its land in all of these Funding Service Areas. The submitter believes that this part of Waikanae is an ideal location for such infrastructure servicing so as to allow for much needed urban development and housing in the District in appropriate locations with appropriate design.
7. The expansion of the Funding Service Areas provides Council with certainty in their forward-planning. Council can be assured that the landowner has the willingness to develop the land, and therefore provide the funding (Development Contributions) that will ultimately assist in the infrastructure being provided and maintained.

Alignment of Population Growth Projections and Funding

8. The submitter notes that the Significant Forecasting Assumptions (SFA) for the LTP show the highest population growth in years 1 to 3, and that the population projections level off in years 4 to 10, yet in the Capital Works Programme has Waikanae Water reservoir and Pipeline spending occurring mostly in years 3 and 4, and then in years 8 and 9, which is too late for the infrastructure to service the population growth. The SFA correctly note that for every 1% of DC revenue not achieved will lead to a reduction in income of \$58,000 (on average) across each of the 10 years, which highlights the fact that the Capital Works need to occur earlier in the forecast period for it to be the most effective use of DC revenue and to be available to serve the projected growth.



Draft Rates Remission Policy 2024

53

Figure Three – Proposed extent of Waikanae service area boundaries (water and wastewater)

Relief Sought

9. The submitter strongly supports the Draft Long Term Plan and associated Development Contributions Policy, subject to the amendment proposed in clause 8 above.
10. That the proposed Funding Service Areas mapped in the draft Developments Contributions Policy for Water Treatment (Map W3), Water Reticulation (Map W4), Wastewater Treatment (Map WW2) and Wastewater Reticulation (Map WW3) be retained insofar as they relate to the submitter landholding.

Paul Turner
Director
Landlink Ltd

Long-term Plan 2024–34

Respondent No. 352

Response ID 5677870

Date of contribution Apr 30 24 07:12:03 am



Personal information

First name Telane and Vaughan

Last name Westray

I'm providing a submission (choose one):
 as an individual

Please let us know what ward you live in
 Waikanae

Do you want to speak to Council about your submission at our public hearings on 2 May?
 Yes

Are you happy for your name to be published with your feedback:
 My name can be published with my feedback

Submission

If you have any views on these policies, please comment here:

Development contributions policy. land held at 69 Greenhill Rd within the proposed Waikanae Service area.

The submitter believes this part of Waikanae is an ideal location for such infrastructure servicing so as to allow for much needed urban development and housing in the District in appropriate locations with appropriate design. The expansion of the Funding Service Areas provides Council with certainty in their forward-planning. Council can be assured that the landowner has the willingness to develop the land and therefore provide the funding that will ultimately assist in the infrastructure being provided and maintained.

Submitter requests that the proposed Funding Service Areas mapped in the draft DC Policy for water treatment (map w3), water reticulation (map w4), wastewater treatment (map ww2), and wastewater reticulation (map ww3) be retained insofar as they relate to the submitter landholding.

See full submission for details.

Upload any related files

27th April 2024

SUBMISSION TO THE KCDC LONG TERM PLAN

By email: submissions@kapiticoast.govt.nz

Submitter: Telane and Vaughan Westray

Attention: Paul Turner (Director)

Email: paul@landlink.co.nz

Postal address: P O Box 370, Waikanae

Phone: 04 902 6161

We wish to be heard at your hearings on 2 May 2024

1. This submission is made by Telane and Vaughan who own land within the proposed Waikanae Service Area, at 69 Greenhill Road. The land is illustrated in Figure One below.

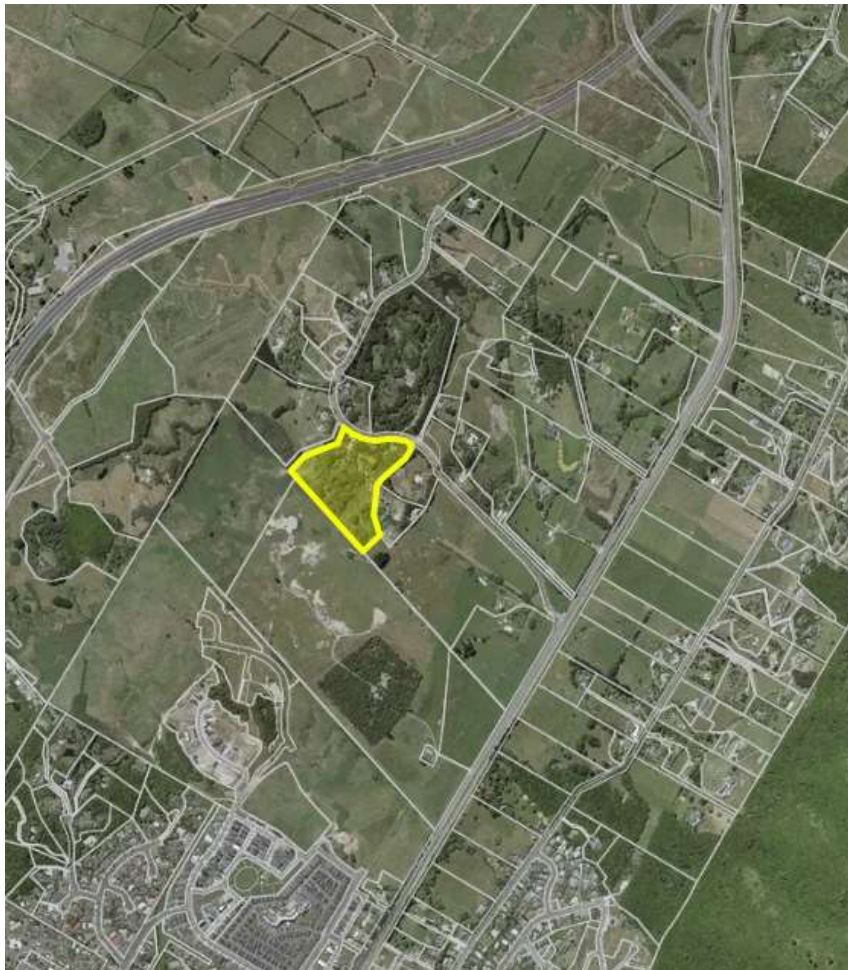


Figure One: Landholding

Background to the need for Infrastructure Investment

2. The Council's Growth Strategy, Te tupu pai, has identified the area north of Waikanae as a medium priority greenfield growth area. The area represents a logical extension to the existing residentially zoned area of Waikanae.



Figure Two – Te tupu pai – KCDC Growth Strategy

3. The Council's LTP draft Infrastructure Strategy (7.4, Water Supply) has identified that there are key issues and challenges 'to ensure sufficient drinking-water is available now and into the future'. Some 94% of the District's water pipes are rated as good, average or poor to very poor condition. Only 6% of pipes are rated to be in excellent condition. This has resulted in the proposal within the LTP to deliver 'a significant capital work programme to maintain levels of service and support growth' and 'is critical to the ongoing resilience and sustainability of the district's water networks.'

4. Significant investment is required to provide strategic trunk mains to service growth areas in Waikanae' to resolve these key issues.

Waikanae Water and Wastewater Service Areas

5. The landholding forms part of the extension proposed to the Funding Service Areas mapped in the draft DCP in regards Water Treatment (Map W3), Water Reticulation (Map W4), Wastewater Treatment (Map WW2) and Wastewater Reticulation (Map WW3).
6. The submitter strongly supports the inclusion of its land in all of these Funding Service Areas. The submitter believes that this part of Waikanae is an ideal location for such infrastructure servicing so as to allow for much needed urban development and housing in the District in appropriate locations with appropriate design.
7. The expansion of the Funding Service Areas provides Council with certainty in their forward-planning. Council can be assured that the landowner has the willingness to develop the land, and therefore provide the funding (Development Contributions) that will ultimately assist in the infrastructure being provided and maintained.

Alignment of Population Growth Projections and Funding

8. The submitter notes that the Significant Forecasting Assumptions (SFA) for the LTP show the highest population growth in years 1 to 3, and that the population projections level off in years 4 to 10, yet in the Capital Works Programme has Waikanae Water reservoir and Pipeline spending occurring mostly in years 3 and 4, and then in years 8 and 9, which is too late for the infrastructure to service the population growth. The SFA correctly note that for every 1% of DC revenue not achieved will lead to a reduction in income of \$58,000 (on average) across each of the 10 years, which highlights the fact that the Capital Works need to occur earlier in the forecast period for it to be the most effective use of DC revenue and to be available to serve the projected growth.

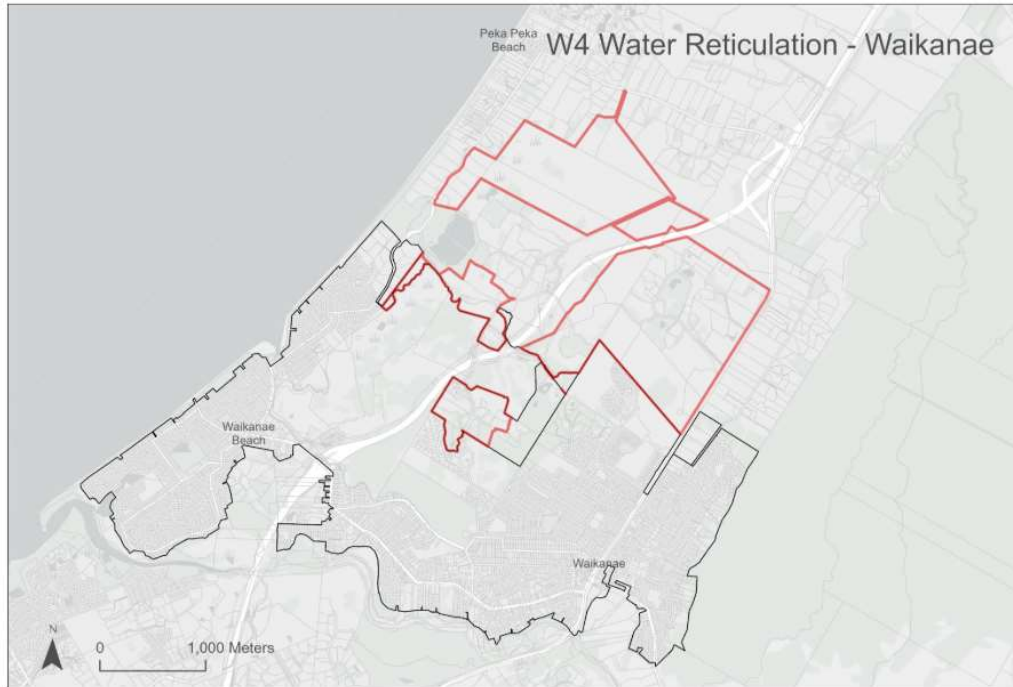


Figure Three – Proposed extent of Waikanae service area boundaries (water and wastewater)

Relief Sought

9. The submitter strongly supports the Draft Long Term Plan and associated Development Contributions Policy, subject to the amendment proposed in clause 8 above.
10. That the proposed Funding Service Areas mapped in the draft Developments Contributions Policy for Water Treatment (Map W3), Water Reticulation (Map W4), Wastewater Treatment (Map WW2) and Wastewater Reticulation (Map WW3) be retained insofar as they relate to the submitter landholding.

Paul Turner
Director
Landlink Ltd

Long-term Plan 2024–34



Respondent No. 347

Response ID 5677853

Date of contribution Apr 30 24 06:40:34 am

Personal information

First name Lesley and Brett

Last name Millns

I'm providing a submission (choose one): as an individual

Please let us know what ward you live in Waikanae

Do you want to speak to Council about your submission at our public hearings on 2 May? Yes

Are you happy for your name to be published with your feedback: My name can be published with my feedback

Submission

If you have any views on these policies, please comment here:

Development contributions policy: Submitter seeks the inclusion of 199 State Highway One Waikanae, in the Waikanae Service Area provisions. The submitter believes this part of Waikanae is an ideal location for such infrastructure servicing so as to allow for much needed urban development and housing in the District in appropriate locations with appropriate design. The expansion of the Funding Service Areas provides Council with certainty in their forward-planning. Council can be assured that the landowner has the willingness to develop the land and therefore provide the funding that will ultimately assist in the infrastructure being provided and maintained.

Submitter seeks amendment proposed in clause 24 (below) which includes their land within the proposed service area:

That the proposed Funding Service Areas mapped in the draft DC Policy for water treatment (map w3), water reticulation (map w4), wastewater treatment (map ww2), and wastewater reticulation (map ww3) be extended insofar as they relate to the submitter landholding.

See full submission for details.

Upload any related files

26th April 2024

SUBMISSION TO THE KCDC LONG TERM PLAN 2024-2034

By email: submissions@kapiticoast.govt.nz

Submitter: Lesley and Brett Millns

Attention: Paul Turner (Director)

Email: paul@landlink.co.nz

Postal address: P O Box 370, Waikanae

Phone: 04 902 6161

We wish to be heard at your hearings on 2 May 2024

1. This submission is made by Lesley and Brett Millns who own land within the proposed Waikanae Service Area, at 199 State Highway One. The land is illustrated in Figure One below.

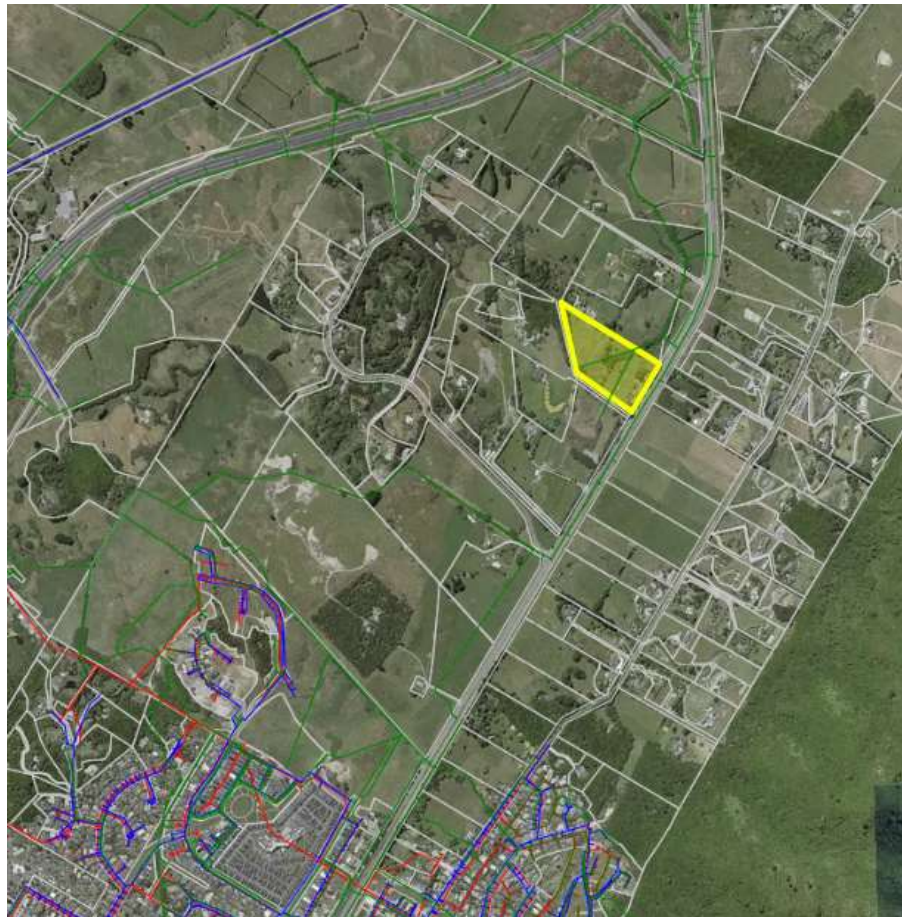


Figure One: Landholding

Background to the need for Infrastructure Investment

2. The Council's Growth Strategy, *Te tupu pai*, has identified the area north of Waikanae as a medium priority greenfield growth area. The area represents a logical extension to the existing residentially zoned area of Waikanae.



Figure Two – *Te tupu pai* – KCDC Growth Strategy

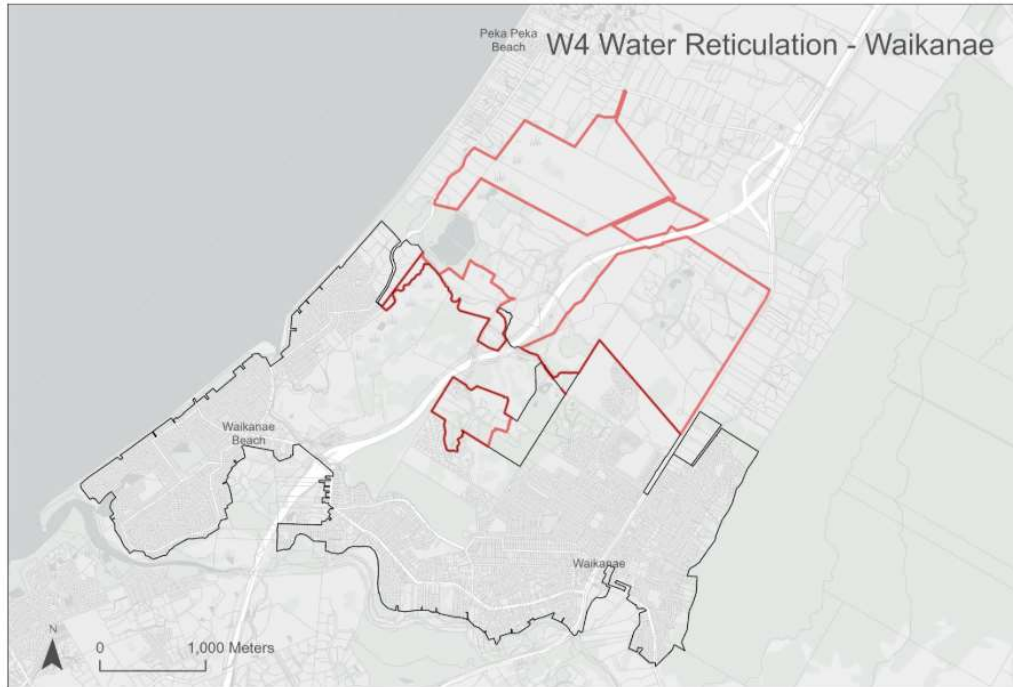
3. The Council's LTP draft Infrastructure Strategy (7.4, Water Supply) has identified that there are key issues and challenges 'to ensure sufficient drinking-water is available now and into the future'. Some 94% of the District's water pipes are rated as good, average or poor to very poor condition. Only 6% of pipes are rated to be in excellent condition. This has resulted in the proposal within the LTP to deliver 'a significant capital work programme to maintain levels of service and support growth' and 'is critical to the ongoing resilience and sustainability of the district's water networks.'
4. Significant investment is required to provide strategic trunk mains to service growth areas in Waikanae' to resolve these key issues.

Waikanae Water and Wastewater Service Areas

5. The landholding forms part of the extension proposed to the Funding Service Areas mapped in the draft DCP in regards Water Treatment (Map W3), Water Reticulation (Map W4), Wastewater Treatment (Map WW2) and Wastewater Reticulation (Map WW3). We have attached Map W4 as Figure Three showing where the submitters land is located.
6. The submitter strongly supports the inclusion of its land in all of these Funding Service Areas. The submitter believes that this part of Waikanae is an ideal location for such infrastructure servicing so as to allow for much needed urban development and housing in the District in appropriate locations with appropriate design.
7. The expansion of the Funding Service Areas provides Council with certainty in their forward-planning. Council can be assured that the landowner has the willingness to develop the land, and therefore provide the funding (Development Contributions) that will ultimately assist in the infrastructure being provided and maintained.

Alignment of Population Growth Projections and Funding

8. The submitter notes that the Significant Forecasting Assumptions (SFA) for the LTP show the highest population growth in years 1 to 3, and that the population projections level off in years 4 to 10, yet in the Capital Works Programme has Waikanae Water reservoir and Pipeline spending occurring mostly in years 3 and 4, and then in years 8 and 9, which is too late for the infrastructure to service the population growth. The SFA correctly note that for every 1% of DC revenue not achieved will lead to a reduction in income of \$58,000 (on average) across each of the 10 years, which highlights the fact that the Capital Works need to occur at least one year earlier in the forecast period for it to be the most effective use of DC revenue and to be available to serve the projected growth.



Draft Rates Remission Policy 2024

53

Figure Three – Proposed extent of Waikanae service area boundaries (water and wastewater)

Relief Sought

9. The submitter strongly supports the Draft Long Term Plan and associated Development Contributions Policy, subject to the amendment proposed in clause 8 above.
10. That the proposed Funding Service Areas mapped in the draft Developments Contributions Policy for Water Treatment (Map W3), Water Reticulation (Map W4), Wastewater Treatment (Map WW2) and Wastewater Reticulation (Map WW3) be retained insofar as they relate to the submitter landholding.

Paul Turner
Director
Landlink Ltd

Long-term Plan 2024–34

Respondent No. 349

Response ID 5677861

Date of contribution Apr 30 24 07:05:25 am



Personal information

First name Harold

Last name Brown

I'm providing a submission (choose one): as an individual

Please let us know what ward you live in Waikanae

Do you want to speak to Council about your submission at our public hearings on 2 May? Yes

Are you happy for your name to be published with your feedback: My name can be published with my feedback

Submission

If you have any views on these policies, please comment here:

Development contributions policy: Submitter seeks the inclusion of 199 State Highway One in the Waikanae Service Area provisions. The submitter believes this part of Waikanae is an ideal location for such infrastructure servicing so as to allow for much needed urban development and housing in the District in appropriate locations with appropriate design. The expansion of the Funding Service Areas provides Council with certainty in their forward-planning. Council can be assured that the landowner has the willingness to develop the land and therefore provide the funding that will ultimately assist in the infrastructure being provided and maintained.

Submitter seeks amendment proposed in clause 24 (below) which includes their land within the proposed service area:

That the proposed Funding Service Areas mapped in the draft DC Policy for water treatment (map w3), water reticulation (map w4), wastewater treatment (map ww2), and wastewater reticulation (map ww3) be extended insofar as they relate to the submitter landholding.

See full submission for details.

Upload any related files

27th April 2024

SUBMISSION TO KDC LONG TERM PLAN 2024-2034

By email: submissions@kapiticoast.govt.nz

Submitter: Harold Brown

Attention: Paul Turner (Director)

Email: paul@landlink.co.nz

Postal address: P O Box 370, Waikanae

Phone: 04 902 6161

We wish to be heard at your hearings on 2 May 2024

1. This submission is made by Harold Brown who own land outside the proposed Waikanae Service Area, at 199 State Highway One. The land is illustrated in yellow in Figure One below.



Figure One: Landholding (Brown)

Background to the need for Infrastructure Investment

2. The Council's Growth Strategy, Te tupu pai, has identified the area north of Waikanae as a medium priority greenfield growth area. The area represents a logical extension to the existing residentially zoned area of Waikanae.



Figure Teo – Te tupu pai – KCDC Growth Strategy

3. The only private landowners in this area are Chris and Esmee Brown (Lot 3 DP 589363) and Harold Brown immediately south of them at Section 8 SO 440816. The only other land within this area is held by the Crown, part of the NZTA land holding for the interchange.
4. The Browns all strongly support the inclusion of their land in the Funding Service Area and seek that it be included.
5. The Council's LTP draft Infrastructure Strategy (7.4, Water Supply) has identified that there are key issues and challenges 'to ensure sufficient drinking-water is available now and into the future'. Some 94% of the District's water pipes are rated as good, average or poor to very poor condition. Only 6% of pipes are rated to be in excellent condition. This has resulted in the proposal within the LTP to deliver 'a significant capital work programme to

maintain levels of service and support growth' and 'is critical to the ongoing resilience and sustainability of the district's water networks.

6. Significant investment is required to provide strategic trunk mains to service growth areas in Waikanae' to resolve these key issues.

Waikanae Water and Wastewater Service Areas

7. The landholding does not currently form part of the extension proposed to the Funding Service Areas mapped in the draft DCP in regards Water Treatment (Map W3), Water Reticulation (Map W4), Wastewater Treatment (Map WW2) and Wastewater Reticulation (Map WW3).
8. The submitter strongly supports the inclusion of its land in all of these Funding Service Areas. The submitter believes that this part of Waikanae is an ideal location for such infrastructure servicing so as to allow for much needed urban development and housing in the District in appropriate locations with appropriate design.
9. The land appears to be suitable for future urban growth north of Waikanae, as are the other land parcels to the south.
10. The expansion of the Funding Service Areas provides Council with certainty in their forward-planning. Council can be assured that the landowner has the willingness to develop the land, and therefore provide the funding (Development Contributions) that will ultimately assist in the infrastructure being provided and maintained.

Alignment of Population Growth Projections and Funding

11. The submitter notes that the Significant Forecasting Assumptions (SFA) for the LTP show the highest population growth in years 1 to 3, and that the population projections level off in years 4 to 10, yet in the Capital Works Programme has Waikanae Water reservoir and Pipeline spending occurring mostly in years 3 and 4, and then in years 8 and 9, which is too late for the infrastructure to service the population growth. The SFA correctly note that for every 1% of DC revenue not achieved will lead to a reduction in income of \$58,000 (on average) across each of the 10 years, which highlights the fact that the Capital Works need to occur earlier in the forecast period for it to be the most effective use of DC revenue and to be available to serve the projected growth.

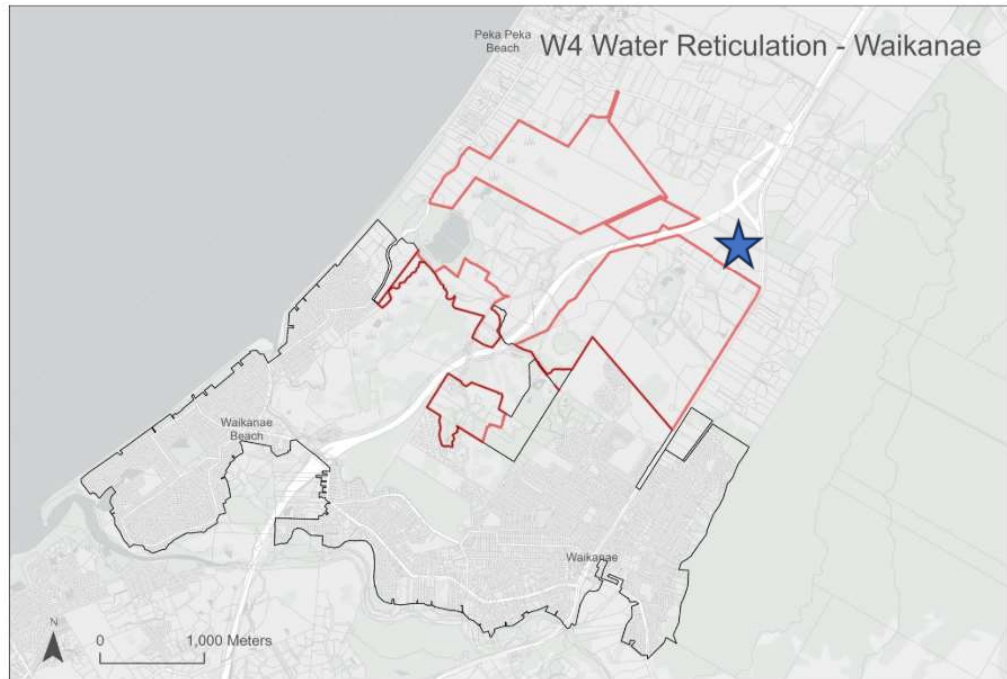


Figure Three – Proposed extent of Waikanae service area boundaries (water and wastewater), showing Brown land in blue

Relief Sought

12. The submitter strongly supports the Draft Long Term Plan and associated Development Contributions Policy, subject to the amendment proposed in clause 4 above which includes their land within the proposed service area.
13. That the proposed Funding Service Areas mapped in the draft Developments Contributions Policy for Water Treatment (Map W3), Water Reticulation (Map W4), Wastewater Treatment (Map WW2) and Wastewater Reticulation (Map WW3) be extended insofar as they relate to the submitter landholding.

Paul Turner
Director
Landlink Ltd

Long-term Plan 2024–34



Respondent No. 345

Response ID 5677844

Date of contribution Apr 30 24 06:33:27 am

Personal information

First name Esmae and Chris

Last name Brown

I'm providing a submission (choose one): as an individual

Please let us know what ward you live in Waikanae

Do you want to speak to Council about your submission at our public hearings on 2 May? Yes

Are you happy for your name to be published with your feedback: My name can be published with my feedback

Submission

If you have any views on these policies, please comment here:

Development contributions policy: Submitter seeks the inclusion of 199 State Highway One outside the Waikanae Service Area provisions. The submitter believes this part of Waikanae is an ideal location for such infrastructure servicing so as to allow for much needed urban development and housing in the District in appropriate locations with appropriate design. The expansion of the Funding Service Areas provides Council with certainty in their forward-planning. Council can be assured that the landowner has the willingness to develop the land and therefore provide the funding that will ultimately assist in the infrastructure being provided and maintained.

Submitter seeks amendment proposed in clause 24 (below) which includes their land within the proposed service area:

That the proposed Funding Service Areas mapped in the draft DC Policy for water treatment (map w3), water reticulation (map w4), wastewater treatment (map ww2), and wastewater reticulation (map ww3) be extended insofar as they relate to the submitter landholding.

See full submission for details.

Upload any related files

27th April 2024

SUBMISSION TO THE KCDC LONG TERM PLAN

By email: submissions@kapiticoast.govt.nz

Submitter: Esmae and Chris Brown

Attention: Paul Turner (Director)

Email: paul@landlink.co.nz

Postal address: P O Box 370, Waikanae

Phone: 04 902 6161

We wish to be heard at your hearings on 2 May 2024

1. This submission is made by Esmae and Chris Brown who own land outside the proposed Waikanae Service Area, at 199 State Highway One. The land is illustrated in yellow in Figure One below.



Figure One: Landholding (Brown)

Background to the need for Infrastructure Investment

2. The Council's Growth Strategy, *Te tupu pai*, has identified the area north of Waikanae as a medium priority greenfield growth area. The area represents a logical extension to the existing residentially zoned area of Waikanae.



Figure Two – *Te tupu pai* – KCDC Growth Strategy

3. The only private landowners in this area are Chris and Esmae Brown (Lot 3 DP 589363) and Harold Brown immediately south of them at Section 8 SO 440816. The only other land within this area is held by the Crown, part of the NZTA land holding for the interchange.
4. The Browns all strongly support the inclusion of their land in the Funding Service Area and seek that it be included.
5. The Council's LTP draft Infrastructure Strategy (7.4, Water Supply) has identified that there are key issues and challenges 'to ensure sufficient drinking-water is available now and into the future'. Some 94% of the District's water pipes are rated as good, average or poor to very poor condition. Only 6% of pipes are rated to be in excellent condition. This has resulted in the proposal within the LTP to deliver 'a significant capital work programme to

maintain levels of service and support growth' and 'is critical to the ongoing resilience and sustainability of the district's water networks.

6. Significant investment is required to provide strategic trunk mains to service growth areas in Waikanae' to resolve these key issues.

Waikanae Water and Wastewater Service Areas

7. The landholding does not currently form part of the extension proposed to the Funding Service Areas mapped in the draft DCP in regards Water Treatment (Map W3), Water Reticulation (Map W4), Wastewater Treatment (Map WW2) and Wastewater Reticulation (Map WW3).
8. The submitter strongly supports the inclusion of its land in all of these Funding Service Areas. The submitter believes that this part of Waikanae is an ideal location for such infrastructure servicing so as to allow for much needed urban development and housing in the District in appropriate locations with appropriate design.
9. The land appears to be suitable for future urban growth north of Waikanae, as are the other land parcels to the south.
10. The expansion of the Funding Service Areas provides Council with certainty in their forward-planning. Council can be assured that the landowner has the willingness to develop the land, and therefore provide the funding (Development Contributions) that will ultimately assist in the infrastructure being provided and maintained.

Alignment of Population Growth Projections and Funding

11. The submitter notes that the Significant Forecasting Assumptions (SFA) for the LTP show the highest population growth in years 1 to 3, and that the population projections level off in years 4 to 10, yet in the Capital Works Programme has Waikanae Water reservoir and Pipeline spending occurring mostly in years 3 and 4, and then in years 8 and 9, which is too late for the infrastructure to service the population growth. The SFA correctly note that for every 1% of DC revenue not achieved will lead to a reduction in income of \$58,000 (on average) across each of the 10 years, which highlights the fact that the Capital Works need to occur earlier in the forecast period for it to be the most effective use of DC revenue and to be available to serve the projected growth.

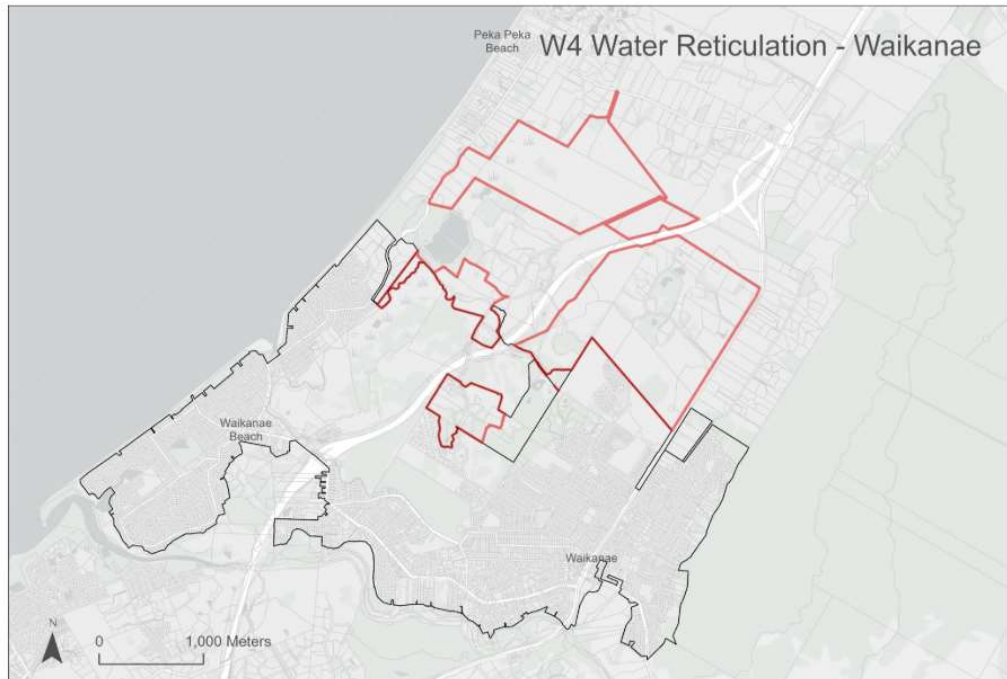


Figure Three – Proposed extent of Waikanae service area boundaries (water and wastewater), showing Brown land in blue

Relief Sought

12. The submitter strongly supports the Draft Long Term Plan and associated Development Contributions Policy, subject to the amendment proposed in clause 4 above which includes their land within the proposed service area.
13. That the proposed Funding Service Areas mapped in the draft Developments Contributions Policy for Water Treatment (Map W3), Water Reticulation (Map W4), Wastewater Treatment (Map WW2) and Wastewater Reticulation (Map WW3) be extended insofar as they relate to the submitter landholding.

Paul Turner
Director
Landlink Ltd

Long-term Plan 2024–34



Respondent No. 331

Response ID 5676876

Date of contribution Apr 29 24 01:30:08 pm

Personal information

First name Osborne

Last name Raechel, Vince & Eric

I'm providing a submission (choose one): as an individual

Please let us know what ward you live in Waikanae

Do you want to speak to Council about your submission at our public hearings on 2 May? No

Are you happy for your name to be published with your feedback: My name can be published with my feedback

Submission

If you have any views on these policies, please comment here:

Development contributions policy: Submitter seeks the inclusion of 100-110 Te Moana Rd, Waikanae, in the Waikanae Service Area provisions. The submitter believes this part of Waikanae is an ideal location for such infrastructure servicing so as to allow for much needed urban development and housing in the District in appropriate locations with appropriate design. The expansion of the Funding Service Areas provides Council with certainty in their forward-planning. Council can be assured that the landowner has the willingness to develop the land and therefore provide the funding that will ultimately assist in the infrastructure being provided and maintained.

Submitter seeks amendment proposed in clause 24 (below) which includes their land within the proposed service area:

That the proposed Funding Service Areas mapped in the draft DC Policy for water treatment (map w3), water reticulation (map w4), wastewater treatment (map ww2), and wastewater reticulation (map ww3) be extended insofar as they relate to the submitter landholding.

See full submission for details.

Upload any related files

Date 26 April 2024

SUBMISSION TO KDCDC LONG TERM PLAN 2024-2034

By email: submissions@kapiticoast.govt.nz

Submitter: Raechel/Vince/Eric Osborne

Attention: Paul Turner – Landlink (Director)

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Summary

Following the review of the Draft Long Term Plan (LTP) 2024-34 documents currently out for consultation this submission provides feedback on issues relating to infrastructure provision and development contributions.

Feedback is provided drawing on 30 years of local experience in the land development sector. Landlink also take a holistic and strategic view of the proposals made in the draft LTP, our considerations seek to ensure long term resilience and realisable local development.

This submission seeks the inclusion of 110-110 Te Moana Road, Waikanae in the Waikanae Service Area provisions, which have been identified in relation to LTP Development Contributions Policy/Infrastructure Strategy.

We wish to be heard at your hearings on 2 May 2024

1. This submission is made by Raechel and Vince Osborne. The Osborne's own land outside the proposed Waikanae Service Area, at 100-110 Te Moana Road. We propose/support the inclusion of this site in the proposed Waikanae Service area. The land is illustrated in yellow in Figure One below.

Site details

Legal Description	Parcel: Lot 1 DP 71916 Parcel: Part Lot 2 DP 71916
Site Area	5.49ha

Underlying Zoning	General Rural
Adjoining zones/features	Residential/Ngārara Development Area/Local Centre

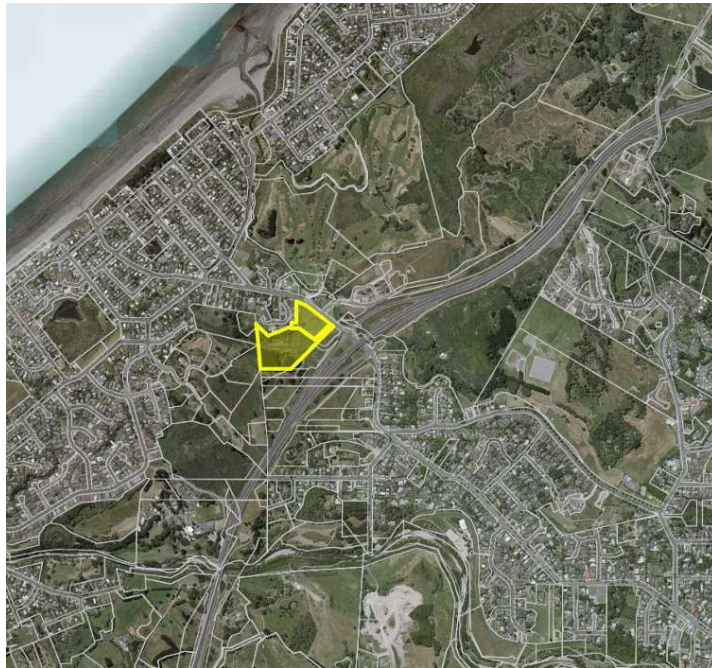


Figure1: Landholding (Osborne)100/110 Te Moana Road, Waikanae

Background for request

2. The Council's Growth Strategy, *Te tupu pai: Growing Well* has previously highlighted limited 'growth areas' and 'Future Planned Local Centres' within Waikanae (see Figure 2).
3. *Te tupu pai: Growing Well*, indicated a relatively modest amount of greenfield growth proposed for Waikanae at that time. Previous engagement with council has indicated that this planning for greenfield growth as part of this strategy was limited.
4. In the time that has elapsed since the publication of *Te tupu pai: Growing Well*, there have been some changes in the policy environment. Including:
 - A signalled change of approach to Medium Density Residential Housing (MDRH) – bipartisan agreement – suggesting potential changes on the reliance on infill to deliver the vast majority of housing and on housing Bottom Lines (HBL) for the region.

- The introduction of NPS-Highly Productive Land (NPS-HPL) which we understand may impact the feasibility of large areas previously identified for longer term growth around Waikanae (e.g. Hautere)
 - The progression of Coastal Hazard work, which may see a reduction in feasibility for future development in shorefront coastal areas (and potential adaptation).
5. As highlighted in the points above there is the need to ensure that realisable land is available for development and to facilitate future residential development and infrastructure provision.
 6. The site at 100/110 Te Moana Road, is an obvious and practical extension to its surrounding residential zones, supporting this further is a local centre and a future planned centre identified within a few 100 metres of the site.

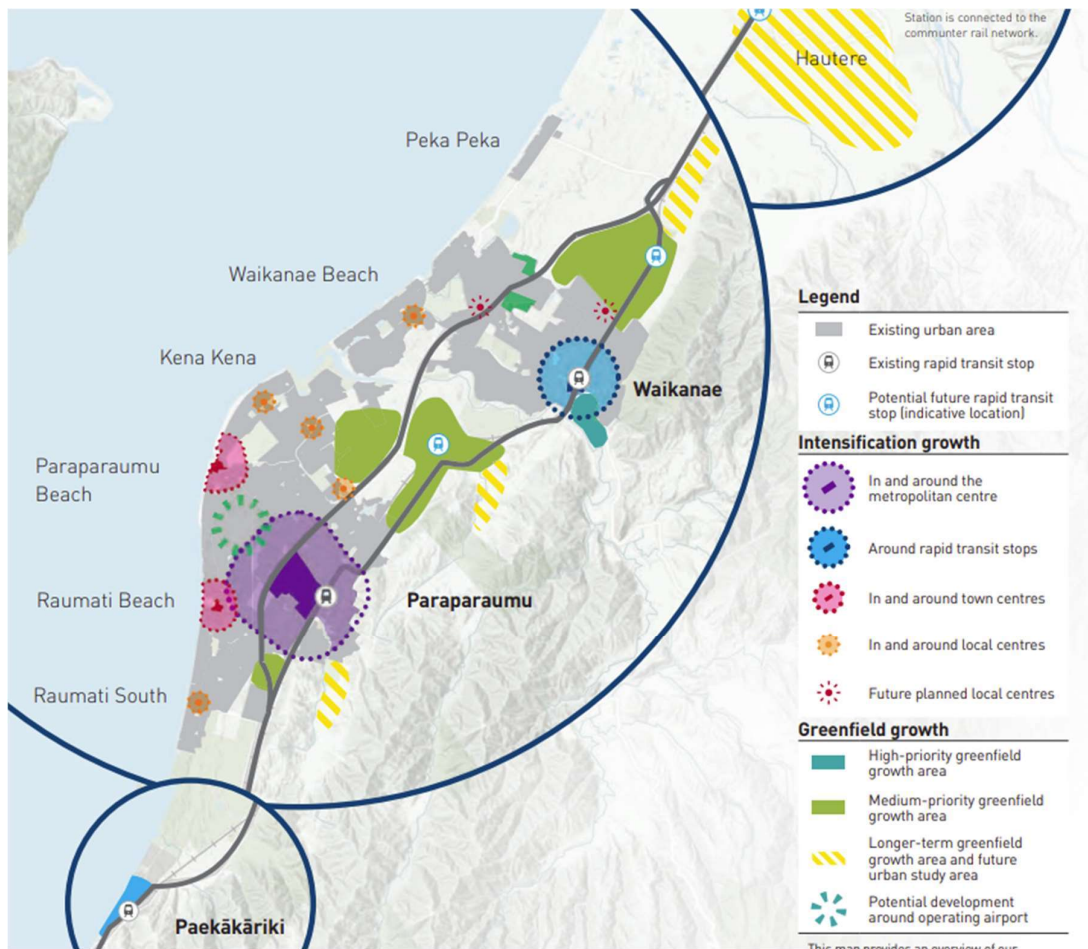


Figure 2 – Te tupu pai – KCDC Growth Strategy

7. The site at Te Moana Road, has been subject to significant further investigation over the past 12-24 months supported by the landowners. These initial assessments clearly identify the sites suitability for urban expansion and

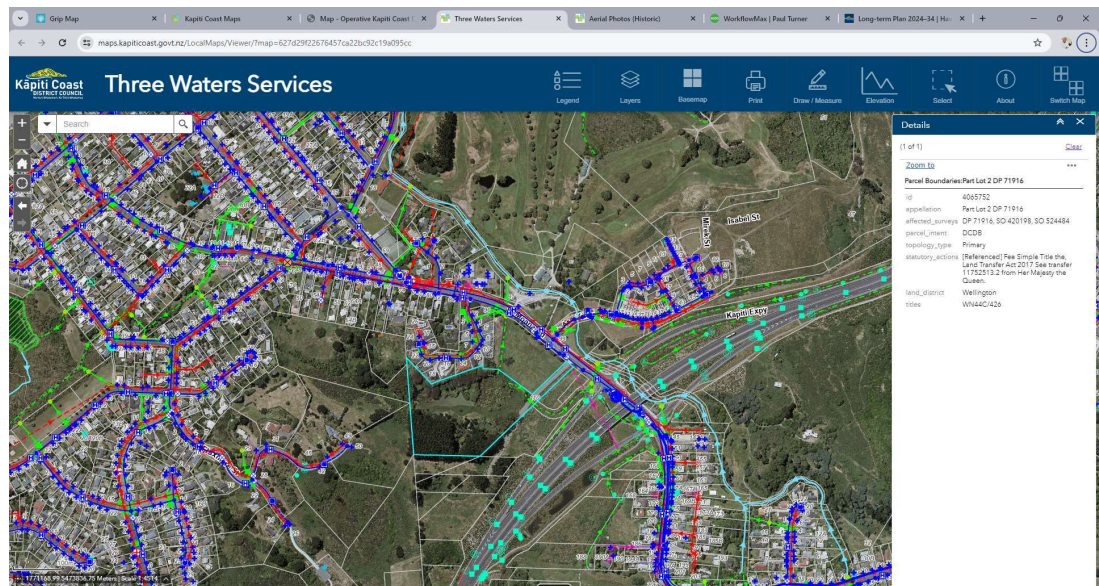
subsequently give a sound rationale for inclusion in future infrastructure planning.

8. Feasibility studies to address practical/potential site constraints identified in the District Plan e.g. Ponding/Soils – have had initial investigation undertaken to ensure the practicality of future development. The outcome indicates site suitability.
9. With infrastructure provision already within close proximity of the site, inclusion of the site in the Waikanae Service Area as part of this LTP planning is a sensible and pragmatic option.
10. To ensure future opportunity is not overlooked and to ensure a pragmatic approach to future development the Osbornes seek the inclusion of their land in the proposed 'Funding Service Area'.

Waikanae infrastructure service areas

11. As demonstrated in in Figure 3 existing infrastructure is within close proximity of the site as it runs past the site to facilitate the neighbouring residential zones.
12. The Councils LTP draft Infrastructure Strategy (7.4, Water Supply) has identified that there are key issues and challenges 'to ensure sufficient drinking-water is available now and into the future'. Some 94% of the Districts water pipes are rated as good, average or poor to very poor condition. Only 6% of pipes are rated to be in excellent condition. This has resulted in the proposal within the LTP to deliver 'a significant capital work programme to maintain levels of service and support growth' and 'is critical to the ongoing resilience and sustainability of the district's water networks.

Figure 3: Existing 3 Water Provisions and Site Location



13. Significant investment is required to provide strategic trunk mains to service growth areas in Waikanae' to resolve these key issues – the site again is located strategically to do so.
14. The submitter understands that the Council seek to connect a duplicate rising main from the main Paraparaumu Treatment Plant to the Rauparaha pumping station to ensure that the network is resilient and has sufficient capacity for growth. The submitter supports the Capital Works Programme, in particular page 11 and the funding of the Duplicate Rising Main, Network Renewals and wastewater network new assets because this rising main is critical to a resilient network. The submitter is willing to support the installation of the rising main through their site, subject to a development agreement.
15. Specifically the landholding does not currently form part of the extension proposed to the Funding Service Areas mapped in the draft Development Contributions Policy (DCP) in regards Water Treatment (Map W3), Water Reticulation (Map W4), Wastewater Treatment (Map WW2) and Wastewater Reticulation (Map WW3).
16. The inclusion of 100/110 Te Moana Road would provide future opportunity to ensure cost effectiveness in delivering infrastructure/managing the existing network (as per councils strategy 'to plan infrastructure to serve a range of needs and expectations, while being mindful of affordability).
17. It is prudent to consider that an undeveloped site such as 100/110 Te Moana Road can support cost-effective infrastructure provision.
18. The site should also be considered with its potential to provide resilience and facilitate adaptation in the district as there are not as many existing physical built constraints to consider.
19. The inclusion of this site in future infrastructure as part of the LTP allows potential to address the key issues and challenges highlighted in the LTP Draft infrastructure strategy. Including but not limited to:
 - Climate change planning – adaptation and resilience – new development well planned and risk mitigated/site could also facilitate opportunities to manage existing network issues and facilitate infrastructure.
 - Resilient systems and processes – Flood risk/stormwater management more efficient for new development, potential to provide further resilience to existing infrastructure and communities.
 - Cost effectiveness – Given the close proximity of existing infrastructure and the sites 'gateway' position it is ideally located.
 - Growth – Potential to efficiently facilitate growth in an established urban area and adaptation (as required).

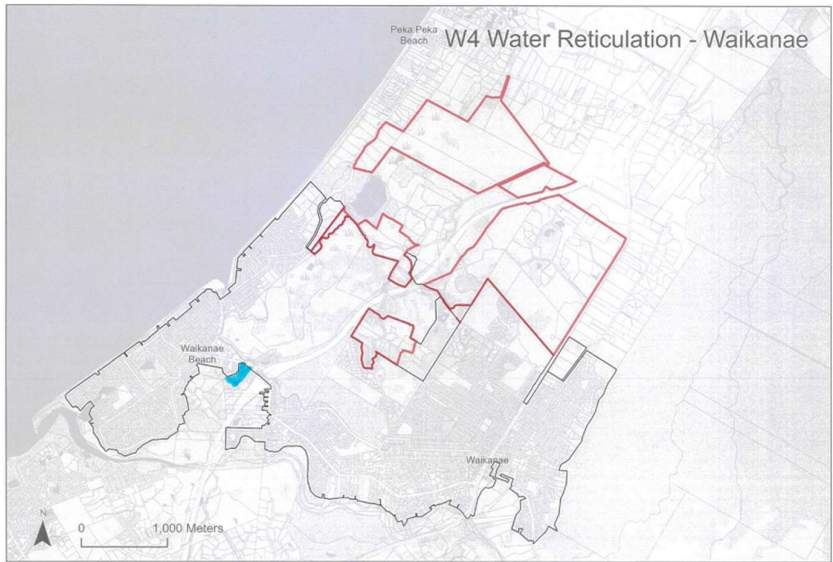


Figure 4 – Proposed extent of Waikanae service area boundaries (water and wastewater), showing Brown land in blue

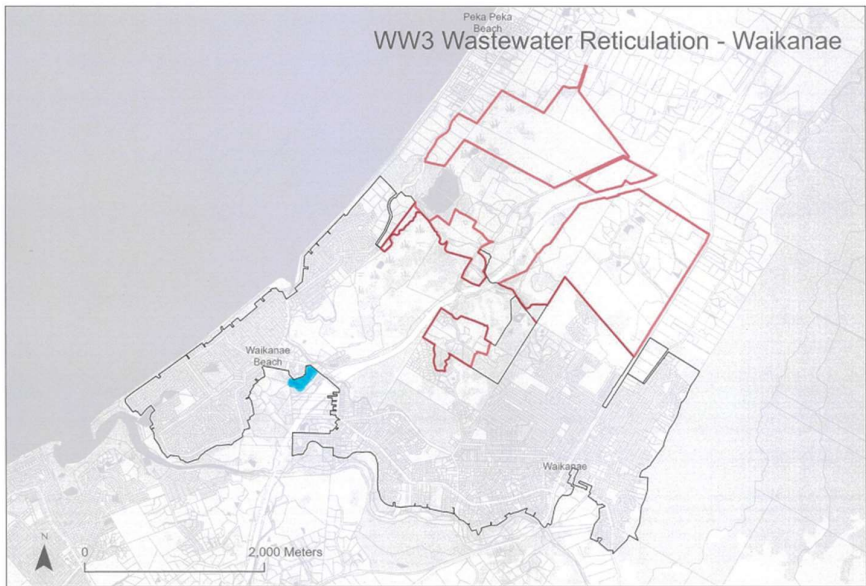


Figure 5 – Proposed extent of Waikanae service area boundaries (water and wastewater), showing Brown land in blue

Alignment of Population Growth Projections and Funding

20. The submitter notes that the Significant Forecasting Assumptions (SFA) for the LTP show the highest population growth in years 1 to 3, and that the

population projections level off in years 4 to 10, yet in the Capital Works Programme has Waikanae Water reservoir and Pipeline spending occurring mostly in years 3 and 4, and then in years 8 and 9, which is too late for the infrastructure to service the population growth. The SFA correctly note that every 1% of DC revenue not achieved will lead to a reduction in income of \$58,000 (on average) across each of the 10 years, which highlights the fact that the Capital Works need to occur at least one year earlier in the forecast period for it to be the most effective use of DC revenue and to be available to serve the projected growth.

Conclusion

21. The submitter strongly supports the inclusion of its land in all of these Funding Service Areas. The submitter believes that this part of Waikanae is an ideal location for such infrastructure servicing so as to allow for much needed urban development and housing in the District in appropriate locations with appropriate design.
22. The expansion of the Funding Service Areas provides Council with certainty in their forward-planning. Council can be assured that the landowner has the willingness to develop the land, and therefore provide the funding (Development Contributions) that will ultimately assist in the infrastructure being provided and maintained.

Relief Sought

23. The submitter strongly supports the Draft Long Term Plan and associated Development Contributions Policy, subject to the amendment proposed in clause 24 (below) which includes their land within the proposed service area.
24. That the proposed Funding Service Areas mapped in the draft Developments Contributions Policy for Water Treatment (Map W3), Water Reticulation (Map W4), Wastewater Treatment (Map WW2) and Wastewater Reticulation (Map WW3) be extended insofar as they relate to the submitter landholding.

Paul Turner
Director
Landlink Ltd

Long-term Plan 2024–34



Respondent No. 243

Response ID 5672742

Date of contribution Apr 26 24 10:11:29 am

Personal information

First name Anonymous

Last name Anonymous

I'm providing a submission (choose one):
 on behalf of an organisation

Write organisation name here Summerset Group Holdings Limited

Do you want to speak to Council about your submission at our public hearings on 2 May?
 Yes

Are you happy for your name to be published with your feedback:
 I do not want my name published with my feedback

Submission

If you have any views on these policies, please comment here:

Please see our submission on the Council's draft Development and Contributions Policy attached.

Upload any related files

 https_s3-ap-so..._pdf_1714090127



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26 April 2024

To: Kāpiti Coast District Council
By online submission

Submission on the Kāpiti Coast District Council's Draft Development and Contributions Policy 2024 on behalf of Summerset Group Holdings Limited

1. Summerset is New Zealand's second largest developer and operator of retirement villages, which makes it one of New Zealand's largest home-builders. Summerset has 38 villages completed or in development across New Zealand and provides a range of living options for more than 8,000 residents.
2. New Zealand is facing a housing crisis, including a retirement living and aged care crisis. The Kāpiti Coast District Council's Draft Development and Contributions Policy 2024 (Draft Policy) forecasts a population increase of over 22,000 people from 2023 to 2053, with an increasing proportion of the district's population expected to be over 65 years of age. This will result in even further demand for retirement villages. It is vital that the regulatory environment recognises and provides for the development that is required to meet this growing demand, and funding for associated infrastructure, but does so on a fair, equitable and proportionate basis that reflects, for comprehensive care retirement villages like Summerset's:
 - 2.1. the reduced occupancy per unit when compared to a typical household unit - Summerset's average occupancy for its independent units is 1.3 residents per unit and for its care units is 1 resident per unit; and
 - 2.2. the typically low pattern of demand on community infrastructure, amenities and facilities when compared against the demand assumptions for a typical household unit - residents entering Summerset's villages average 81 years, have specialist physical and social needs, and access Summerset's extensive range of on-site amenities.
3. To fairly account for the lower demand profile, both a population per unit discount (to account for the lower occupancy) and a demand factor discount (to account for the older demographic and on-site amenities) should be applied to set specific contribution calculations for comprehensive care retirement villages. This should distinguish retirement units, and aged care rooms, and provide separate rates for each. In setting calculations, the Council needs to clearly demonstrate the causal connection between any infrastructure required as a result of the increase in demand (if any) directly attributable to retirement village development.
4. While the Draft Policy proposes each residential unit of a retirement village to be assessed at 0.6 residential unit equivalents (RUE) per unit, this does not fully consider both population and demand factors. Further, residential units and aged care rooms are not distinguished.

5. For example, in determining community infrastructure impact, the Draft Policy assumes 2.2 people in residence per RUE, each placing demand on the funded community infrastructure. By contrast, average occupancy within Summerset’s villages is 1.3 and 1 residents per unit for independent and care units respectively, with typically very low demand on the community infrastructure being funded.
6. Similarly, when considering transport impact, retirement units generate around 20% of the trips of a standard dwelling and aged care rooms generate around 10% of the trips of a standard dwelling. These figures are based on information published in an independent review commissioned by the Tauranga City Council in July 2023 into infrastructure demand by retirement village residents, the report of which is set out in Appendix 1. They include allowance for staff and visitor transport.
7. Taking into account both population per unit/room, and demand factors, Summerset suggests the rates in the table below. These are based on the equivalent rates in the most recent Tauranga City Council Development Contributions Policy, which were established following the independent review into infrastructure demand by retirement village residents. The review found that on average residents have a demonstrably lower demand for transport, reserves and community facilities, due to villages providing many on-site facilities/amenities and, for aged care residents, a higher need for 24/7 medical care and reduced mobility. We encourage the Council to review the contents of the report set out in Appendix 1 and seek an independent review of its own, which we would be happy to contribute to.

Development type	Activity	Units of demand
Retirement unit	Transport	0.2 RUE per unit
	Community infrastructure	0.1 RUE per unit
	Water	0.5 RUE per unit
	Wastewater	0.5 RUE per unit
	Stormwater	0.5 RUE per unit
Aged care room	Transport	0.1 RUE per room
	Community infrastructure	0.05 RUE per room
	Water	0.4 RUE per room
	Wastewater	0.4 RUE per room
	Stormwater	0.4 RUE per room

We would like to thank you for the opportunity to submit and are happy to appear in support of our submission.

Yours faithfully,



Oliver Boyd
National Development Manager
Summerset Group Holdings Limited



Final Report: 12 July 2023

Assessment of Tauranga City Council's Approach to DCs for Retirement Villages

Prepared for:
Tauranga City Council

Authorship

This document was written by Fraser Colegrave and Danielle Chaumeil.

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1. Executive Summary

Tauranga City Council (TCC), like all high-growth Councils, uses development contributions (DCs) to help recover the cost of growth-related infrastructure directly from property developers. During recent consultation on its 2022/23 DC policy, TCC received submissions from stakeholders in the retirement village (RV) sector, who felt that the policy did not go far enough to reflect the allegedly lower-than-average needs of RV residents. Accordingly, TCC commissioned us to review their current approach to charging DCs for RVs and to recommend any potential refinements arising. This document presents our review.

Our review begins by summarising the way and extent to which other Councils in high growth areas accommodate RV developments within their DC policies. In short, while many Councils separately classify RV units and set corresponding conversion ratios for them, there is very little publicly available information supporting them. Further, while very few Councils separately classify aged care units in their DC policies, those that do typically set very low conversion ratios to reflect the highly immobile nature of occupants.

Next, we assessed publicly available information about RV infrastructure demands from resource consent documentation submitted for new or expanded villages. This exercise strongly indicated that RV and aged care units both have similar three water demands to small household units, as currently contemplated by TCC's DC policy, but that their demand for transport, reserves, and community facilities infrastructure are significantly lower than the policy currently provides for. This is due not just to the older age of RV residents and their relatively limited activity/mobility, but also the often-extensive provision of onsite social and recreational facilities to meet residents needs without having to travel offsite.

Finally, we reviewed a range of other information sources to complete the picture, including recent sports and recreation participation surveys, the NZTA household travel survey, and trip generation data collated by the Institute of Traffic Engineers (ITE). These data confirm that older people do indeed travel far less often than younger people, and that they participate much less frequently in sport and recreation.

Accordingly, we recommend that the conversion ratios for citywide DCs be revised to match the table below, with further work required to determine whether such changes are needed or merited for local DCs (given the unique/differing way in which they are applied).

Table 1: Proposed Conversion Ratios for Citywide DCs

Asset Types	RV units	Aged Care units
Water	0.50	0.40
Wastewater	0.50	0.40
Stormwater	0.50	0.40
Transport	0.20	0.10
Reserves	0.10	0.05
Community facilities	0.10	0.05

2. Introduction

2.1. Context and Purpose of Report

Tauranga City Council (TCC), like all high-growth Councils, uses development contributions (DCs) to help recover the cost of growth-related water, wastewater, stormwater, parks, reserves, transport, and community facilities infrastructure directly from property developers. This ensures that the costs of meeting growth are met by those who cause the need for, and benefit from, the underlying capital works.

During recent consultation on TCC's 2022/23 DC policy, the Council received three submissions from stakeholders in the retirement village (RV) sector. They argued that the DC policy does not go far enough to reflect the lower-than-average needs of retirement village residents. Specifically, they note that RV units not only have lower average household sizes, as already reflected in the policy, but that the infrastructure demands of RV residents are also lower per capita due to their older average age, relative inactivity/immobility, and the provision of onsite facilities and activities in lieu of Council-provided ones.

Accordingly, to ensure that the DC policy adequately accounts for the differing infrastructure demands of RVs, TCC commissioned us to review their current approach and recommend any potential refinements. This document presents our review.

2.2. Key Policy Considerations

Altering DC policies is a lengthy and time-consuming process, which must be done either during triennial LTP reviews, or via a special consultative procedure under the Local Government Act 2002 (LGA). Consequently, TCC have requested that evidence supporting any proposed policy refinements be sufficiently compelling and also put in context of the following key considerations:

- DCs are effectively a zero-sum game, so any DC reductions for RVs will need to be offset by higher DCs for other developments (otherwise DC costs will not be fully recovered).
- The policy already enables RV units to be charged 0.5 HEUs for citywide DCs.
- Local infrastructure in greenfield areas must be planned and delivered well ahead of development occurring, so there is limited – if any – scope to adjust the type or quantum of infrastructure capacity provided to reflect the allegedly lower requirements of RVs.
- Local DCs in new greenfield areas are charged on a per hectare basis, with those in existing urban areas effectively fixed at a capped rate per hectare. This may affect the merits of, or need for, changes to local DCs.
- RV infrastructure demands include not only residents but also staff and visitors. To that end, TCC currently does not charge DCs for the non-residential elements of villages.

2.3. Retirement Villages vs Lifestyle Villages

This review considers only the infrastructure demands of comprehensive care retirement villages (RVs), which are defined in para 21 of Summerset’s submission as:

“providing a full range of living and care options from independent living through to assisted living, rest home, hospital and memory care (dementia). The residential care component makes up a relatively high percentage of the overall unit mix.”

This contrasts with the other type of village – lifestyle villages – that also fall under the same umbrella but have different characteristics and hence infrastructure demands to RVs.

For example, according to the Summerset submission, “the average age of a resident on entry to its villages is 81 years, with most living at home for as long as possible, and only moving there usually due to a specific need (such as deteriorating health or mobility challenges, or for companionship – many of Summerset’s residents are widows). By contrast, lifestyle villages cater for a younger, more active early retiree, with a higher proportion of couples. The average age of a resident moving into a lifestyle village is more mid-to-late 60s.”

We acknowledge these important differences between comprehensive care retirement villages and lifestyle villages. Further, because lifestyle villages attract a demographic whose ages and activity levels – and therefore infrastructure demands – are not overtly atypical, we do not consider them any further here and instead consider the case for potentially refining the DC policy to reflect the unique circumstances of only RVs.

2.4. Scope and Focus of Our Review

While our review covers all DC infrastructure types, we focus on the potential case for change in relation to DC-funded parks, reserves, transport, and community facilities infrastructure. These are the activities where the current approach, of charging 0.5 HEUs per retirement village unit, may not adequately reflect the unique nature of retirement villages, including their differing demographics, and the – often significant – provision of onsite facilities and amenities that may reduce the demand for DC-funded ones.

2.5. Steps in the Analysis & Report Structure

Following are the key steps in our analysis and the sections in which they are presented:

- Reviews the approach taken by other Councils to charging DCs for RVs (**section 3**).
- Examines the estimated infrastructure demands of recent RV developments according to publicly available resource consent documentation (**section 4**)
- Explores a range of other information sources to better understand the likely infrastructure demands of RVs (**section 5**)

- Considers possible implications for TCC's DC policy (**section 6**).
- Provides an overall summary and recommendations (**section 7**)

3. Review of Other DC Policies

3.1. Purpose

This section considers the approach taken by other Councils in their DC policies to charging DCs for RVs to gain a better understanding of current practice.

3.2. Approach

We reviewed the DC policies of the various Councils classified as being Tier 1 or Tier 2 under the NPSUD to identify whether, or how, they treat RVs differently from other developments. Reviewing these specific Councils' policies reflects the fact that they are high growth areas, whose DC policies will have also been subject to constant scrutiny - and thus refinement – by an engaged and well-resourced development community. Accordingly, these policies are likely to contain the most robust and reliable information for the matter at hand.

3.3. Findings

Several DC policies separately classify retirement village and/or aged care units from other types of residential development, but few provide any useful detail explaining how village-specific conversion ratios are derived. Nonetheless, to begin, Table 2 shows the conversion ratios currently set by Tier 1 and Tier 2 Councils for RV units, while Table 3 covers aged care units.

Table 2: Conversion Ratios for **Retirement Village Units** in Tier 1 and 2 DC Policies

Councils	Community Infrastructure	Reserves	Stormwater	Transport	Wastewater	Water supply
Auckland ¹	0.10	0.10	0.10	0.30	n/a	n/a
Christchurch	0.10	0.10	-	0.50	0.50	0.50
Hutt	-	-	0.50	0.30	0.50	0.50
Kāpiti Coast	0.60	0.60	0.60	0.60	0.60	0.60
Palmerston North	0.44	0.44	0.44	0.44	0.44	0.44
Porirua	0.50	0.50	0.50	0.50	0.50	0.50
Queenstown Lakes	0.54	0.34	-	0.24	0.48	0.50
Rotorua	0.50	0.50	0.50	0.50	0.50	0.50
Selwyn	-	-	-	-	0.50	-
Tasman	-	-	-	0.30	-	-
Waipa	0.50	0.50	0.50	0.50	0.50	0.50
Western Bay of Plenty	0.50	0.50	0.50	0.50	0.50	0.50
Median	0.47	0.39	0.47	0.47	0.50	0.50
Average	0.32	0.30	0.30	0.39	0.46	0.41

¹ Auckland Council does not set DCs for water or wastewater because Watercare – an Auckland Council CCO – sets infrastructure growth charges to recover growth-related water and wastewater infrastructure costs instead.

Table 3: Conversion Ratios for **Aged Care Units** in Tier 1 and 2 DC Policies

Councils	Community Infrastructure	Reserves	Stormwater	Transport	Wastewater	Water supply
Auckland ²	0.10	-	-	0.20	n/a	n/a
Christchurch	-	-	-	0.10	0.40	0.40
Hutt	-	-	0.50	0.30	0.50	0.50
Porirua	0.40	0.40	0.40	0.40	0.40	0.40
Median	0.05	-	0.20	0.25	0.40	0.40
Average	0.13	0.10	0.23	0.25	0.43	0.43

According to Table 2, 12 Tier 1 or 2 Councils separately classify RV units in their DC policy with a range of corresponding conversion ratios set for them. Generally, the conversion ratios set for RV units are about 0.5 or lower, but with some Councils setting higher ones. For example, Kapiti Coast sets a ratio of 0.6 based on average household sizes of 2.5 for all dwellings but only 1.5 for RV units. Across infrastructure types, the lowest conversion ratios are typically set for community infrastructure, reserves, transport, and stormwater. This makes sense as RV units are likely to generate relatively minor demand for these activities – except for stormwater – due to:

- the older age and relative immobility of village residents, coupled with
- the often-significant onsite provision of activities and facilities for the benefit of residents.

Fewer Councils separately identify/classify aged care units, with only four singling them out in their current DC policies. However, where aged care units are separately classified, they tend to attract very low conversion ratios, especially for community infrastructure, reserves, transport, and stormwater. Again, this makes sense, as residents of aged care units are generally highly immobile and unlikely to leave the village often, if at all.

² Auckland Council does not set DCs for water or wastewater because Watercare – an Auckland Council CCO – sets infrastructure growth charges to recover growth-related water and wastewater infrastructure costs instead.

4. Review of Resource Consent Documentation

4.1. Introduction

To obtain more direct evidence of the likely infrastructure demands of typical RVs units (and aged care rooms), we reviewed numerous resource consent applications to scan for any information on modelled or expected infrastructure demands, either per unit, or for the development overall. This section presents our findings.

4.2. Review Approach

Resource consent applications lodged in New Zealand must include an Assessment of Environmental Effects (AEE) that consider the proposal's likely environmental impacts across various dimensions. While the focus and content of each AEE may differ based on the specific development proposed, most include an assessment of infrastructure impacts so that the Council(s) involved can determine whether sufficient capacity exists to service them. As a result, good information on the likely infrastructure demands of RVs may be embedded in the AEEs lodged for them. Accordingly, this section describes the infrastructure demand information that we managed to extract from AEE's filed recently in New Zealand for new RVs, or expansions to existing ones.

4.3. Key Findings

The discussion below summarises salient information found in recent AEE's for eight new or expanded RVs across New Zealand. Where possible, we have converted the estimated infrastructure demands into a per unit or per room equivalent for ease of comparison with the conversion ratios set by TCC and other Councils as per the previous section of this report.

Water and Wastewater

The AEEs show that the water and wastewater demand of a typical RV resident are akin to those of residents living in a "typical" dwelling. Hence, differences arise mainly due to the smaller average household sizes of RV units, which we understand the policy already (largely) accounts for.

That said, we note that some proposed development's expected village water and wastewater usage to be lower than average on a per resident basis, but that this was offset by demand from visitors and staff. Consequently, the overall average for the village (per resident) more or less matches the local equivalents for a typical household/dwelling.

Stormwater

Just like water and wastewater, RV stormwater demands are also unlikely to differ significantly from the average on a per unit or per resident basis as they are driven purely by the quantum and nature of impervious surface area (ISA). Consequently, the stormwater demands of new or expanded villages in Tauranga should probably be assessed just by considering their impacts on ISA.

Transport

Fortunately, many of the AEEs that we found for new or expanded RVs included detailed traffic assessments, which presumably formed part of Integrated Traffic Assessments (ITAs). Amongst other things, these traffic assessments provided direct estimates of the number of daily and AM/PM peak trips for either:

- The overall development (i.e. including both RV and aged care units), or
- RV and aged care units separately.

Where the data were provided in aggregate for the overall development, we have assumed that the RV units generate double the traffic of the aged care units. This allowed us to split the traffic data out into RV units and aged care units to produce the table below, which shows the estimated traffic demands of seven recently consented/developed villages. As far as we understand, these include traffic generated by residents, plus staff and visitors.

Table 4: Estimated Traffic Demand from AEEs for New/Expanded RVs (Vehicle Trips per Unit per Day)

Village Name	RV Units			Aged Care Units/Beds		
	Daily Avg	AM Peak	PM Peak	Daily Avg	AM Peak	PM Peak
Ryman Kohimarama	3.07	0.17	0.20	1.54	0.08	0.10
Ryman Malvina Major	2.50	n/a	n/a	1.25	n/a	n/a
Summerset Waikanae	3.47	0.35	0.40	1.74	0.18	0.20
Waiiti Glenvar	2.97	0.17	0.07	1.48	0.08	0.04
Summerset Prebbleton	3.03	0.11	0.26	0.37	0.06	0.13
Oceania Melrose	3.50	n/a	n/a	1.75	n/a	n/a
Metlifecare Pakuranga	2.40	n/a	n/a	1.20	n/a	n/a
Median	3.03	0.17	0.23	1.48	0.08	0.12

According to Table 4, the average RV unit generates about three vehicle trips per day, with aged care units closer to 1.5 trips per unit per day. Given that TCC’s DC policy assumes that an average new dwelling generates approximately 10 trips per day, these data strongly suggest that RV and aged care units generate significantly less traffic than average and hence that policy refinements may be appropriate.

4.4. Reserves and Community Facilities

The three submissions made by the RV stakeholders strongly argue that villages create very limited demand for Council-funded reserves and community facilities because:

- Residents are in their final life stages, and hence often have limited mobility and/or propensity to “leave the village” for recreational pursuits, and
- The villages also provide (often-extensive) recreational facilities and amenities for residents to enjoy onsite without the need to travel elsewhere.

While the AEEs don’t appear to speak specifically to these points, it is useful to note that the transport figures quoted above support the claim that residents seldom travel offsite. In addition, we confirm that the various villages we reviewed for this exercise do indeed provide extensive

onsite amenities that avoid the need for residents to travel offsite for recreational and social purposes. This is illustrated in the table below, which shows the range of amenities proposed for each new/expanded village in our sample.

Table 5: Planned Onsite Community Facilities at Proposed New/Expanded Villages

Village Name	Onsite Community Infrastructure
Ryman Kohimarama	Amenities include a bowling green, swimming pool, spa, gym, theatre, games room, library, and pool and darts room.
Ryman Malvina Major	Bowls, pétanque course, swimming pool, gym, bar, village lounge, library, café, hair salon
Summerset Waikanae	Amenities include a bowling green, café, restaurant, swimming pool, library, recreation centre, and cinema.
Summerset Prebbleton	Recreation and entertainment activities, a café, communal sitting areas; gymnasium, swimming pool, lounges, library, theatre/chapel, hair salon
Metlifecare Pakuranga	Activity and events spaces, lounges, gym, and pool
Ryman Karori	Indoor pool, spa, theatre, crafts room, gym, activities room, bowling green, library, pool and darts room, residents' workshop

In our view, the provision of these onsite facilities coupled with the generally lower mobility of residents – and hence their much lower travel demands -means that RV and aged care units are highly likely to place significantly lower demands on DC-funded reserves and community facilities than a typical household/dwelling.

5. Review of Other Information Sources

5.1. Introduction

Our final research task was to identify and review other information sources that may help us better understand the likely infrastructure demands of new or expanded RVs in Tauranga.

5.2. Participation in Sports (16-Year Trends)

In 2016, Sport New Zealand published a report on trends in sports participation over the past 16 years.³ It found that weekly participation in sport and active recreation by people aged 65+ fell slightly from 68% in 1998 to 65.8% in 2014. When walking is excluded, the fall was more pronounced, with weekly participation in sport and active recreation for those aged 65+ dropping from 33.3% in 1998 to 27.5% in 2014.

Sport club membership is also on the decline, with the number of people aged 65+ that belong to one dropping from just under 50% in 1998 to just over 33% in 2014.⁴

Overall, fewer people are participating in sport and recreation over time, including older people.

5.3. Participation in Sports (2019 Snapshot)

In addition to the trends report noted above, Sport New Zealand has also published other (more recent) data on sport and active recreation participation, which provides a more up-to-date view into the likely infrastructure demands of older people.⁵ While this report contains many interesting insights into the relatively sedentary lifestyle of older people living in New Zealand, the table below appears to provide the most detailed information that is relevant here. It shows the proportion of people of each age, gender, or ethnicity that have participated in each sport or activity during the 2019 calendar year. It shows, for example, that 39% of all respondents ran or jogged during the year, compared to only 2% of those aged 75+.

Overall, these data confirm that people aged 75+ are far less active than younger people. While data for people aged 80+ are unavailable, it seems safe to conclude – based on a simple extrapolation of these data – that their participation rates would be lower than those 75+. Finally, given that the recreational activities most commonly done by older people do not utilise Council-funded infrastructure (such as netball or tennis courts), it follows that they generate very low demands for DC-funded reserves and community facilities.

³ *Sport and Active Recreation in New Zealand. The 16-Year Adult Participation Trends 1998 to 2014*

⁴ On the flip side, gym membership rates increased slightly over the period for most (if not all) age groups.

⁵ *Sport New Zealand. 2020. Active NZ 2019 Participation Report. Wellington*

Figure 1: Participation Rates by Age, Gender, and Ethnicity in 2019 (All respondents aged 18 or older)

Table 8: Proportion of those who have participated in each sport or activity in the 12 months prior among adults in 2019

% Participated 12 months	TOTAL	Age						Gender		Ethnicity			
		18-24	25-34	35-49	50-64	65-74	75+	Male	Female	European	Māori	Pacific	Asian
Walking	85%	88%▲	89%▲	89%▲	83%	79%▼	66%▼	80%▼	89%▲	86%▲	84%	84%	82%▼
Gardening	46%	25%▼	43%▼	50%▲	52%▲	53%▲	48%	42%▼	51%▲	50%▲	43%▼	36%▼	29%▼
Running / jogging	39%	71%▲	61%▲	49%▲	24%▼	6%▼	2%▼	40%▲	38%▼	38%▼	40%	48%▲	46%▲
Individual workout using equipment	38%	61%▲	50%▲	41%▲	31%▼	19%▼	13%▼	38%	38%	38%	43%▲	50%▲	38%
Swimming	34%	44%▲	42%▲	41%▲	29%▼	20%▼	11%▼	32%▼	36%▲	36%▲	35%	30%	27%▼
Playing games (eg. with kids)	32%	34%▲	44%▲	47%▲	20%▼	16%▼	6%▼	28%▼	35%▲	33%▲	36%▲	38%▲	25%▼
Day tramp	24%	34%▲	32%▲	28%▲	22%▼	11%▼	7%▼	24%	24%	27%▲	21%▼	12%▼	17%▼
Group fitness class (eg. aerobics, crossfit)	19%	29%▲	31%▲	22%▲	11%▼	8%▼	10%▼	11%▼	27%▲	20%▲	22%▲	24%▲	15%▼
Yoga	17%	23%▲	28%▲	21%▲	13%▼	6%▼	2%▼	9%▼	25%▲	18%▲	16%	14%	16%
Marine fishing	13%	12%	15%▲	15%▲	15%▲	9%▼	5%▼	19%▲	8%▼	15%▲	16%▲	9%▼	6%▼
Canoeing / kayaking	11%	16%▲	14%▲	14%▲	10%	4%▼	1%▼	12%▲	11%	13%▲	10%▼	7%▼	6%▼
Golf	11%	12%▲	12%▲	10%	10%▼	11%	7%▼	17%▲	5%▼	11%▲	10%	8%	7%▼
Road cycling	10%	9%	10%	12%▲	11%	9%▼	4%▼	11%▲	9%▼	11%▲	8%▼	7%	6%▼
Dance / dancing (eg. ballet, hip hop and so on)	10%	20%▲	14%▲	9%	7%▼	6%▼	4%▼	5%▼	15%▲	9%▼	12%▲	17%▲	13%▲
Surfing / body boarding	10%	14%▲	11%▲	14%▲	8%▼	3%▼	0%▼	11%▲	8%▼	11%▲	10%	8%	4%▼
Tennis	8%	13%▲	10%▲	10%▲	7%▼	3%▼	2%▼	9%▲	7%▼	9%▲	6%▼	6%	7%
Table tennis	8%	18%▲	9%	9%▲	6%▼	2%▼	2%▼	10%▲	6%▼	8%▼	7%	7%	13%▲
Overnight tramp	8%	12%▲	10%▲	9%▲	8%	3%▼	1%▼	9%▲	7%▼	9%▲	7%	3%▼	4%▼

▲▼ Significantly higher/lower than the total
Results are from 2019
Base: All respondents aged 18 and over

5.4. NZTA Household Travel Survey

The New Zealand Household Travel Survey measures New Zealander’s travel patterns by asking everyone in randomly selected households to record their travel over 2 days.⁶ The results offer valuable insights into how, when and why New Zealanders travel, including variations in travel propensity by respondent age. The following excerpts illustrate how the travel patterns of older people compare to the rest of the population.

⁶ The survey has run in a range of forms since 1989, mainly focusing on a 2 day travel diary. In 2015, the methodology was changed to collect 7 days of travel information. However, in July 2018 we changed this back to 2 days to make it easier for participants and get better data quality.

Figure 2: Time Spent Travelling per Person per Week by Age (2018 - 2021)

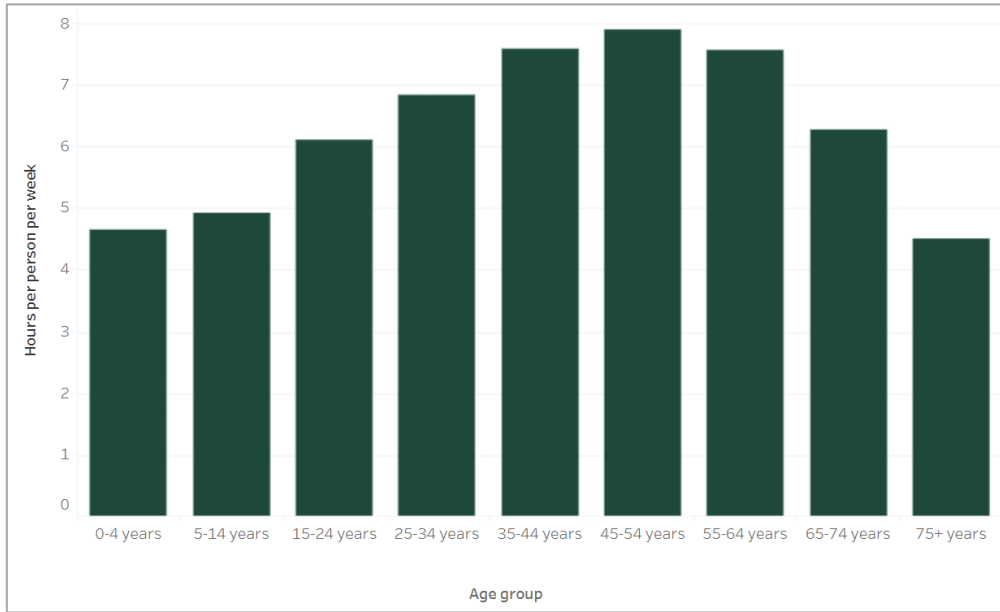
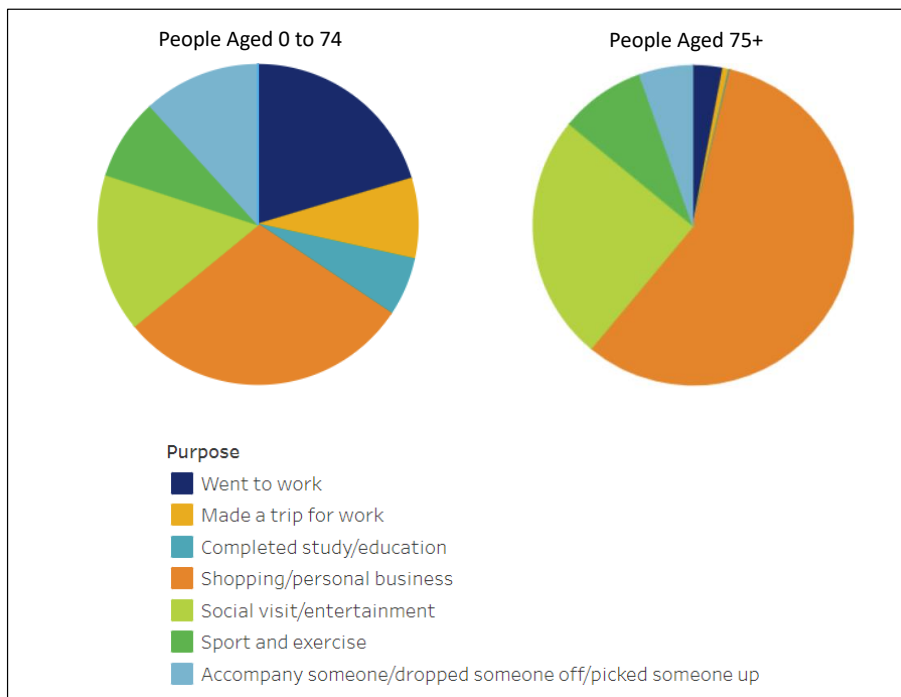


Figure 2 shows that people aged 75+ travel significantly fewer hours per week than younger people. In fact, the average for people of all ages is 6.6 hours per week compared to only 4.6 for those aged 75+.

Not only do older people travel less, but they also travel for different reasons. This is illustrated in the chart below, which compares the purpose of travel between people aged up to 75, and those aged 75 or older. Note that most travel by people aged 75+ is for discretionary reasons (i.e. non-work and non-school) which enables it to be undertaken off-peak and thus minimise contributions to congestion during the busiest times.

Figure 3: Purpose of Travel by Age Group



While not shown in the charts above, this survey also shows that people aged 75 or over are more likely to have mobility issues that limit their willingness and ability to travel, including difficulties driving, walking, and taking public transport. Thus, overall, older people appear to place lower demands on the transport network than younger people.

5.5. Trip Generation Data

Trip generation data, which are used to estimate the traffic and parking demand associated with new developments, adds further context to the relative travel demands of people living in RV or aged care units. For example, the table below (from the 10th edition of the ITE Trip Generation Manual) shows that RV and aged units generate much lower PM peak travel demands than those living in a standard/detached dwelling.

INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)					
(Trip Generation Manual, 10th Edition)					
Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
PORT AND TERMINAL					
30	Intermodal Truck Terminal	1,000 SF GFA	1.72		
90	Park-and-Ride Lot with Bus Service	Parking Spaces	0.43		
INDUSTRIAL					
110	General Light Industrial	1,000 SF GFA	0.63		
130	Industrial Park	1,000 SF GFA	0.40		
140	Manufacturing	1,000 SF GFA	0.67		
150	Warehousing	1,000 SF GFA	0.19		
151	Mini-Warehouse	1,000 SF GFA	0.17		
154	High-Cube Transload & Short-Term Storage Warehouse	1,000 SF GFA	0.10		
155	High-Cube Fulfillment Center Warehouse	1,000 SF GFA	1.37		
156	High-Cube Parcel Hub Warehouse	1,000 SF GFA	0.64		
157	High-Cube Cold Storage Warehouse	1,000 SF GFA	0.12		
160	Data Center	1,000 SF GFA	0.09		
170	Utilities	1,000 SF GFA	2.27		
180	Specialty Trade Contractor	1,000 SF GFA	1.97		
RESIDENTIAL					
210	Single-Family Detached Housing	Dwelling Units	0.99		
220	Multifamily Housing (Low-Rise)	Dwelling Units	0.56		
221	Multifamily Housing (Mid-Rise)	Dwelling Units	→	0.44	0.18
222	Multifamily Housing (High-Rise)	Dwelling Units	→	0.36	0.19
231	Mid-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.36		
232	High-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.21		
240	Mobile Home Park	Dwelling Units	0.46		
251	Senior Adult Housing - Detached	Dwelling Units	0.30		
252	Senior Adult Housing - Attached	Dwelling Units	0.26		
253	Congregate Care Facility	Dwelling Units	0.18		
254	Assisted Living	1,000 SF GFA	0.48		
255	Continuing Care Retirement Community	Units	0.16		
260	Recreation Homes	Dwelling Units	0.28		
265	Timeshare	Dwelling Units	0.63		
270	Residential Planned Unit Development	Dwelling Units	0.69		
LODGING					
310	Hotel	Rooms	0.60		
311	All Suites Hotel	Rooms	→	0.36	0.17
312	Business Hotel	Rooms	0.32		
320	Motel	Rooms	0.38		
330	Resort Hotel	Rooms	0.41		
RECREATIONAL					
411	Public Park	Acres	0.11		
416	Campground / Recreation Vehicle Park	Acres	0.98		
420	Marina	Berths	0.21		
430	Golf Course	Acres	0.28		
431	Miniature Golf Course	Holes	0.33		

New Zealand research paints a similar picture, with the oft-cited NZTA Research Report 453 – which presents data on trip and parking generation by land use type – shows that RV units generate average and peak daily travel demands that are about 75% lower than a standard dwelling.

6. Implications for the DC Policy

This section considers potential implications of our findings for TCC’s DC policy.

6.1. Citywide DCs

TCC currently charges each development a citywide DC towards infrastructure that services all new residents and businesses regardless of where they work or live. The schedule below shows the current charge per standard residential dwelling excluding GST.

Table 6: Citywide DCs per Standard Dwelling ex GST

Asset Types	\$/HEU ex GST	Shares
Water	\$15,131	52%
Wastewater	\$8,331	29%
Stormwater	\$0	0%
Transport	\$274	1%
Reserves	\$522	2%
Community facilities	\$4,933	17%
Total	\$29,191	100%

Table 6 shows that more than 80% of citywide DC relate to the provision of bulk water and wastewater infrastructure, with a further 17% relating to community facilities. Transport and reserves account for the remaining 3%, with no citywide stormwater DCs applying.

In our view, and based on the information summarised and presented herein, we believe that there are compelling reasons to set conversion ratios as per the table below for the purpose of calculating citywide DCs on new or expanded RV developments.

Table 7: Proposed Conversion Ratios for Citywide DCs

Asset Types	RV units	Aged Care units
Water	0.50	0.40
Wastewater	0.50	0.40
Stormwater	0.50	0.40
Transport	0.20	0.10
Reserves	0.10	0.05
Community facilities	0.10	0.05

These proposed conversion ratios acknowledge that typical RV and aged care units generate approximately the same infrastructure demands as a small residential unit for the three waters activities, but that their demands for the other asset types are significantly lower due to:

- The older average age of residents;
- Their relatively limited mobility/activity levels;
- Their limited offsite travel; and
- The onsite provision of social and recreational amenities in lieu of Council-funded ones.

However, at the same time, new retirement village and aged care units do receive “non-use” benefits from new Council infrastructure by improving the amenity of the neighbourhoods in which they reside. In addition, new village and aged care units create network demands from employees and visitors that must be included. The likely overall impacts of these various factors on network demand are reflected in our proposed conversion ratios above.

6.2. Local DCs

In addition to citywide DCs, TCC also charges local DCs to recover the costs of infrastructure that are installed to service growth in discrete parts of the city, including new growth areas.

While we recommend that the proposed new conversion ratios shown in the table overleaf also apply to local DCs, we acknowledge that this is more complicated due to the different way that local DCs are charged. Specifically, while citywide DCs are charged on a per HEU basis, local DCs are charged per lot or per hectare. Accordingly, further work is required by the Council to consider whether or how the changes proposed above for citywide DCs are best given effect to for local DCs, if at all.

7. Summary and Recommendations

This report has considered whether or how TCC's DC policy should be refined to reflect the seemingly different infrastructure demands of retirement village and aged care units. Our review of various data sources suggests that, consistent with submissions received, such units do indeed materially lower demands for certain infrastructure types, namely transport, reserves, and community facilities. While we are clear that these differences should be reflected in changes to the application of citywide DCs, further work is required to understand the need for and/or merits of corresponding local DCs due to the differing way in which they are calculated and charged.

Long-term Plan 2024–34



Respondent No. 284

Response ID 5675637

Date of contribution Apr 28 24 03:51:18 pm

Personal information

First name Gerald

Last name Ponsford

I'm providing a submission (choose one): as an individual

Please let us know what ward you live in Waikanae

Do you want to speak to Council about your submission at our public hearings on 2 May? Yes

Are you happy for your name to be published with your feedback: My name can be published with my feedback

Submission

Proposal 1: Three waters funding
Which option should we choose? (select one option)

Option 2: Fund \$4.7 million shortfall by taking on debt each year.

Would you like to expand on your answer for option 2?

Intergenerational and so long term debt funded appropriate.

Proposal 2: Proactively reduce Council's debt
Which option should we choose? (select one option)

Option 3: Apply average rates increases of 6% per year from 2025/26 to 2033/34

Would you like to expand on your answer for option 3?

The future gets the benefit of the current so good to balance rate rises with an appropriate debt level. A 6% rate / increased debt position good for what is an intergenerational scenario .

Proposal 3: Transfer Council's housing for older people Which option should we choose? (select one option)

Option 2: Older persons' housing is delivered by an existing Community Housing Provider with less influence from Council

Would you like to expand on your answer for option 2?

Council should be taking a balanced approach rather than focussing on one age demographic. Let's make Kapiti young !

New climate action rate

Which option should we choose? (select one option)

Option 2: Make no change to how we allocate funding our climate change activities

Would you like to expand on your answer for option 2?

Current situation is fit for purpose.

If you have any views on these policies, please comment here:

More needs to be done to develop pre existing residential land use areas. For example the eastern half of Te Moana Road has had limited contributions towards its development and enhancement as a residential area for decades. Limited improvement to footpathing on the northern side (much still unchanged from 30 years ago) limited footpathing on the southern side requiring pedestrians to cross an increasing busy / excessive speed road. No safe formal zebra crossings provided and an absence of either active or passive traffic calming makes for a very unsafe situation for the increasingly young population and those wanting to access the river walkways. Providing an environment where 70/80/90 km per hour for thousands of vehicles per month is not in keeping with providing ratepayers and residents with the Kapiti lifestyle. A road noise policy is also required to mitigate significant changes in vehicle type and volume as has occurred on Te Moana Road in recent years

Is there anything else you'd like to tell us about this LTP?

Speed management need to focus on ensuring posted speed limits are seen as a maximum rather than a target. High speeds on Te Moana Road and its implications, both safety and noise, on pedestrians and ratepayers have been ignored by Council for far too long. More also needs to be done to develop pre existing residential land use areas. For example the eastern half of Te Moana Road has had limited contributions towards its development and enhancement as a residential area for decades. Limited improvement to footpathing on the northern side (much still unchanged from 30 years ago) limited footpathing on the southern side requiring pedestrians to cross an increasing busy / excessive speed road. No safe formal zebra crossings provided and an absence of either active or passive traffic calming makes for a very unsafe situation for the increasingly young population and those wanting to access the river walkways. Providing an environment where 70/80/90 km per hour for thousands of vehicles per month is not in keeping with providing ratepayers and residents with the Kapiti lifestyle. A road noise policy is also required to mitigate significant changes in vehicle type and volume as has occurred on Te Moana Road in recent years.

MEMORANDUM TO: THE MAYOR & COUNCILLORS OF KAPITI DISTRICT COUNCIL

SUBJECT: LTP SUBMISSION BY GERALD PONSFORD & 420 – 470 TE MOANA ROAD RESIDENTS

DATE: 30 APRIL 2024

Dear Mayor & Councillors

I had hoped to come and speak to you in person on Thursday 2 May, but the times I have been (5pm & 5.10 pm) clash with the ballet I promised to take Diana too. Unfortunately, Jayne had no earlier time slots available.

The key points I had hoped to discuss with you are:

1. A key objective of the LTP is **OUR PLACE IS LIVEABLE FOR CURRENT & FUTURE GENERATIONS.**

For 420 – 470 Te Moana Road, livability is being significantly compromised by the excessive speeds (as noted by KDCDC officers) by over 1000 vehicles per week. This generates significant extra noise (twice the 50kph level) as well as safety implications (40% higher) for those in, around and on the road.

2. The excessive speed conflicts with **CLIMATE CHANGE OBJECTIVES.** Faster speeds = more emissions
3. **YOUR NEEDS OUR PRIORITY** is a key theme of the LTP. The experience of ratepayers and residents of the relevant section of Te Moana Road suggests the opposite. Eight years of dialogue on traffic calming, signage, appropriate road surface asphaltting, modern foot pathing on both sides, formal zebra crossings, optical narrowing, car parking and the like have for all intents and purposes been ignored.
4. When the Kapiti Expressway opened, considerable advocacy was provided by Mayor Gurunathan & councillors to mitigate the noise impacts on Raumati & Paraparaumu residents. Significant noise walls were installed as a result to mitigate the impacts.

Te Moana Road has suffered similar impacts, notably a significant increase in general traffic well above that indicated by NZTA modelling. In addition, there has been a 300% increase in heavy trucks particularly logging and Te Moana has been changed from an access road between the beach and old SH1 to an urban connector road. Nothing has been done to mitigate the impact on Te Moana Road.

5. Information from NZTA indicates that due to the primary land use of Te Moana Road (Old SH1 to Expressway) being residential as an urban connector road a 40 kph speed limit is justified. Best practice also indicates formal pedestrian crossing and a host of traffic calming measures to ensure traffic travel at or below the posted speed limit.
6. Monitoring over 8 years by Council officers has confirmed that excessive speeds are a regular feature of 420 – 470 Te Moana Road, with frequent examples (hundreds per week) of vehicles travelling at 70 kph, 80 kph and above. Council officers accept this and acknowledge the extra noise and safety implications but only are interested in continuing with ongoing monitoring, rather than passive and active speed management and education to ensure 50kph is seen as a maximum not a target.
7. A recent report by KCDC officers to the Waikanae Community Board noted a 1 kph decrease in median speed due to the increase in traffic during the Waikanae bridge diversion. The report noted a 3 to 4 %reduction in the risk of serious injury as a result.

The report made no reference to the fact that the current median speed of vehicles travelling on Te Moana Road has an increased risk of serious injury at least 40% higher than if vehicles travelled at or below 50kph. This is conservative given the huge volume of vehicles travelling above 60 kph and the large number of heavy trucks.

The report also noted that during the diversion, traffic volumes at peak times equated to circa 24,000 vehicles per day. Even pre diversion, volumes at peak times equate to 15,000 vehicles per day and increasing. These volumes require (and justify) asphalt to mitigate the impact of road noise on ratepayers/residents.

8. Waikanae is getting younger with considerable numbers of children crossing and traversing Te Moana Road each day. Recent social media posts indicate an overwhelming number of residents require reduced opportunities to speed, slower traffic overall, pedestrian safe zebra crossings, raised regular speed humps and to be taken seriously.
9. If you lived on Te Moana Road, would these issues continue to be ignored?.

Kind regards
Gerald Ponsford

Long-term Plan 2024–34



Respondent No. 310

Response ID 5676001

Date of contribution Apr 28 24 08:52:22 pm

Personal information

First name Kathryn

Last name Ennis

I'm providing a submission (choose one): as an individual

Please let us know what ward you live in Waikanae

Do you want to speak to Council about your submission at our public hearings on 2 May? Yes

Are you happy for your name to be published with your feedback: My name can be published with my feedback

Submission

Proposal 1: Three waters funding
Which option should we choose? (select one option)

Option 1: Fund \$4.7 million shortfall with an additional 5% rates increase in Year 1.

Proposal 2: Proactively reduce Council's debt
Which option should we choose? (select one option)

Option 3: Apply average rates increases of 6% per year from 2025/26 to 2033/34

Would you like to expand on your answer for option 3?

There is no need for the 17% rates hike this year and increases of 6-8% each year are unacceptable. KCDC can save significant amounts of money by canning the over-zealous and extravagant CAP process and its exaggerated Pathways scenarios and opt instead for a sensible approach to coastal planning, based on assessment of actual and reasonable risks. Stopping proceeding with projects like Kapiti Gateway should be regarded as a priority, since these are non-essential projects. The Council should also dis-establish its Te Whakaminenga o Kapiti committee and appointments to Council, since this gives enhanced representation to only about 2,000 people in the district.

**Proposal 3: Transfer Council's housing for older people
Which option should we choose? (select one option)**

Option 3: Older persons' housing continues to be delivered by Council with no option to grow the portfolio

**New climate action rate
Which option should we choose? (select one option)**

Option 1: Introduce a new targeted climate action rate based on a property's capital value rather than the current land-value based general rate

Would you like to expand on your answer for option 1?

There is, however, no need for a climate action rate. The Council's CAP process is an over-blown, over-zealous approach to coastal management. All that is required at the moment in terms of 'climate change actions' is to 1) maintain existing seawalls 2) establish a valid monitoring process, to be able to assess whether actual trends over the next ten years verify the CAP projections.

Upload any related files



https_s3-ap-s... .docx_1714301497

Comments on Coastal Adaptation Plan (CAP) Process

The following comments on the CAP process are intended as input to the Kapiti Coast District Council's Long Term Plan (LTP).

The Council's LTP doesn't contain the costs for climate change mitigation options outlined in the Pathways scenarios for the four adaptation areas in the CAP documents. The only costs included in the LTP appear to be for replacement of the existing seawalls at Paekakariki and Raumati – at a cost of \$15m for the former and \$26 m for the latter. These costs, which provide specific benefits for specific properties protected by these seawalls, should not be cross-subsidised by all ratepayers in the Kapiti district. The relevant rating units should be ring-fenced into a specific rating area, with a levy applied, to ensure an appropriate contribution to these specific benefits.

When will the Pathways costs for CAP options be added to the Long-Term Plan? KCDC has noted in its website documentation that Councils are required to review their Long-Term Plan every three years. Presumably the Council will have to determine the LTP costs and decisions prior to 30 June 2024, so it can set the rate for the 2024/25 financial year.

Given that the projected costing for Pathways scenarios has yet to be formally proposed to Council, and decisions on the complicated array of options within the Pathways scenarios for each adaptation area cannot be decided in detail by 30 June 2024 (only two months away), then presumably these cost estimates cannot be added to the LTP until the next review.

The Council needs to clarify that for the general public, because at the moment any quick decisions relating to the CAP recommendations and options would result in a storm of community revolt, because of the nature of the extravagant 'virtue signalling' planning involved and the huge costs of many of the options listed.

The cost of options in the CAP Pathways scenarios and proposals are completely incompatible with the financial strategy outlined in the LTP i.e. a 17% rates hike for the 2024/25 year and between 6-8% rises each year. If some or indeed any of the options included in the Pathways scenarios were to be added, a huge amount of additional funding would need to be found.

General Comments on the Long-Term Plan

Kapiti residents do not want the Council carrying on non-essential projects which only lead to increased costs and increased rates. Being in the middle of a cost-of-living crisis and with a ratepayer base of some 26,500 rating units and a median income figure of just under \$30,000 income per Kapiti residents, now is not the time for Council to be punishing ratepayers with the additional costs of aspirational projects. Given that rates provide 70% of the Council's revenue, now is not the time to be alienating ratepayers with Council over-reach.

I include in this the costs of 'shiny projects' such as the Kapiti Gateway, the over-the-top 'climate change virtue signalling' CAP process and the ever-increasing costs of liaison with the manawhenua iwi in the Kapiti District. The Council decided to establish a Maori ward, and although the Council will now need to hold a referendum on this due to new Government requirements, that was a logical decision. 70% of those who identify as Maori in the Kapiti area do not belong to the three manawhenua iwi represented on the Council's Te Whakaminenga o Kapiti committee, and they deserve to be represented. A Maori ward is a fair way of ensuring that all Maori in the Kapiti area are represented on Council. Continuation of the current manawhenua iwi bias in representation is not acceptable, particularly in addition to a Maori ward. Te Whakaminenga o Kapiti, being drawn from the three manawhenua iwi, in fact represents only about 2,000 Maori in the Kapiti area – less than 4% of the Kapiti population. (Source – 2028 census, also KCDC documents including the Cultural Values Assessment Report and the Social Impact Report for the CAP process.)

It is clear from all KCDC documentation that the Council has become increasingly dominated by the Te Whakaminenga o Kapiti manawhenua iwi interests. I and thousands of other Kapiti ratepayers object to being expected to continue to pay for enhanced representation for these iwi. Generally, a significant majority of the Kapiti public does not support iwi representatives to be appointed to Council committees, and given favoured access to Council decision-making. Apart from the cost to all ratepayers of these iwi appointments, (with stipends, additional meeting fees and expenses), the Council has a whole Iwi Partnerships management unit headed by a Group Manager, which seems to have as its sole purpose iwi liaison with the three manawhenua iwi. This represents a significant cost to Council. In addition, these three iwi - Ngati Raukawa, Ngati Toa and Te Ati Awa - are corporates in their own right, with significant vested pecuniary and fiduciary interests in the area. The representatives of these businesses should not have any more access or ability to influence Council decision-making than any other business in the area.

Kapiti ratepayers want the Council to 'stick to its knitting' – water management, roading and other infrastructure, management of parks and community facilities, waste management, etc. This may be boring for aspirational young Council planners and bureaucrats who want to create aspirational projects that are funded with other people's money, however as noted above, in a cost-of-living crisis now is not the time to be undertaking anything other than essential projects and essential expenditure.

Kathryn Ennis-Carter

Kapiti Resident and Ratepayer

Long-term Plan 2024–34



Respondent No. 326

Response ID 5676773

Date of contribution Apr 29 24 12:41:20 pm

Personal information

First name Poole Family Trust

I'm providing a submission (choose one): on behalf of an organisation

Write organisation name here Poole Family Trust

Please let us know what ward you live in Waikanae

Do you want to speak to Council about your submission at our public hearings on 2 May? Yes

Are you happy for your name to be published with your feedback: My name can be published with my feedback

Submission

New climate action rate
Which option should we choose? (select one option)

Option 2: Make no change to how we allocate funding our climate change activities

Would you like to expand on your answer for option 2?

There is no need as costing can be easily identified through accounting practice and unique codes. A new targeted rate would need to be FULLY consulted upon so input and output are fully understood by the ratepayers of Kapiti. Check the requirements of the Ratings Act.

If you have any views on these policies, please comment here:

Rates remission should be considered a social policy of central government responsibility with reimbursement – not Local Govt. Cease all rates remissions.
Revenue and finance should be using 'best practice' values from Treasury, Reserve Bank and IRD to determine assumptions rather than figures from Beryl.
Development contributions should be split into green-field and brown-field rates. All development contributions shall recover the full cost of joining the existing infrastructure.

If you have any views on these other items, please comment here:

Fees and rates increases should be held as close as possible to real cost increases after efficiency audits. Enhancing democracy should allow for timing of events for as many stakeholders as possible and should allow as much engagement as possible, eg questions allowed in chat in TEAMS.

Is there anything else you'd like to tell us about this LTP?

Response for Proposal 1: Neither option. Re-check all assumptions for the 3 waters activity areas. I understand some mistakes have been made in the operating and capital funding sheets for each. Once these are corrected, I am willing for these 3x Activity Areas to be included in the LTP.

Response for proposal 2: None of the options above. The percentage figure shown above relate to the "gross rates" whilst the figure that the ratepayer actually pays – "Net Rates" or the actual rates paid by ratepayers is understated by an order of a figure greater than 1+% higher than shown. As the budget is in such a state, debt repayment can only be undertaken after structural changes are made to the budget.

Response for Proposal 3: None of the above. Option 1 provides more choice to start from scratch without past encombrances, but I do not agree to transfer \$21+m of ratepayers equity as a gift to a third-party. The land and buildings must be sold – even at a discounted rate – to the third party.

Regarding rates increases in general:

These rates increases are unaffordable/unacceptable to many in the Kapiti community. We understand instructions to staff were to create a LTP around – "Growth, Balance, No cut in services, Climate Change'. The current Government has had no concerns of seeking Government departments to reduce expenditure by 6.5 percent. Why was this discipline not shown here? Ratepayers should have also been offered cuts in services as options to assess. Line by line budget items should have been considered for need not want. This exercise should still be carried out.

Upload any related files



https_s3-ap-so... .pdf_1714358428

SUBMISSION FORM



We consider all feedback when developing our Long-term Plan. Make sure you read the consultation document and supporting information available online at haveyoursay.kapiticoast.govt.nz/LTP and at our libraries and service centres. You can give us your feedback any time before midnight Sunday 28 April 2024 by doing any of the following:

ONLINE

- Go to haveyoursay.kapiticoast.govt.nz/LTP and use the online submission form.
- Email us at submissions@kapiticoast.govt.nz.

ON PAPER

Fill in the paper submission form and either:

- drop it into one of our libraries or service centres;
- or post to Long-term Plan submissions, Kāpiti Coast District Council, Private Bag 60601, Paraparaumu 5254.

IN PERSON

- Talk to an elected member at one of our drop-in sessions in various locations around the district.
- Speak to your submission in the Council Chamber on 2 May.

HAVE YOUR SAY ON OUR PROPOSED LTP 2024-34

If you need more space than provided in this form, feel free to attach extra pages or information.

PROPOSAL 1: HOW SHOULD COUNCIL FUND THE INCREASED COST TO DELIVER THREE WATERS SERVICES? | PAGES 25-27

Now that the three waters legislation has been repealed, we need to fund the \$4.7 million operating cost shortfall for three waters services in Year 1 of the LTP.

Which option should we choose? (select 1 option).

- Option 1:** Fund \$4.7 million shortfall with an additional 5% rates increase in Year 1.
- Option 2:** Fund \$4.7 million shortfall by taking on debt each year.

Would you like to expand on your answer?

Neither option - re-check all assumptions for the 3 Waters Activity Areas. I understand some mistakes have been made in the Operating & Capital Funding sheets for each. Once these are corrected, I am willing for these 3x Activity Areas to be included in the LTP.

.....

PROPOSAL 2: PROACTIVELY REDUCE COUNCIL'S DEBT | PAGES 28-32

To build a resilient future for Kāpiti we want to proactively reduce Council's debt through annual rate increases.

Which option should we choose? (select 1 option).

- Option 1:** Apply average rates increases of **8%** per year from 2025/26 to 2033/34.
- Option 2:** Apply average rates increases of **7%** per year from 2025/26 to 2033/34.
- Option 3:** Apply average rates increases of **6%** per year from 2025/26 to 2033/34.

Would you like to expand on your answer?

None of the Options above. The percentage figure shown above relate to the "Gross Rates" whilst the figure that the ratepayer actually pays - "Net Rates" or the actual rates paid by ratepayers is understated by an order of a figure greater than 1+% higher than shown.

As the budget is in such a state, debt repayment can only be undertaken after structural changes are made to the budget.

PROPOSAL 3: PROVIDING MORE SUSTAINABLE COUNCIL HOUSING FOR OUR OLDER PEOPLE | PAGES 34-39

With a growing housing need across our district, we need to ensure our older people have access to quality, affordable housing now and in the future.

Which option should we choose? (select 1 option).

- Option 1:** Transfer our older persons' housing assets to a new Community Housing Provider.
- Option 2:** Older persons' housing is delivered by an existing Community Housing Provider with less influence from Council.
- Option 3:** Older persons' housing continues to be delivered by Council with no option to grow the portfolio.

Would you like to expand on your answer?

None of the above. Option 1 provides more choice to start from scratch without past encumbrances, but I do not agree to transfer \$21+m of ratepayer's equity as a gift to a third-party. The land and buildings must be sold - even at a discounted rate - to the third-party.

INTRODUCING A CLIMATE ACTION RATE | PAGE 41

We want to consolidate our climate action activities and track the associated funding through a targeted rate. This new rate won't increase the amount we currently collect from rates.

Which option should we choose? (select 1 option).

- Option 1:** Introduce a new targeted climate action rate based on a property's capital value rather than the current land-value based general rate.
- Option 2:** Make no change to how we allocate funding our climate change activities.

Would you like to expand on your answer?

There is no need as costing can be easily identified through accounting practice and unique codes. A new Targeted Rate would need to be FULLY consulted upon so input and output are fully understood by the ratepayers of Kapiti. Check the requirement of the Ratings Act.

POLICIES | PAGE 42

We are proposing some changes to four of our policies:

- Rates remission
- Revenue and finance
- Development contributions
- Significance and engagement

You can see our full draft policies at haveyoursay.kapiticoast.govt.nz/LTP.

If you have any views on these policies, please comment here.

Rates remission should be considered a social policy of central government responsibility with reimbursement - not Local Govt. Cease all Rates Remissions.

Revenue and finance should be using 'best practice' values from Treasury, Reserve Bank and IRD to determine assumptions rather than figures from Beryl.

Development contributions should be split into green-field and brown-field rates. All development Contributions shall recover the full cost of joining the existing infrastructure.

OTHER ITEMS | PAGE 43

We have included other items in our consultation document for you to consider. These include:

- Fees and charges
- Proposed alcohol licensing fees bylaw
- Enhancing democracy

You can find further information on the proposed alcohol licensing bylaw at

haveyoursay.kapiticoast/alcohol-licensing. If you have any views on these other items, please comment here.

Fees and rates increases should be held as close as possible to real cost increases after efficiency audits.

Enhancing democracy should allow for timing of events for as many stakeholders as possible and should allow as much engagement as possible, eg questions allowed in chat in TEAMS.

IS THERE ANYTHING ELSE YOU'D LIKE TO TELL US ABOUT THIS LTP?

These rates increases are unaffordable/unacceptable to many in the Kapiti community.

We understand instructions to staff were to create a LTP around – “Growth, Balance, No cuts in Service, Climate Change”.

The current Government has had no concerns of seeking Government departments to reduce expenditure by 6.5 percent.

Why was this discipline not shown here? Ratepayers should have also been offered cuts in services as options to assess.

Line by line budget items should have been considered for need not want.

This exercise should still be carried out.

Further issues are discussed in the attached annex.

These issues (and more) will be discussed in my submission.

ABOUT YOU

First name Last name Pooler Family Trust

Phone number 0274 447 475

Email Trustee Contact: Quentin@academyapparel.co.nz

I'm providing a submission (choose one):

as an individual on behalf of an organisation (write name here) Pooler Family Trust

Please let us know what ward you live in:

Paekākāriki Raumati Paraparaumu Waikanae Ōtaki

Do you want to speak to Council about your submission at our hearings on 2 May?

No

Yes – Please ensure we have all of your contact information so we can arrange a time and confirm details with you.

YOUR FEEDBACK AND CONFIDENTIALITY

Feedback may be published on Council's website and provided in hardcopies in our libraries. If you are providing information as an individual and do not wish your name included when feedback is published, please tick below.

I do not want my name published with my feedback.

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

Councillors will consider your feedback as they make final decisions on the content of the Long-term Plan and set rates for 2024/25. Personal information will only be used as above or to notify you of our decisions.

You can give us your feedback any time before
midnight Sunday 28 April 2024. Available online at
haveyoursay.kapiticoast.govt.nz/LTP



SUBMISSION HEARING:

Kapiti Coast District Council's Long-term Plan 2024-34

From: Quentin Poole, Waikanae.
Poole Family Trust, Waikanae

Email: Quentin@academyapparel.co.nz

Phone: 0274 447 475

1. I would like to record my thanks and appreciation for the help in developing this submission to:
 - a. Mark de Haast, KCDC Group Manager Corporate Services
 - b. Jing Zhou, CFO KCDC
 - c. Michael Parrish, Financial Accounting Manager KCDC
2. Jing and Michael spent 2.5 hours with me last Friday – April 26th – working through a list of some 70 queries about the LTP. (Appendix: Queries LTP)
3. These queries were unable to be ascertained from the public consultative documents.
4. Their reply to these queries will not be in time for these public hearings; we have agreed to discuss/re-work issues that I may find in drilling down into the base documents supporting this Proposed LTP.
5. There are aspects of this Proposed LTP that I wish to commend:
 - a. Fully funding Depreciation – a must.
 - b. Council discontinuing delivering Older persons' housing.
 - c. Aspirations to reduce Debt.
6. I will, today, confine my major analysis to an overview of the LTP with specific illustrations and remedies.
7. I have already commented on the specific details requested in the Consultation Document.

Overview of LTP

8. I initially checked the percentage yearly rates increase: see Spreadsheet - Rates Analysis.
9. Rates paid by Kapiti Ratepayer will increase in Year 1 by **19.47%**.
10. Year 2 onwards; rates will increase by more than **8%** annually.
11. Rates will have more than doubled in under **8** years.
12. The Affordability Table supplied confirms these results, moving from 4.7% of Household Income to **7.5%**. These are based on Income before tax.
13. The Affordability Table based more correctly on Disposable Income shows a more dangerous situation for Kapiti Ratepayers – starting at Year 1-**6.97%** and rising to Year 10-**10.11%**.
14. You cannot hold the Affordability Table to under 5% as has been managed for the past 17 years.
15. You've got a target, you've got to stick to it - the minute you give up the target, you have given up the ghost on affordability.
16. This document in its present iteration is NOT Sustainable nor Resilient.
17. Obviously, there are major structural/systemic issues within the cost structure of KCDC. Costs are the only area where major change can occur.
18. Councilors must address these issues this year as:
 - a. Rates is the major source of income funding – rates increases must be below the 5% Gross Income threshold.
 - b. Depreciation needs to be funded fully from Year 1.

Remedies – see Spreadsheet - Options

19. To resolve the major structural issues of expenditure within KCDC, I have re-cast the expenditure of each Activity Area plus included lines for:

- a. Depreciation.
- b. Unfunded Depreciation.
- c. Total Interest Expense.

20. Water Management, Access and Transport, Wastewater Management and Stormwater Management total expenditure figures are unchanged from the Proposed LTP.

21. There will be a double-dipping of interest and depreciation costs in these 4 activity areas (which could be removed to reduce rates further).

22. These 4 activity areas are critical to KCDC and our community (and LGA); they need to progress as formulated.

23. Two Activity Areas in the LTP show major reductions in expenditure in Year 1 from Year 0 – Coastal Management and Community Support; they have not had any further reductions. (They should still be checked for any possible further savings.)

24. The balance of the Activity Areas – 10x – had a reduction in expenditure of 6.5% in Year 1. Year 2 onwards have a 3% increase applied as in the proposed LTP assumptions.

25. The results for rates increases are:

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
12.56%	2.01%	5.68%	6.53%	19.04%	6.75%	2.14%	2.46%	4.10%	1.46%

26. In Year 5 there is a reduction in Grants & Subsidies of \$13m (Income). This loss of income will need to be addressed by further cost savings.

27. Affordability - Rates as a Percentage of Gross Income:

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
3.6%	3.6%	3.6%	3.7%	4.2%	4.3%	4.3%	4.2%	4.2%	4.1%

28. Affordability - Rates as a Percentage of Disposable Income:

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
4.79%	4.70%	4.79%	4.92%	5.64%	5.80%	5.70%	5.63%	5.64%	5.51%

29. Further savings have to be made in operating expenses from Year 5 onwards to reduce the Affordability Index under 5%.

In light of the above analysis, we submit that:

- **“The proposed LTP is re-cast allowing for a minimum of 6.5% reduction in operating expenses for the following Activity Areas: Economic Development, Community Facilities, Parks and Open Spaces, Recreation and Leisure, Districtwide Planning, Regulatory Services, Governance, Tangata Whenua, Corporate, Sustainability and Resilience in Year 1.”**
- **The other 6 Activity Areas be investigated for savings in operating expenses.**
- **“Rates are re-cast following the reduction in expenses.”**
- **“No debt is raised for Operating Expenses.”**
- **“No Monies raised for depreciation are used in ANY Operating Expense area.”**
- **“Further cost savings be made in Year 5 to address the loss of income of \$13m.”**
- **Critically analyse all programs for relevance, returns and meeting KPI’s; discontinue all programs that do not meet benchmarks.**

Water Management – see Spreadsheet - Water Management

As this Activity Area is totally ringfenced with Targeted Water rates; we are bemused (?) that there appears to be a “Subsidy” from this activity in General Rates. There is no explanation in the documents.

- 30. By removing the figures attributed to the General Rate line, debt can be reduced by the same amount.**
- 31. Over the 10-year period, there appears to be a shortfall of \$11.34m in the recovery of Development and financial contributions against the capex to meet additional demand. (There was over 20% surplus water capacity for the existing consumers after Year 2 of installation of Water meters. This should be available to those consumers as there is no major changes in consumption.)**
- 32. It is impossible to understand that Debt is increasing whilst reserves are increasing.**

We submit that:

- “That the above 3 points – 30-32 – are investigated and changed.”**
- “Development and financial contributions be re-worked so the correct costs lay for each party – there are no cross-subsidies.”**

Regulatory Services

- 33. Only 50% of income is raised by Fees and Charges.**
- 34. This infers that the general ratepayer base is cross subsidising the individual accessing Regulatory Services.**
- 35. Are the assumptions underpinning the Fees and Charges correct and gathering every cost area?**

We submit that:

- “That every Regulatory Service be moved to a full cost recovery from the applicants.”**

Proposed LTP 2024 - 2034 - Rates Analysis

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Proposed Rates (1)	87,726	104,806	113,416	122,671	132,730	143,576	155,312	168,003	181,570	196,407	212,450
% Yearly Increase		19.47%	8.22%	8.16%	8.20%	8.17%	8.17%	8.17%	8.08%	8.17%	8.17%
% Yearly Increase to Year 0 (2)		19.47%	29.28%	39.83%	51.30%	63.66%	77.04%	91.51%	106.97%	123.89%	142.17%

(1). Figures directly from "Prospective statement of comprehensive revenue and expense".

Note: These figures are Net of Rates Remissions and Rates on Council-owned properties.

These figures comprise the Total rates (inc. Water) that Kapiti Ratepayers are budgeted to pay.

(2). Shows under Proposed LTP that Rates will have doubled in less than 8 years.

Proposed LTP 2024 - 2034 - Affordability

Rating Unit for Yr 0 from AP 2023/24	25,763	25,969	26,257	26,549	26,843	27,141	27,442	27,747	28,054	28,366	28,680
Rating Unit Growth (i.e. increase of Dwellings)	0.70%	0.80%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%
Rating units increase		206	288	291	295	298	301	304	308	311	315

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Estimated salary increase		3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Median Household income (before tax)	101,362	104,403	107,535	110,761	114,084	117,506	121,032	124,662	128,402	132,254	136,222
Tax Up to \$14,000 10.5%	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050
Tax Up from \$14,000 to \$48,000 17.5%	5,950	5,950	5,950	5,950	5,950	5,950	5,950	5,950	5,950	5,950	5,950
Tax Up from \$48,000 to \$70,000 30%	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600
Tax Up from \$70,000 to Gross 33%	10,349	11,353	12,387	13,451	14,548	15,677	16,840	18,039	19,273	20,544	21,853
Total Tax	23,949	24,953	25,987	27,051	28,148	29,277	30,440	31,639	32,873	34,144	35,453
Median Disposable Household income	77,413	79,450	81,548	83,710	85,936	88,229	90,591	93,024	95,530	98,110	100,769
Rates increase @7%		17%	7%	7%	7%	7%	7%	7%	7%	7%	7%
Median rates in Kapiti (7% Increase)	4,734	5,539	5,926	6,341	6,785	7,260	7,768	8,312	8,894	9,517	10,183
Rates / Household income ratio @7%	4.7%	5.3%	5.5%	5.7%	5.9%	6.2%	6.4%	6.7%	6.9%	7.2%	7.5%
Rates / Disposable Household income ratio	6.12%	6.97%	7.27%	7.58%	7.90%	8.23%	8.58%	8.94%	9.31%	9.70%	10.11%

Proposed LTP 2024 - 2034 - New Rates Increases

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Expenses											
Depreciation and amortisation (1)	29,658	34,601	37,654	40,722	43,331	46,855	49,388	51,535	53,210	56,066	57,900
Unfunded Depreciation - Year 1 @ 50% of Year 0 (1)	3,500	1,750									
Total interest expense (1)	9,438	10,967	12,036	13,481	15,436	17,542	19,716	19,811	19,301	18,534	17,015
Water Management - (Unchanged from LTP) (2)	6,774	6,436	7,297	7,484	8,240	9,011	9,585	9,859	10,614	11,302	12,036
Access and Transport - (Unchanged from LTP) (2)	9,834	15,926	16,222	17,150	18,127	18,638	19,242	19,321	19,449	19,790	19,960
Wastewater Management - (Unchanged from LTP) (2)	6,415	8,594	8,572	9,222	9,895	10,303	10,876	11,042	11,576	12,077	12,394
Stormwater Management - (Unchanged from LTP) (2)	5,043	4,499	4,251	4,674	5,085	5,509	5,860	6,166	6,472	6,855	7,298
Coastal Management (Reduction made in LTP, Year 1) (2)	2,418	479	493	508	523	539	555	572	589	607	625
Community Support (Reduction made in LTP, Year 1) (2)	3,265	1,909	1,966	2,025	2,086	2,149	2,213	2,279	2,348	2,418	2,491
Reduce all other Activity Areas by 6.5% in Year 1, Year 2 Onwards, increase by 3%											
Economic Development - Year 0 only (2)	3,012	2,816	2,901	2,988	3,077	3,170	3,265	3,363	3,464	3,568	3,675
Community Facilities - Year 0 only (2)	4,394	4,108	4,232	4,359	4,489	4,624	4,763	4,906	5,053	5,204	5,361
Parks and Open Spaces - Year 0 only (2)	2,017	1,886	1,942	2,001	2,061	2,123	2,186	2,252	2,319	2,389	2,461
Recreation and Leisure - Year 0 only (2)	12,500	11,688	12,038	12,399	12,771	13,154	13,549	13,955	14,374	14,805	15,250
Districtwide Planning - Year 0 only (2)	6,456	6,036	6,217	6,404	6,596	6,794	6,998	7,208	7,424	7,647	7,876
Regulatory Services - Year 0 only (2)	12,015	11,234	11,571	11,918	12,276	12,644	13,023	13,414	13,816	14,231	14,658
Governance - Year 0 only (2)	4,637	4,336	4,466	4,600	4,738	4,880	5,026	5,177	5,332	5,492	5,657
Tangata Whenua - Year 0 only (2)	1,667	1,559	1,605	1,654	1,703	1,754	1,807	1,861	1,917	1,974	2,034
Corporate - Year 0 only (2)	3,887	3,634	3,743	3,856	3,971	4,090	4,213	4,340	4,470	4,604	4,742
Sustainability and Resilience - Year 0 only (2)	2,256	2,109	2,173	2,238	2,305	2,374	2,445	2,519	2,594	2,672	2,752
TOTAL EXPENSES	129,186	134,567	139,380	147,682	156,711	166,153	174,711	179,579	184,322	190,236	194,183

All Revenue other than Rates - (Unchanged from LTP)												
Fees and charges	(1)	11,524	12,590	12,187	11,811	12,066	12,366	12,646	12,955	13,237	13,511	13,782
Grants and subsidies	(1)	18,518	18,475	19,769	22,521	24,167	11,437	10,415	11,659	12,211	11,489	12,627
Development and financial contributions revenue	(1)	3,865	4,242	6,060	6,269	6,484	6,700	6,917	7,133	7,357	7,580	7,809
Other operating revenue		95,386	515	633	629	593	654	619	631	695	656	668
Total Revenue other than Rates		129,293	35,822	38,649	41,230	43,310	31,157	30,597	32,378	33,500	33,236	34,886
Rates to Fund Balance of Revenue		87,726	98,745	100,731	106,452	113,401	134,996	144,114	147,201	150,822	157,000	159,297
Rates % Increase/Year			12.56%	2.01%	5.68%	6.53%	19.04%	6.75%	2.14%	2.46%	4.10%	1.46%

(1). Figures from "Prospective statement of comprehensive revenue and expense".

(2). Figures from charts relating to Prospective funding impact statement, Line "Total applications of operating funding".

See Comments in Highlighted Cells.

Proposed LTP 2024 - 2034 - Affordability

Rating Unit for Yr 0 from AP 2023/24	25,763	25,969	26,257	26,549	26,843	27,141	27,442	27,747	28,054	28,366	28,680
Rating Unit Growth (i.e. increase of Dwellings)	0.70%	0.80%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%
Rating units increase		206	288	291	295	298	301	304	308	311	315

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Estimated salary increase		3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Median Household income (before tax)	101,362	104,403	107,535	110,761	114,084	117,506	121,032	124,662	128,402	132,254	136,222
Tax Up to \$14,000 10.5%	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050
Tax Up from \$14,000 to \$48,000 17.5%	5,950	5,950	5,950	5,950	5,950	5,950	5,950	5,950	5,950	5,950	5,950
Tax Up from \$48,000 to \$70,000 30%	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600
Tax Up from \$70,000 to Gross 33%	10,349	11,353	12,387	13,451	14,548	15,677	16,840	18,039	19,273	20,544	21,853
Total Tax	23,949	24,953	25,987	27,051	28,148	29,277	30,440	31,639	32,873	34,144	35,453
Median Disposable Household income	77,413	79,450	81,548	83,710	85,936	88,229	90,591	93,024	95,530	98,110	100,769
Rates increase		12.56%	2.01%	5.68%	6.53%	19.04%	6.75%	2.14%	2.46%	4.10%	1.46%
Median rates in Kapiti (7% Increase)	3,405	3,802	3,836	4,010	4,225	4,974	5,252	5,305	5,376	5,535	5,554
Rates / Gross Household income ratio @7%	3.4%	3.6%	3.6%	3.6%	3.7%	4.2%	4.3%	4.3%	4.2%	4.2%	4.1%
Rates / Disposable Household income ratio	4.40%	4.79%	4.70%	4.79%	4.92%	5.64%	5.80%	5.70%	5.63%	5.64%	5.51%

Prospective funding impact statement - Water Management

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Sources of operating funding											
General rate, uniform annual general charge, rates penalties	-553	-569	-581	-595	-608	-622	-635	-647	-660	-673	-686
Targeted rates - Water management (2)	10,603	10,352	13,485	14,168	15,272	16,765	17,808	18,370	19,529	21,049	22,121
Fees and charges	30										
Local authorities fuel tax, fines, infringement fees, and other	52	54	116	118	121	124	126	129	131	134	136
Total operating funding	10132	9837	13020	13691	14785	16267	17299	17852	19000	20510	21571
Applications of operating funding											
Payment to staff and suppliers	5,332	3,840	4,655	4,613	4,891	5,092	5,308	5,595	6,050	6,464	7,106
Finance costs	1,441	2,596	2,642	2,871	3,348	3,919	4,277	4,264	4,564	4,838	4,930
Total applications of operating funding	6,773	6,436	7,297	7,484	8,239	9,011	9,585	9,859	10,614	11,302	12,036
SURPLUS/DEFICIT OF OPERATING FUNDING	3,359	3,401	5,723	6,207	6,546	7,256	7,714	7,993	8,386	9,208	9,535
Sources of capital funding											
Grants and subsidies for capital expenditure	5,145	6,128	1,105								
Development and financial contributions	893	984	1,405	1,454	1,503	1,554	1,604	1,654	1,706	1,757	1,811
Increase (decrease) in debt	16,610	13,241	9,472	8,677	17,788	7,792	4,947	10,377	11,751	9,741	5,011
Total sources of capital funding	22,648	20,353	11,982	10,131	19,291	9,346	6,551	12,031	13,457	11,498	6,822
Applications of capital funding											
Capital expenditure											
> to meet additional demand	2,340	6,878	3,765	4,046	3,188	281	74	600	2,800	3,293	1,847
> to improve the level of service	19,415	12,491	6,812	4,631	14,600	7,511	4,873	9,777	8,951	6,448	3,164
> to replace existing assets	1,945	1,306	1,905	1,209	1,740	7,603	2,220	1,879	8,239	2,781	9,092
Increase (decrease) in reserves	2,307	3,078	5,222	6,452	6,308	1,207	7,099	7,767	1,852	8,184	2,255
Total applications of capital Funding	26,007	23,753	17,704	16,338	25,836	16,602	14,266	20,023	21,842	20,706	16,358
SURPLUS/DEFICIT OF CAPITAL FUNDING	-3,359	-3,400	-5,722	-6,207	-6,545	-7,256	-7,715	-7,992	-8,385	-9,208	-9,536

Notes:

1. This Activity Area is "Ring-fenced"; i.e. is fully funded by Targeted Rates.
2. There appears to be a "Subsidy" in General Rates line. If correct, this should be removed - **see Changed Operating Funding sheet below.**
This would reduce the need to increase Debt by the amount in General rates - **see changed Operating Funding sheet below.**
This would also have implications to reducing the Finance Costs in the Operating Funding Sheet (**unable to quantify at this stage, left as original**).
3. The increase in Reserves is contrary to the need to increase Debt Funding - **see lines highlighted in Green.**
4. Additional Demand should be fully funded by Development and Financial Contributions - **see lines highlighted in Brown.**

Changed Operating & Capital Funding Sheets

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Sources of operating funding											
General rate, uniform annual general charge, rates penalties	-553										
Targeted rates - Water management (2)	10,603	10,352	13,485	14,168	15,272	16,765	17,808	18,370	19,529	21,049	22,121
Fees and charges	30										
Local authorities fuel tax, fines, infringement fees, and other	52	54	116	118	121	124	126	129	131	134	136
Total operating funding	10132	10406	13601	14286	15393	16889	17934	18499	19660	21183	22257
Applications of operating funding											
Payment to staff and suppliers	5,332	3,840	4,655	4,613	4,891	5,092	5,308	5,595	6,050	6,464	7,106
Finance costs	1,441	2,596	2,642	2,871	3,348	3,919	4,277	4,264	4,564	4,838	4,930
Total applications of operating funding	6,773	6,436	7,297	7,484	8,239	9,011	9,585	9,859	10,614	11,302	12,036
SURPLUS/DEFICIT OF OPERATING FUNDING	3,359	3,970	6,304	6,802	7,154	7,878	8,349	8,640	9,046	9,881	10,221
Sources of capital funding											
Grants and subsidies for capital expenditure	5,145	6,128	1,105								
Development and financial contributions	893	984	1,405	1,454	1,503	1,554	1,604	1,654	1,706	1,757	1,811
Increase (decrease) in debt	16,610	12,672	8,891	8,082	17,180	7,170	4,312	9,730	11,091	9,068	4,325
Total sources of capital funding	22,648	19,784	11,401	9,536	18,683	8,724	5,916	11,384	12,797	10,825	6,136
Applications of capital funding											
Capital expenditure											
> to meet additional demand	2,340	6,878	3,765	4,046	3,188	281	74	600	2,800	3,293	1,847
> to improve the level of service	19,415	12,491	6,812	4,631	14,600	7,511	4,873	9,777	8,951	6,448	3,164
> to replace existing assets	1,945	1,306	1,905	1,209	1,740	7,603	2,220	1,879	8,239	2,781	9,092
Increase (decrease) in reserves	2,307	3,078	5,222	6,452	6,308	1,207	7,099	7,767	1,852	8,184	2,255
Total applications of capital Funding	26,007	23,753	17,704	16,338	25,836	16,602	14,266	20,023	21,842	20,706	16,358
SURPLUS/DEFICIT OF CAPITAL FUNDING	-3,359	-3,969	-6,303	-6,802	-7,153	-7,878	-8,350	-8,639	-9,045	-9,881	-10,222

Long-term Plan 2024–34



Respondent No. 327

Response ID 5676783

Date of contribution Apr 29 24 12:44:35 pm

Personal information

First name Quentin

Last name Poole

I'm providing a submission (choose one): as an individual

Please let us know what ward you live in Waikanae

Do you want to speak to Council about your submission at our public hearings on 2 May? Yes

Are you happy for your name to be published with your feedback: My name can be published with my feedback

Submission

New climate action rate
Which option should we choose? (select one option)

Option 2: Make no change to how we allocate funding our climate change activities

Would you like to expand on your answer for option 2?

There is no need as costing can be easily identified through accounting practice and unique codes. A new targeted rate would need to be FULLY consulted upon so input and output are fully understood by the ratepayers of Kapiti. Check the requirements of the Ratings Act.

If you have any views on these policies, please comment here:

Rates remission should be considered a social policy of central government responsibility with reimbursement – not Local Govt. Cease all rates remissions.
Revenue and finance should be using 'best practice' values from Treasury, Reserve Bank and IRD to determine assumptions rather than figures from Beryl.
Development contributions should be split into green-field and brown-field rates. All development contributions shall recover the full cost of joining the existing infrastructure.

If you have any views on these other items, please comment here:

Fees and rates increases should be held as close as possible to real cost increases after efficiency audits. Enhancing democracy should allow for timing of events for as many stakeholders as possible and should allow as much engagement as possible, eg questions allowed in chat in TEAMS.

Is there anything else you'd like to tell us about this LTP?

Response for Proposal 1: Neither option. Re-check all assumptions for the 3 waters activity areas. I understand some mistakes have been made in the operating and capital funding sheets for each. Once these are corrected, I am willing for these 3x Activity Areas to be included in the LTP.

Response for proposal 2: None of the options above. The percentage figure shown above relate to the "gross rates" whilst the figure that the ratepayer actually pays – "Net Rates" or the actual rates paid by ratepayers is understated by an order of a figure greater than 1+% higher than shown. As the budget is in such a state, debt repayment can only be undertaken after structural changes are made to the budget.

Response for Proposal 3: None of the above. Option 1 provides more choice to start from scratch without past encombrances, but I do not agree to transfer \$21+m of ratepayers equity as a gift to a third-party. The land and buildings must be sold – even at a discounted rate – to the third party.

These rates increases are unaffordable/unacceptable to many in the Kapiti community. We understand instructions to staff were to create a LTP around – "Growth, Balance, No cut in services, Climate Change'. The current Government has had no concerns of seeking Government departments to reduce expenditure by 6.5 percent. Why was this discipline not shown here? Ratepayers should have also been offered cuts in services as options to assess. Line by line budget items should have been considered for need not want. This exercise should still be carried out.

Upload any related files



SUBMISSION FORM



We consider all feedback when developing our Long-term Plan. Make sure you read the consultation document and supporting information available online at haveyoursay.kapiticoast.govt.nz/LTP and at our libraries and service centres. You can give us your feedback any time before midnight Sunday 28 April 2024 by doing any of the following:

ONLINE

- Go to haveyoursay.kapiticoast.govt.nz/LTP and use the online submission form.
- Email us at submissions@kapiticoast.govt.nz.

ON PAPER

Fill in the paper submission form and either:

- drop it into one of our libraries or service centres;
- or post to Long-term Plan submissions, Kāpiti Coast District Council, Private Bag 60601, Paraparaumu 5254.

IN PERSON

- Talk to an elected member at one of our drop-in sessions in various locations around the district.
- Speak to your submission in the Council Chamber on 2 May.

HAVE YOUR SAY ON OUR PROPOSED LTP 2024-34

If you need more space than provided in this form, feel free to attach extra pages or information.

PROPOSAL 1: HOW SHOULD COUNCIL FUND THE INCREASED COST TO DELIVER THREE WATERS SERVICES? | PAGES 25-27

Now that the three waters legislation has been repealed, we need to fund the \$4.7 million operating cost shortfall for three waters services in Year 1 of the LTP.

Which option should we choose? (select 1 option).

- Option 1:** Fund \$4.7 million shortfall with an additional 5% rates increase in Year 1.
- Option 2:** Fund \$4.7 million shortfall by taking on debt each year.

Would you like to expand on your answer?

Neither option - re-check all assumptions for the 3 Waters Activity Areas. I understand some mistakes have been made in the Operating & Capital Funding sheets for each. Once these are corrected, I am willing for these 3x Activity Areas to be included in the LTP.

.....

PROPOSAL 2: PROACTIVELY REDUCE COUNCIL'S DEBT | PAGES 28-32

To build a resilient future for Kāpiti we want to proactively reduce Council's debt through annual rate increases.

Which option should we choose? (select 1 option).

- Option 1:** Apply average rates increases of **8%** per year from 2025/26 to 2033/34.
- Option 2:** Apply average rates increases of **7%** per year from 2025/26 to 2033/34.
- Option 3:** Apply average rates increases of **6%** per year from 2025/26 to 2033/34.

Would you like to expand on your answer?

None of the Options above. The percentage figure shown above relate to the "Gross Rates" whilst the figure that the ratepayer actually pays - "Net Rates" or the actual rates paid by ratepayers is understated by an order of a figure greater than 1+% higher than shown.

As the budget is in such a state, debt repayment can only be undertaken after structural changes are made to the budget.

PROPOSAL 3: PROVIDING MORE SUSTAINABLE COUNCIL HOUSING FOR OUR OLDER PEOPLE | PAGES 34-39

With a growing housing need across our district, we need to ensure our older people have access to quality, affordable housing now and in the future.

Which option should we choose? (select 1 option).

- Option 1:** Transfer our older persons' housing assets to a new Community Housing Provider.
- Option 2:** Older persons' housing is delivered by an existing Community Housing Provider with less influence from Council.
- Option 3:** Older persons' housing continues to be delivered by Council with no option to grow the portfolio.

Would you like to expand on your answer?

None of the above. Option 1 provides more choice to start from scratch without past encumbrances, but I do not agree to transfer \$21+m of ratepayer's equity as a gift to a third-party. The land and buildings must be sold - even at a discounted rate - to the third-party.

INTRODUCING A CLIMATE ACTION RATE | PAGE 41

We want to consolidate our climate action activities and track the associated funding through a targeted rate. This new rate won't increase the amount we currently collect from rates.

Which option should we choose? (select 1 option).

- Option 1:** Introduce a new targeted climate action rate based on a property's capital value rather than the current land-value based general rate.
- Option 2:** Make no change to how we allocate funding our climate change activities.

Would you like to expand on your answer?

There is no need as costing can be easily identified through accounting practice and unique codes. A new Targeted Rate would need to be FULLY consulted upon so input and output are fully understood by the ratepayers of Kapiti. Check the requirement of the Ratings Act.

POLICIES | PAGE 42

We are proposing some changes to four of our policies:

- Rates remission
- Revenue and finance
- Development contributions
- Significance and engagement

You can see our full draft policies at haveyoursay.kapiticoast.govt.nz/LTP.

If you have any views on these policies, please comment here.

Rates remission should be considered a social policy of central government responsibility with reimbursement - not Local Govt. Cease all Rates Remissions.

Revenue and finance should be using 'best practice' values from Treasury, Reserve Bank and IRD to determine assumptions rather than figures from Beryl.

Development contributions should be split into green-field and brown-field rates. All development Contributions shall recover the full cost of joining the existing infrastructure.

OTHER ITEMS | PAGE 43

We have included other items in our consultation document for you to consider. These include:

- Fees and charges
- Proposed alcohol licensing fees bylaw
- Enhancing democracy

You can find further information on the proposed alcohol licensing bylaw at

haveyoursay.kapiticoast/alcohol-licensing. If you have any views on these other items, please comment here.

Fees and rates increases should be held as close as possible to real cost increases after efficiency audits.

Enhancing democracy should allow for timing of events for as many stakeholders as possible and should allow as much engagement as possible, eg questions allowed in chat in TEAMS.

IS THERE ANYTHING ELSE YOU'D LIKE TO TELL US ABOUT THIS LTP?

These rates increases are unaffordable/unacceptable to many in the Kapiti community.

We understand instructions to staff were to create a LTP around – “Growth, Balance, No cuts in Service, Climate Change”.

The current Government has had no concerns of seeking Government departments to reduce expenditure by 6.5 percent.

Why was this discipline not shown here? Ratepayers should have also been offered cuts in services as options to assess.

Line by line budget items should have been considered for need not want.

This exercise should still be carried out.

Further issues are discussed in the attached annex.

These issues (and more) will be discussed in my submission.

ABOUT YOU

First name Quentin Last name Poole

Phone number 0274 447 475

Email Quentin@academyapparel.co.nz

I'm providing a submission (choose one):

as an individual on behalf of an organisation (write name here)

Please let us know what ward you live in:

Paekākāriki Raumati Paraparaumu Waikanae Ōtaki

Do you want to speak to Council about your submission at our hearings on 2 May?

No

Yes – Please ensure we have all of your contact information so we can arrange a time and confirm details with you.

YOUR FEEDBACK AND CONFIDENTIALITY

Feedback may be published on Council's website and provided in hardcopies in our libraries. If you are providing information as an individual and do not wish your name included when feedback is published, please tick below.

I do not want my name published with my feedback.

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

Councillors will consider your feedback as they make final decisions on the content of the Long-term Plan and set rates for 2024/25. Personal information will only be used as above or to notify you of our decisions.

You can give us your feedback any time before
midnight Sunday 28 April 2024. Available online at
haveyoursay.kapiticoast.govt.nz/LTP



Long-term Plan 2024–34



Respondent No. 293

Response ID 5675812

Date of contribution Apr 28 24 06:25:00 pm

Personal information

First name Monique

Last name Leith

I'm providing a submission (choose one):
 on behalf of an organisation

Write organisation name here Kāpiti Coast Chamber of Commerce

Please let us know what ward you live in
 Paraparaumu

Do you want to speak to Council about your submission at our public hearings on 2 May?
 Yes

Are you happy for your name to be published with your feedback:
 My name can be published with my feedback

Submission

Is there anything else you'd like to tell us about this LTP?

Please refer to our uploaded submission. Warm regards, Kāpiti Coast Chamber of Commerce.

Upload any related files

 https_s3-ap-so..._pdf_1714292640



Wednesday 24 April

LTP Submission from the Kāpiti Coast Chamber of Commerce

What we're advocating for:

A sustainable business ecosystem on the Kāpiti Coast.

A resilient, efficient, and effective engagement approach that works in partnership with all key stakeholders within that ecosystem.

All entities are uplifted to reach their full potential as critical enablers.

We suggest allocating the economic development budget to the intended independent trust and having the Chamber (and other entities within the ecosystem) represented in that Trust.

Further consultation will be required to determine how this might look, but we're excited to participate in these conversations and work collectively toward a sustainable, equitable, innovative business ecosystem on the Kāpiti Coast.

These advocacy themes cross over with:

- A desire to ensure ratepayers' contributions are stretched as far as possible and allocated against measurable and meaningful outcomes
- The Council's intention to establish an independent trust
- Enhancing democracy and the engagement approach used to engage key stakeholders

The intentions that underpin our advocacy:

- To elevate the voice of the business community and show up wherever needed in support of their ideas and/or concerns
- To support our intentions to build impact through partnerships
- To awahi (support) the work already in motion and help build meaningful relationships between Kāpiti's business community and the Council
- To communicate our ideas, the resources and extended networks we have available to us, and the values that underpin our work

“In the rapidly changing business environment that we are in now, and the challenges that small businesses are facing, there is no better time to ensure we have a strong, independent Chamber to advocate on our behalf of Kāpiti Coast businesses”—Chris & Becs Barber, The Bond Store.

Who is the Chamber:

We provide an independent voice on behalf of the Kāpiti business community and local livelihoods.

~

We stand at the intersection of community, public service, and private enterprise.

We advocate for equitable decision-making, activate social learning spaces, and help build the relationships that enable our district's development.

Our work supports positive social, environmental, cultural and economic outcomes.

We are for business, by business.

Why we exist:

- Advocacy & storytelling
- Learning & development
- Networking & engagement

*Membership with the Kāpiti Coast Chamber of Commerce has been important for me as a sole trader, keeping me connected with other business owners and providing me with a sense of belonging. The Chamber has also supported me while navigating and leading major local events, providing networks, advocacy, technical capabilities, and emotional support—at pace. We are incredibly grateful for their ongoing efforts.— **Helene Judge, Kāpiti Business Projects.***

Our whakapapa:

The Chamber of Commerce network supports 45 million businesses (and their people) worldwide. We are one part of a transformative organisation responsible for shaping global commerce and accelerating sustainability and social innovation.

In Aotearoa New Zealand, collectively, we are part of a 30-plus nationwide network that champions some of the 21st-century's most challenging societal gaps.

We collaborate with our Greater Wellington and Manawatū partners and extended connections across the motu, who provide our Kāpiti networks with additional capability, networks, and resources to advocate for—and uplift—a more equitable, democratic, human-centred engagement approach to economic development and prosperity.

We are part of a trusted international institution that champions transformation, policy innovation, dispute resolution, and leadership globally.

You can watch to learn more about our whakapapa and foundations here:

www.youtu.be/LyTrVlcECdE

Our mission:

Driving an independent voice for business on the Kāpiti Coast.

*“I don't know what I would've done without the Chamber when I found out I needed resource consent for my business. The costs and uncertainties nearly crippled me, but with the Chamber's encouragement and wise counsel, I managed to keep my head above water and get the paperwork over the line. I am now in my third year of business and thriving, but I always look back on those early days with gratitude for the Chamber because I very nearly failed before I really started”. **Anonymous, Emerging Business.***

Here is a recap of what we're advocating for:

- A sustainable business ecosystem on the Kāpiti Coast.
- A resilient, efficient, and effective engagement approach that works in partnership with all key stakeholders within that ecosystem.
- All entities are uplifted to reach their full potential as critical enablers.
- We suggest allocating the economic development budget to the intended independent trust and having the Chamber (and other entities within the ecosystem) represented in that Trust.

~

While the Council's current ratepayer budget allocation for economic development in Kāpiti is substantial, it could be maximised further.

There are ongoing examples (and qualitative evidence that we're keen to unpack) of unnecessary expenditure— alongside an overreliance on volunteers to fill the unfunded, undersupported gaps in our society. While this likely isn't intentional, it deserves further exploration.

There's also a noticeable gap in impactful engagement, effective communication, or urgency toward addressing and elevating significant issues. These factors have led to persistent frustration, disappointment, and diminished confidence among the business community.

As part of our district's long-term sustainability and future, we ask Councillors to urgently focus on the critical action required to ensure ratepayer expenditure is maximised in support of economic and social well-being. We ask Councillors to place their emphasis on the immediate partnerships available to the Council, uplifting existing entities, and engaging the Kāpiti Coast Chamber of Commerce (and others within the ecosystem) as a primary stakeholder that represents the needs of our business community as an independent source of evidence, insight, and capability.

The current budget allocation for economic development requires a thorough examination to ensure it is being allocated, measured, and distributed equitably and effectively.

Together, we can pave the way for stronger economic growth by addressing unnecessary expenditures, building meaningful engagement, and working in partnership to provide the insights, resources, and inclusivity required to address some of our district's most pressing needs.

This shift to work under more independent and equitable values will encourage greater participation, contribution, and investment from our residents.

Empowering our community uplifts our collective sense of identity and belonging, building confidence and trust. It is about togetherness, future generations, and the distribution of power and wealth around a more innovative, equitable system here in Kāpiti.

*“Being a Chamber member feels like being part of a bigger family, which is very important to my mental health and well-being as a sole trader. Through their networking channels, I found great suppliers and customers and sought advice and support when needed. Being on the receiving end of this over the years has made me feel compelled to give back to the community in the same way—**Anonymous, Chamber Member.**”*

How the status quo is perceived:

All budget authority currently resides with the Council, which allocates spending based on limited (or under-communicated) external input or evidence.

The Economic Development Kotahitanga Board's oversight feels limited (at least externally), leaving the Council's operational divisions with near-complete ownership of expenditure outcomes. While the (now expired) Economic Development Strategy and Implementation Plan offered guidance, it granted significant freedom and discretion at a high level.

Current business advocacy heavily depends on volunteers, community groups, and the not-for-profit sector, and the Kāpiti Coast District Council's advocacy is held back by the need to preserve strategic or internal relationships.

*“Those who get involved with the Chamber are great people. They're community-minded, unafraid to speak up when needed, leverage their networks, and don't hesitate to roll up their sleeves. I've been around longer than most, and it's crazy to see these community organisations still needing to be run on the smell of an oily rag. I implore the Council to get behind these people, back them, and let the community have a more significant piece of the puzzle—***Anonymous, Chamber Member.**

Why (and how) is this not best serving our business community?

Ratepayer financing goes much further when Council, community, and private enterprise intersect. This includes committed volunteers, extensive community networks, and private sector investment working together when the Council uplifts and enables them. Our communities, Paekakariki, Raumati South, Raumati, Paraparaumu, Waikanae, Te Horo, and Ōtaki, deserve to have their hard-earned money stretched as far as possible and the opportunity to contribute impactfully.

The examples below highlight several areas where change or improvements are needed to enhance efficiency and effectiveness. The Chamber has substantial qualitative data from across the district to support these examples.

We need to work in partnership to unpack these learnings and case studies in order to create more effective customer (community) outcomes. However, we cannot continue to expect volunteers and unfunded organisations to meet that need without uplifting their capacity and resources.

Optimising Expenditure

Organic involvement by committed volunteers can stretch resources further, tapping into their networks, connections, and volunteer time. Additionally, combining ratepayer funds with private sector investment, such as sponsorships and revenue streams, enhances the impact of economic development initiatives. Duplication in expenditure, such as duplicated events and engagement efforts and paid Council staff at events (when volunteers are there anyway), highlight areas for streamlining and cost-saving measures.

Reduce Reliance on Volunteer Engagement

Volunteers play a vital role in economic development initiatives, but a balance must be struck to avoid overreliance. Clustering volunteer efforts and providing adequate feedback loops can optimise processes and outcomes and will strengthen the sustainability of volunteers' commitments—both at an operational and governance tier.

Addressing Leakage

Leakage within the budget, particularly in staff/contractor expenditure, poses significant challenges around fiscal accountability. Streamlining processes and reducing unnecessary expenses are essential to ensure funds are allocated effectively.

Enhancing Meaningful Engagement

Meaningful engagement with stakeholders is essential for informed decision-making and effective project implementation. However, current constraints, including time limitations, conflicts of interest, and competing commitments, have a significant impact on participation. Addressing these barriers is crucial to enabling a thriving business environment.

In order to ensure effective advocacy, it is crucial to recognise that the Council's operational division may face constraints in advocating strongly for business needs due to the necessity of balancing internal and external relationships.

Embracing an independent voice for businesses alleviates this conflict, benefiting both the business community and the Council. Moreover, an independent review of projects offers clarity often unattainable within the Council's internal framework, enhancing outcomes for initiatives such as with the Kāpiti Lights closure/works period and the Waikanae Bridge closure and traffic management plans. The Chamber network has significant resources and relationships that we can draw on to support with effective stakeholder engagement outside the district.

Urgency in Problem Resolution

Timely and effective issue resolution to regulatory problems and effective communication on upcoming projects are imperative for addressing ongoing challenges. Failure to do so not only reduces stakeholder engagement but breeds frustration, disappointment, and diminished confidence amongst the business community.

Repercussions of Inaction

Business stakeholders feel undervalued and unsupported by some operational divisions of the Council, leading to diminished trust and repeated frustrations. Failure to address pressing concerns erodes confidence in the Council's ability to steward ratepayer funds and effectively address community needs.

Overall, the status quo does not best serve our business community. By proactively addressing these challenges, the Chamber can be uplifted, and the Council can demonstrate its commitment to supporting a thriving business environment and truly enabling the long-term sustainability of the community.

*“If I'd known how hard it would be to start up my business from home, I probably wouldn't have started. 12 months and thousands of dollars later, I'm still trying to get the Council permissions I need to trade legally, and there's no way I would be where I am without the Chamber's help. I am confident I will get over the finish line soon, and it will be all thanks to their support. Anytime I hear someone wanting to start up a business, I used to tell them how hard and how costly it would be. Now, I tell them to get help from the Chamber first. **Anonymous, Emerging Business.***

~

*“I was up against a brick wall with getting consent for my business. On the encouragement of a friend, I reached out to the Chamber for help. I wish I had reached out to them earlier—it would've saved me a lot of stress and money. I am very grateful for their support through an extremely stressful time—trying to get my new business off the ground.” **Anonymous, Emerging Business.***

~

*“When you're in the thick of your own business, it's hard to see the wood from the trees. It is nearly impossible to keep up with the decisions being made and how and when they might impact my business and my people. The biggest value that I see the Chamber provide is their ability to communicate key messages in a way that I understand (and I don't have to go looking for them)—and I meet great people along the way, too.” **Anonymous, Chamber Member.***

How we can get there—together:

The scope, structure and details can be delivered through the preparation of the new Economic Development Plan, which is currently being prepared as an extension/evolution of the questions posed in the recently consulted 'Direction of Travel' document.

The details of 'who delivers what' can be fleshed out as part of this process, but we need a commitment in principle from the Council under the LTP that this budget will be shared with the Chamber (and other key stakeholders) in a manner that will financially empower us to be a key enabler in the business ecosystem and a key delivery partner—alongside (and in support of) the ED team and the Council.

*"We greatly appreciate the Chamber's efforts to keep our industry up-to-date with local plan changes, RMA changes, and interpretation changes over the years. We appreciate that the Chamber is largely volunteer-run, and they should be better supported by the Council to deliver this learning to our community. Providing a service 'on the shop floor' can be a real challenge when the rules and interpretations are ever-changing. Having upfront, practical advice from a trusted expert has saved us a lot of time and stress and immensely helped us provide great services to our clients." **Architect, Anonymous, Chamber Member.***

The Chamber does not desire (or have the capacity) to deliver all aspects of economic development, but it is critical that the business community—from Paekakariki to Ōtaki—has a strong voice in preparing the next economic development plan.

The Chamber has the capability, relationships, channels, willingness, and drive to be that voice for local businesses, but it is inequitable for the Council to use ratepayers' money to fund a team of staff and contractors to prepare this document and expect this crucial voice for businesses to be provided for free (or, actually, business people are ratepayers, so they help pay for the staff and then have to pay again in their own time or to fund the Chamber).

~

*As a member of the Kāpiti Women in Business group, which is part of the Kāpiti Chamber of Commerce, I strongly endorse the Chamber's submission. The Chamber has been the glue to ensure this group has the capacity and support to help women start a business in Kāpiti. The wider umbrella of the Chamber means that any woman who is experiencing challenges, from arranging consent to finding more customers, will always have someone experienced to connect with. It is essential that the Chamber has support from the Council and independent trust, so that it can carry on its great work within the Kapiti community. Far too often, ideas and projects are replicated. We can stand up better, together.”—**Small Business Owner, Chamber Member.***

~

With warm regards,

Monique Leith, Chair, Kāpiti Coast Chamber of Commerce.

Appendix

Our identity:

Not-for-profit: our only goal is the development and success of others. We keep things lean, needs-based, and inclusive.

Curiously detailed: we dive into the intricacies of effective decision-making so our members—and extended community— don't have to. We fill in the gaps and help make the local narratives that impact business more accessible.

Co-creators: we share knowledge, context, capability, and resources to become one part of a much stronger whole.

Building capacity: we are deeply experienced in building relationships with local leadership, mana whenua, private enterprise, and emerging talent.

Our people:

Our organisation's activities are primarily delivered by volunteers, with some paid part-time capacity.

OUR BOARD

- **Monique Leith (Paraparaumu + Ōtaki), Chair**—Urban & Environmental Planning. Access & Inclusion. Becoming good Treaty partners.
- **Bede Laracy (Raumati), Deputy Chair**—Retail Hubs and Urban Centres
- **Lisa-Jean Foote (Paraparaumu), Treasurer**—Financial Services, Sustainability & Business Planning
- **Jess Deacon (Waikanae), Secretary**—The Arts
- **Ben Jamison (Ōtaki)**, Te Ao Māori Engagement, Growth Advisory, and Partnerships
- **Brooke Ahern (Waikanae)**, Technology, Innovation, & Future Jobs
- **Heather Knewstubb (Waikanae)**, Women in Business, Customer & Community Service

OUR SENIOR LEADERSHIP TEAM

- **Claire Mance (Raumati South + Waikanae)**, General Manager—Strategy & Partnerships—Creative Services & Community-led Engagement

OUR SUPPORT TEAM

- **Amber Ferguson (Otaihanga)**, Event Manager
- **Kathleen Clement (Raumati)**, Administration & Membership Services

OUR ADVISORS

- **Heather Hutchings (Raumati)**, Past Chair, Governance & Leadership

OUR COUNCILLOR APPOINTEE

- **Nigel Wilson (Waikanae)**, KC News, Media & Community Advocacy

Our reach:

LOCALLY

- 22 years in operation
- 389 business memberships
- 2,900 database + reach (and growing)
- Seven national alliance partners (Air New Zealand, Z Energy, Westpac, 2Degrees, NZME, Bunnings, Noel Leeming)
- 13 local key partners
- Part of the Greater Wellington Chamber cluster with Hutt Valley Chamber, Wellington Chamber, Wairarapa Chamber, and Porirua Chamber

NATIONALLY

- 30+ national Chambers
- 22,000 business memberships
- An executive board that straddles central government, local government, and kawanatanga + private entities

INTERNATIONALLY

- A global network representing 45+ million businesses
- Our international + national partner networks help facilitate \$10 trillion in trade annually
- The largest business network in the world

Long-term Plan 2024–34

Respondent No. 346

Response ID 5677847

Date of contribution Apr 30 24 06:38:31 am



Personal information

First name Paul

Last name Turner

I'm providing a submission (choose one):
 on behalf of an organisation

Write organisation name here Peka Peka Farms Limited

Please let us know what ward you live in
 Waikanae

Do you want to speak to Council about your submission at our public hearings on 2 May?
 Yes

Are you happy for your name to be published with your feedback:
 My name can be published with my feedback

Submission

If you have any views on these policies, please comment here:

Development contributions policy: Submitter (Pekapeka Farms) has 138ha landholding at Waikanae to the south of Peka Peka, which the submitter believes is well suited to urban development and PPFL is actively pursuing regulatory approvals to enable that to happen. to unlock the full potential of the site it will need to connect to Council's planned water and wastewater networks.

See full submission for details.

Upload any related files

 https_s3-ap-so... .pdf_1714423068

26th April 2024

SUBMISSION TO KDC LONG TERM PLAN 2024-2034

By email: submissions@kapiticoast.govt.nz

Submitter: Peka Peka Farm Limited

Attention: Paul Turner (Director)

Email: paul@landlink.co.nz

Postal address: P O Box 370, Waikanae

Phone: 04 902 6161

We wish to be heard at your hearings on 2 May 2024

1. This submission is made by Peka Peka Farm Limited (“PPFL”) which owns a 138ha landholding at Waikanae, to the South of Peka Peka (the Land). The PPFL Land extent is illustrated in Figure One below.
2. The Land is well suited to urban development and PPFL is actively pursuing regulatory approvals to enable that to happen. To unlock the full potential of the site, it will need to connect to Council’s planned water and wastewater networks.

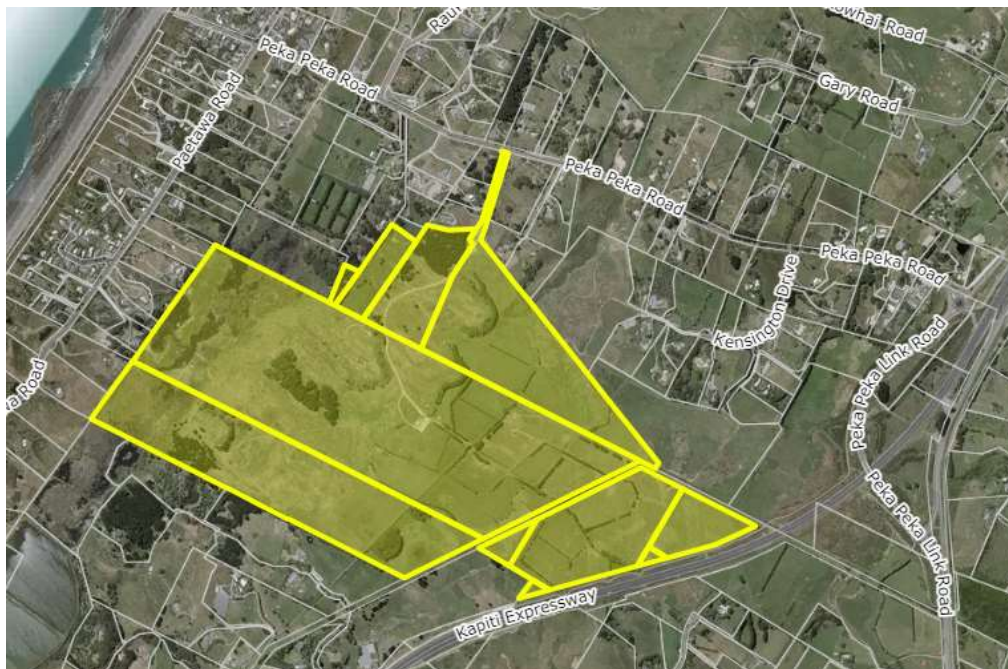


Figure One: Peka Peka Farm Limited landholding

Background to the need for Infrastructure Investment

3. The Council's LTP draft Infrastructure Strategy (7.4, Water Supply) has identified that there are key issues and challenges 'to ensure sufficient drinking-water is available now and into the future'. Some 94% of the district's water pipes are rated as good, average or poor to very poor condition. Only 6% of pipes are rated to be in excellent condition.
4. This has resulted in the proposal within the LTP to deliver 'a significant capital work programme to maintain levels of service and support growth which is critical to the ongoing resilience and sustainability of the district's water networks.
5. New and upgraded infrastructure, including strategic trunk mains in existing networks, is necessary to enable growth in both infill and urban expansion at Waikanae. Significant investment is required to resolve these key issues.
6. The PPFL project represents a significant opportunity to both provide critical mass to support that investment and development activity which has the potential to fund identified improvements in critical infrastructure network, including upgrades. For example, this support via development contributions and development agreements will assist to underpin improvements in strategic trunk mains.
7. The Land is included in the proposed infrastructure service areas as it is ready for development, represents a logical extension of residential activity at Waikanae, and enables the provision of 1,000+ dwellings within the Waikanae service area.
8. The Land is within Councils '20 minute city' transport initiative under page 38, bullet point 3, *Focus Area 2: Integrating land use and transport* of the KCDC Sustainable Transport Strategy. This enables people to 'live locally and provide what people need within a 20 minute walk, cycle or public transport trip..
9. Not only will the PPFL site contribute significantly to new infrastructure through development contributions, it also subsequently delivers an increased rates base for ongoing maintenance of infrastructure for the District.

Waikanae Water and Wastewater Service Areas

10. The majority of this PPFL landholding forms part of the extension proposed to the Funding Service Areas mapped in the draft DCP in regards Water Treatment (Map W3), Water Reticulation (Map W4), Wastewater Treatment (Map WW2) and Wastewater Reticulation (Map WW3).

11. PPFL strongly supports the inclusion of its land in these Funding Service Areas. PPFL considers that this part of Waikanae is an ideal location for infrastructure servicing, such as that identified, so as to allow for much needed urban development and housing in the District in appropriate locations with appropriate design and will also provide additional capacity and resilience for existing residents.
12. A robust Infrastructure Strategy, a Long Term Plan and the resultant Development Contributions are the appropriate tools to enable the infrastructure to be installed.
13. A significant advantage of the proposed expansion of the Funding Service Areas is that it now includes this very large cohesive parcel of land owned by a single and committed developer (PPFL). The scale of the site and level of commitment of PPFL provides Council with certainty in their forward-planning. Council can be assured that the landowner has the willingness to develop the land, and therefore provide the funding (Development Contributions) that will assist in the infrastructure being provided and maintained. A more fragmented landownership pattern is much less certain to provide this certainty.
14. We note that there are four additional small parcels of land that sit within the PPFL landholding immediately adjacent to the area marked in red as a Funding Service Area. These lots sit within Titles that are already within the proposed Funding Service Area. For completeness, we request that these lots also be included. They are illustrated below in Figure Two.

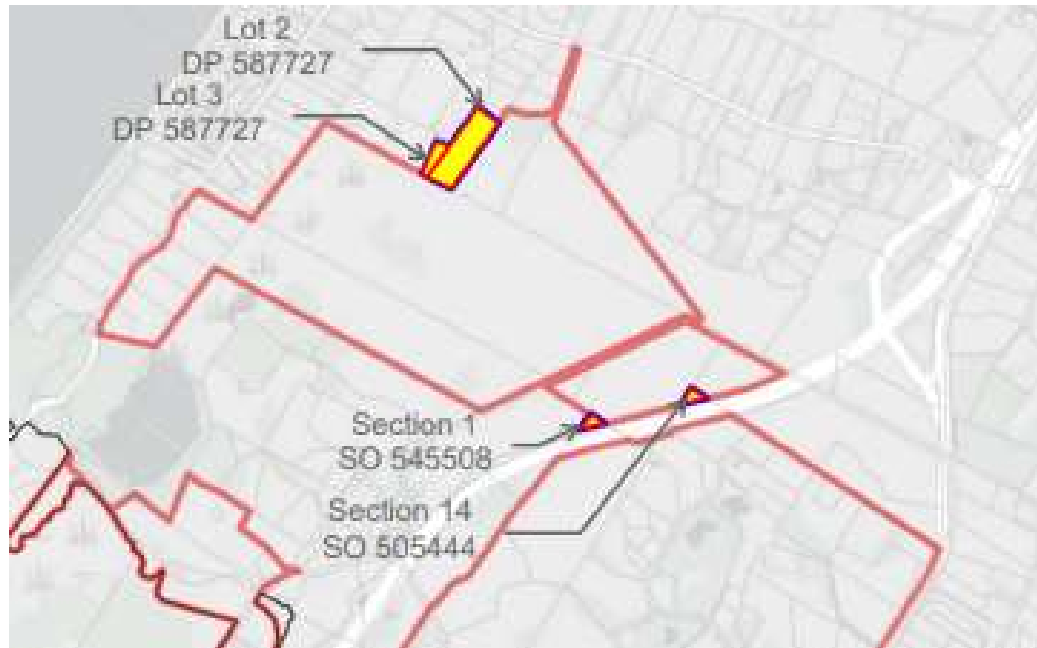


Figure Two – Four allotments that are part of Titles inside the proposed Funding Service Area, that PPFL seek to have also included into the Funding Service Area (on Maps W3, W4, WW2 and WW3).

Alignment of Population Growth Projections and Funding

15. PPFL notes that the Significant Forecasting Assumptions (SFA) for the LTP show the highest population growth in years 1 to 3, and that the population projections level off in years 4 to 10, yet in the Capital Works Programme has Waikanae Water reservoir and Pipeline spending occurring mostly in years 3 and 4, and then in years 8 and 9, which may be too late for the infrastructure to service the anticipated population growth.
16. The SFA (page 2, financial impact of development contributions) correctly note that for every 1% of DC revenue not achieved will lead to a reduction in income of \$58,000 (on average) across each of the 10 years, which highlights the fact that if funding can be secured the Capital Works need to occur at least one year earlier in the forecast period for it to be the most effective use of DC revenue, and to be available to efficiently serve the projected growth.

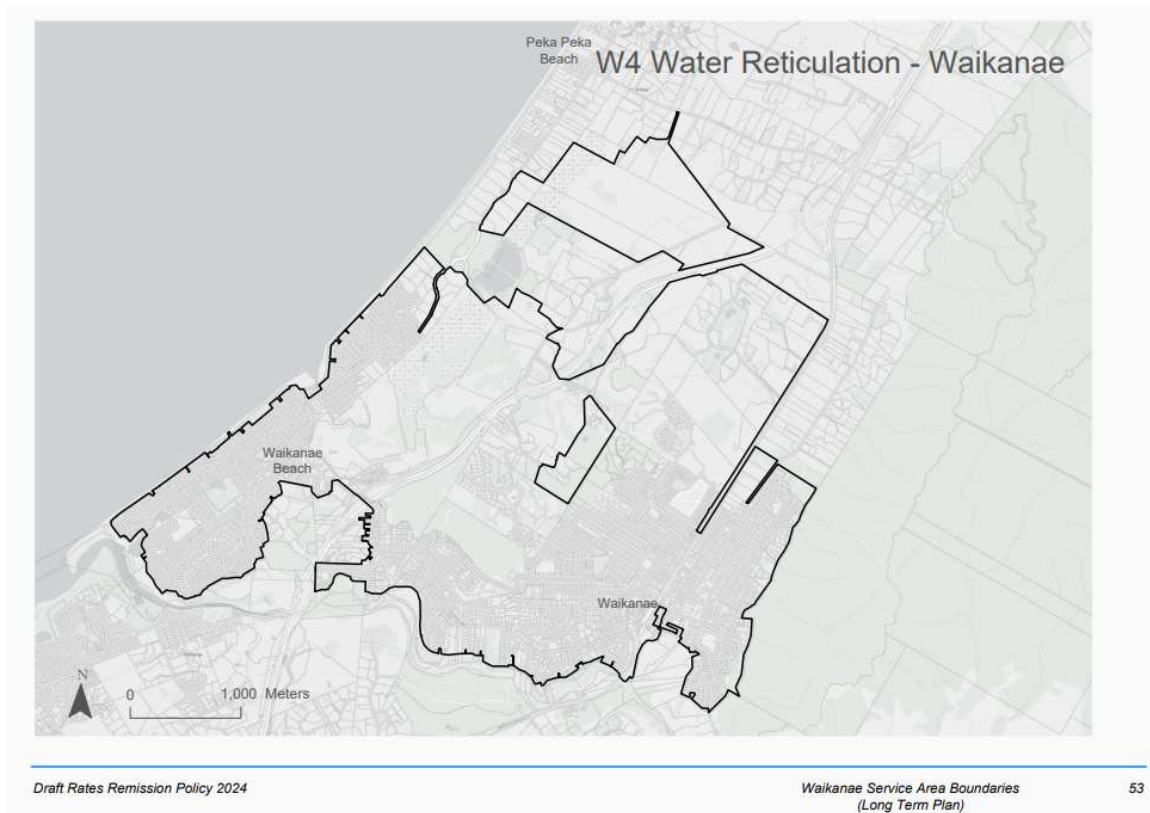


Figure Three – Final extent of Waikanae service area boundaries (water and wastewater)

Amendments Sought

17. That Lots 2 and 3 DP 587727, Section 1 SO 545508 and Section 14 SO 505444 (all being allotments that form part of Titles already within the proposed Funding Service Areas), also be included within the proposed Funding Service Areas.
18. The footer on the Draft Development Contributions needs to be corrected on pages 39-65 (shows 'Rates Remission Policy').

Relief Sought

19. PPFL strongly supports the Draft Long Term Plan and associated Development Contributions Policy, subject to amendments to address the matters raised in paragraphs 8, 9 and 10 above
20. That the proposed Funding Service Areas mapped in the draft Developments Contributions Policy for Water Treatment (Map W3), Water Reticulation (Map W4), Wastewater Treatment (Map WW2) and Wastewater Reticulation (Map WW3) be retained insofar as they relate to the PPF landholding.

21. PPFL supports the following options within the 'Proposals for Change'.

- **Proposal 1 – Option 1:** Rates fund the three waters shortfall of \$4.7m
- **Proposal 2 – Option 1:** reduce Council debt by increasing rates from 2025
- **Proposal 3 – Option 1:** transferring Councils housing assets to a Community Housing Provider (CHP).

Paul Turner

Director

Landlink Ltd

On behalf of Peka Peka Farm Ltd

Long-term Plan 2024–34



Respondent No. 317

Response ID 5676077

Date of contribution Apr 28 24 09:58:41 pm

Personal information

First name Anonymous

Last name Anonymous

I'm providing a submission (choose one): as an individual

Please let us know what ward you live in Raumati

Do you want to speak to Council about your submission at our public hearings on 2 May? Yes

Are you happy for your name to be published with your feedback: I do not want my name published with my feedback

Submission

Proposal 1: Three waters funding
Which option should we choose? (select one option)

Option 1: Fund \$4.7 million shortfall with an additional 5% rates increase in Year 1.

Would you like to expand on your answer for option 1?

We need to pay for what we use.

Does this year's shortfall includes additional infrastructure (capital development) or is it purely running costs of existing 3 water services?

As any household would do - cut your cloth according to your income. Negotiate with ratepayers about increasing rates for the 3 water services and differentiate between vitals (running costs), additional (capital development)

Proposal 2: Proactively reduce Council's debt
Which option should we choose? (select one option)

Option 3: Apply average rates increases of 6% per year from 2025/26 to 2033/34

Would you like to expand on your answer for option 3?

Stop adding to debt with consultants' reports. In the 36 years I've lived in Kapiti our council has engaged in a vast array of consultants reports at a huge cost. Yet engagement with the community of ratepayers is limited and/or ignored. That's not the right way round and needs to change. Remember that the Kapiti Community contains some eminently qualified people who can speak as 'consultants' on all community topics. So, ASK. And make it easy for the community to know that you are asking and make it easy for the community to respond to questions about our community.

Proposal 3: Transfer Council's housing for older people Which option should we choose? (select one option)

Option 3: Older persons' housing continues to be delivered by Council with no option to grow the portfolio

Would you like to expand on your answer for option 3?

If the housing is owned by KCDC then steward these properties with the necessary maintenance and upgrading as necessary.

'With no option to grow the portfolio' is an addition that confuses the question.

1. Care for what KCDC owns (on behalf of rate payers)
2. The question of growing the portfolio is a separate question. Do ratepayers want KCDC to grow the portfolio? What sized financial investment is envisaged or proposed? How is that financial investment to be recovered - over what time period? through rental charges? subsidised or market rate?

New climate action rate

Which option should we choose? (select one option)

Option 2: Make no change to how we allocate funding our climate change activities

Would you like to expand on your answer for option 2?

No, No, No, No, No.

KCDC is not charged with managing the planet or the climate.

Climate change is based on conjecture, future projections, and modelling. No one knows. Modelling is based on someone's science, and the assumptions that science is based on.

Covid 19 Response did similarly - dire projections, fear of massive overload, modelling that warned of devastation that, in fact, did not occur as stated. The modelling proved false in the long run. Hospitals were not overwhelmed. Thousands were not dying in the streets. Children were not at risk of dying as stated by central government.

Climate Action is based on similar assumptions, modelling, projections, and quasi 'science'. I call it BELIEF SCIENCE. It is not science in the classical sense of reproducible experiments that prove a hypothesis.

Thus adding a targeted climate action rate is the gathering of funds for something unknown, based on an unproven hypothesis, and future projections.

Question - what are climate change activities?

If giving away \$100,000 pa for 'climate action' grants for 'climate sustainability' constitutes a climate change activity, I say NO.

STOP THE NONSENSE.- increasing rates to give rate funding away in climate action grants is like a lollie scramble amidst campaigning for reducing sugar intake to improve childrens' health.

Rate payers don't pay rates for them to be given away.

Rates are to pay for community infrastructure.

STOP THE GIVEAWAYS.

KCDC has not done its job in keeping ratepayers informed.

CAP meetings were initially poorly attended until community groups became aware of the poor process. Council reaction limiting meeting size and cancelling meetings in UNDEMOCRATIC and shows the process to be a SHAM.

There has not been an effective avenue to discuss 'the science' the whole premise is based on - namely the Jacobs Report. Few ratepayers have heard of this report. A COSTLY CONSULTANT'S REPORT

No effective debate on 'the science' in this report has taken place.
The first KCDC letter to arrive in my letterbox about CAP, and Takutai Kapiti arrived mid April 2024, 6 weeks before the end of the 3 year process. SHAMEFULLY INADEQUATE CONSULTATION WITH PUBLIC

If you have any views on these policies, please comment here:

Consult with ratepayers before simply increasing rates year by year.
We need to know how rates are being spent.
We need confidence that council spending reflects the buoyancy of the current state of our economy.
Post pandemic the community (business and private) is still recovering. 17% rates increase for 2024 is not in line with cost of living index, wages and salaries.
Perhaps the KCDC CEO's recent salary increase is a good example of liberality in a time when the community is more characterised by being in recovery mode and struggling to thrive, post Covid.

If you have any views on these other items, please comment here:

Enhancing Democracy - STOP creating non-elected positions at the Council table.
This is not democracy.
I understand there are mana whenua advising community boards to make submissions to council.
But unelected seats at the table with full voting rights is a subversion of the democratic process in a liberal democracy.
This needs to be put to the voting public to decide.

Is there anything else you'd like to tell us about this LTP?

Covid 19 is over - stop perpetuating the pandemic.
We don't need security guards at the KCDC service centre entrance.
The council is there to serve the community.
It's not a bank with gold and silver to protect.

Water Services

ASK RATEPAYERS - do we want fluoride in our water? Let us decide, since we are the consumers of that water. If the community replies with a clear NO, reduce rates by the amount saved by not adding the chemical to the water supply.

Roading -

The section of Main Road South between Raumati Road and Poplar Avenue needed to be repaired by Transit before handing it over to KCDC as a local road. This section of road took a hammering in the construction stage and has not yet been effectively restored. The section of Main Road from Raumati Road to Kapiti Road has had millions spent on it, yet the southern section has been neglected.

I have seen various contractors (e.g. Opus) performing road inspections. Yet years later there are still sections of asphalt surface that remain pot holed and deteriorating. Money is spent on consultant reports but not on the task of repair. WRONG. Ask bus drivers, local cartage companies, taxi companies, NZ Post delivery, driving instructors, etc which parts of roading need attention.

Paraparaumu Transport Hub

I call it a THEME PARK. The Pohutukawas were saved only under protest. NO CONSULTATION
The time taken to do the work - SHAMEFUL.
Placing another set of traffic lights on a main road - UNNECESSARY
The subway - NO CONSULTATION regarding its use and its effectiveness
The crossing - NO CONSULTATION, and though the crossing has turned into a ratepayer funded theme park, with traffic lights, the very item approved by council - A CROSSING - is not evident. There is no crossing. As I understand it, a crossing is standard and governed by legislation. White lines in a specified size and order. No evidence of this can be seen. Yet 9 million has been spent on the pretext of a crossing. SHAMEFUL
Don't take away the subway.
Paint the crossing across the road - IN WHITE (NOT IN RAINBOW COLOURS!!!)

Cycle and Pedestrian Path on Waikanae River Bridge

The finished pathway is not what was voted on by council, it is not held by the cantilever arms installed in 2023 for the option voted on. The cost is eye watering, including the cost of traffic management. The finished product looks like a maximum security prison. Yet the bridge crossing south of Paekakariki, which accesses the coastal escarpment track is simple, effective, and cost a fraction of what has been spent at Waikanae. OVER EXPENDITURE OF TAX PAYERS FUNDS, IN THE EXTREME.

Parks and Open Spaces

Raumati South Park has just had a 'scorched earth' policy enacted.

Who decided to cut virtually every mature tree from the park land all at once?

ASTOUNDING.

And the wood? Where has that ended up?

Sale of the firewood could help pay for the expense of hiring the arborists.

Our Libraries

STOP FUNDING DRAG QUEENS to read to children.

This is wokism - pandering to an ideology.

There was a protest outside the event by women offended at the whole gag. Interesting. Women see through the pretence.

I attended. It was embarrassing. The drag queens were not skilled oral readers - a poor showing at a library. Stop sexualising children. Stop the misrepresentation of women. Having drag queens reading to children, clearly looks like grooming. STOP THE NONSENSE.

Community Facilities

Ngahina Community Centre

Closed due to mould concerns

What would a business do? Have a builder investigate and then make a plan to have it fixed.

Knocking it down is a huge waste.

Fix the roof, stop any leaks, reconfigure the rooms inside, open the community centre to community service providers, interest groups and community hire.

A consultant was hired to engage with the community. HOW MUCH WAS SPENT ON THIS?

I have been a service provider hiring community centre rooms to run defensive driving courses.

I have met with council employees twice to talk about the community centre's future, yet, strangely, had not been contacted by the consultant. Surely, the people to engage with would be those who hire the facilities, regular users, and information on the types of groups hiring and how the facilities serve them

Major Events Funding

Again, rates money comes from rate payers for the funding of council infrastructure. Giving rates money away for the funding of major events, contrasts with continuing to maintain and develop infrastructure, a sharp increase in the cost of materials since the Covid era, and then expecting to increase rates by 17% is DIFFICULT FOR RATEPAYERS TO SWALLOW.

I suggest this is not the core business of council. ANOTHER EXAMPLE OF GIVING RATE FUNDING AWAY when it is sorely needed for core council business.

Consultation

Consult with community. Limited use of consultants to report - THIS IS A COSTLY EXPENDITURE

Review facilities provided for campervan visitors to Kapiti - approved parking places, toilets, water, waste disposal, etc.

Climate Change and Sea Level Rising -

These are creating further fear in the community.

The most obvious 'climate change' we all observe is called WEATHER and SEASONS.

Sea Level Rising - is not obvious, and not currently observable. It is a future projection and modelling. It is based on assumptions that the community needs to be consulted over.

This is NOT KCDC CORE BUSINESS.

This is coming from the Ministry for the Environment and Dept of Conservation and United Nations International Panel on Climate Change.

Long-term Plan 2024–34



Respondent No. 370

Response ID 5684954

Date of contribution May 03 24 07:27:10 am

Personal information

First name Roimata

Last name Baker

I'm providing a submission (choose one):
 on behalf of an organisation

Write organisation name here Otaki Waka Hoe Charitable Trust

Please let us know what ward you live in
 Ōtaki

Do you want to speak to Council about your submission at our public hearings on 2 May?
 Yes

Are you happy for your name to be published with your feedback:
 My name can be published with my feedback

Submission

Is there anything else you'd like to tell us about this LTP?

Please see attached submission

Upload any related files

 Otaki Waka Hoe.pdf

ŌTAKI WAKA HOE

Submission to Long Term Plan for Wellington Regional and Kāpiti Coast District Councils



SUBMISSION FOR WINSTONES LAKE:
The power of people, purpose and place

OUR VISION FOR 2024 AND BEYOND

For over 10 years Ōtaki Waka Hoe Charitable Trust has enjoyed access to the lake at Winstone Aggregates Ōtaki plant, a space that has emerged as a result of gravel extraction operations. The lake has been adopted for use by local waka ama clubs for training, allowing hundreds of people, young and old, the cultural experience of waka traditions and competitive sporting success both here in Aotearoa and overseas.

Our trust's vision for the use of this space continues to grow in response to the pressures faced by all communities as we rebuild socially and economically post-Covid with projected population growth estimated to be at its greatest in Ōtaki and Waikanae over the next 30 years. These factors shifted our focus from sporting success to an emphasis on wellbeing. Strengthening our social, physical and spiritual connection to wai, to whenua and to each other remains a key objective for Ōtaki Waka Hoe. In addition to sporting excellence, we have collaborated with local services to deliver health and wellbeing initiatives such as Waka Reo, Waka Ora and Waka Rangatahi.

This submission highlights the barriers we currently face in achieving these outcomes and proposes solutions with long-term benefits for the entire region.

Kia kotahi te hāpai a te hoe e ū ai te waka ki uta



WORKING TOGETHER FOR LONG TERM GROWTH

Issues	Solutions
<p>Despite increased local and regional demand to access the Winstone lakes, they remain a landlocked asset with no adequate parking facilities.</p>	<p>OPTION A: Public access and carparking via paper road located at the end of Te Roto Road. Future industrial activity that might conflict with this option could be resolved through council land swap/transfer.</p> <p>OPTION B: Public access and carparking at a designated restricted entry point (locked gates) on the south side of the lake via the haul road on GWRC land. Canoe Polo, Motorised Yachts and Waka Ama clubs could have access separate from Winstone and Stresscrete operational zones.</p> <p>Option C: Land transfer a section of the Te Roto paper road, with sufficient space for restricted lake access and parking.</p> <p>While all options recommend restricting access to regular lake users, cyclists and walkers would retain access via the CWB (Cycleway, Walkway, Bridleway network).</p>

Issues	Solutions
<p>Both the CWB and and growing number of lake visitors will have obvious environmental impacts. Public toilets are vital to ensuring lake water quality and the health of surrounding environs.</p> <p>Ōtaki Waka Hoe currently spend thousands each year to provide a portaloos at the lake. Those of us accessing the lake via the CWB have also collected dog waste bags dumped by dog walkers.</p>	<p>Council provide public toilets and bins for dog walkers and visitors at the Te Roto Road entry point.</p> <p>Although the smaller Water Polo lake now has a permanent toilet it is located over a 1km away from the north-west end of the main lake. It is neither visible nor immediately accessible for visitors.</p>
<p>Joint management plan between councils and Mana Whenua.</p>	<p>The Ōtaki Waka Hoe Charitable Trust was founded on principles shared by Ngā Hapū o Ōtaki. We believe that a joint management plan between Ngā Hapū o Ōtaki, Kapiti Coast District Council and Greater Wellington Regional Council is an expression of those principles.</p>
<p>Kāpiti Coast venue for Hoe Tonga and Secondary School's Waka Ama Regatta.</p>	



E kore e ngaro he kākano i ruia mai i Rangiātea



For 10 years, Ōtaki Waka Hoe have used the lake for waka ama sporting and cultural activities. We believe we have a responsibility in supporting hapū and councils to uphold kaitiakitanga of the water and surrounding lands.

We would welcome the opportunity to speak further to councils about our submission.

Alcohol Licensing Fees Bylaw Submissions



Respondent No. A-48

Response ID 5678009

Date of contribution Apr 30 24 08:59:06 am

Personal information

I'm providing a submission (choose one):

on behalf of an organisation

Write organisation name here

The Telegraph Hotel

Do you or your business supply or sell alcohol?

Yes

Please let us know what ward you live in

Ōtaki

Do you want to speak to Council about your submission at our public hearings on 2 May?

Yes

Are you happy for your name to be published with your feedback:

I do not want my name published with my feedback

Alcohol Licensing Fees Bylaw submissions

Do you support the proposed Alcohol Licensing Fees bylaw?

Yes

Would you like to provide feedback on why you support the proposed Alcohol Licensing Fees Bylaw?

See submitted documents.

Hello,

My name is Duane Watt and I own the Telegraph hotel, Otaki.

This submission is about the increase to licensing fees by the KCDC. I am not objecting to the increase, I am about the targeting of costs and a streamlining of the process.

I have received information from a LGOIMA request. I information I asked for was to try and see where the money is being spent, and are there good reasons for that.

My first question was for license processing times before covid 2017-19 and after covid 2021-23. Please find the results attached with this submission. The figures show that the quickest processing in 2017 with a 41 day average, is half the slowest processing in 2022 at 85 days.

All applications with a processing time over 150 days were excluded. These totalled 18 applications. 12 of these applications were in the 2021-23 period, inclusion of these times would increase the average considerably. That is there are twice as many processing times over 150 days in the 2021-23 period, as the 2017-19 period.

My next question was were there more or less enforcement actions now, compared to the last ten years. There are no more actions in the 2017-19 period, compared to the 2021-23 period. That is there has been no increase in problem venues.

This means that the increase in processing time has come from increased scrutiny from Council, Health and Police.

The question that comes to me from this is why would scrutiny increase when there is no problem to fix. I have been a publican across both of these periods, and I have experienced the change. Please find attached a Police letter regarding my food offerings.

I have previously requested another LGOIMA after a meeting with the KCDC, Police and Health at the end of January 2023. Julie Blythe from Health stated in the meeting that Otaki had the highest alcohol harm in the country. This is not my experience as a publican in Otaki. I requested the information that this was based on, but mostly got my own emails back. I put this forward as an example of where this extra scrutiny might come from. I will include the email chain around this interaction.

When dealing with an application, Police and Health have 3 weeks to report, that is 15 working days. In 2022, why is the council spending another 70 days on average processing applications. There are 8 more applications that involve 2022 that took longer than 150 days.

The question that comes from this is, are Police and Health dealing with the council after the 3 week reporting period. If this is happening then price increase could be shared amongst all 4 parties, especially the agencies involved in the delay.

My experience with the council system is that Councillors cannot deal directly with council staff. This is because they can be too demanding, they must put all requests through Democracy services.

Perhaps outside of the 15 day reporting period, Health and Police could also interact through Democracy services. This would decrease pressure on Council staff.

Katherine McLellan indicated to me recently that KCDC were looking to hire another staff member. I am sure that efficiency gains through streamlining the application process would be large.

I have shown that processing times have doubled, which I am attributing to increased scrutiny. There are no incidences at licensed venues to give a reason for the increased scrutiny.

I have experienced the strain on council staff with a nonsensical email on a Sunday morning. That pressure is not coming from the venues, which is why I suggest Democracy services could be a good idea. Together with a strict adherence to the 15 day reporting window would speed up the licensing process, and the extra person would not be needed. If more than 15 days is needed costs could be apportioned accordingly.

I am pleased to be able to submit towards this decision, and I believe I have shown good evidence of where the money is going.

I have put forward ideas to ensure swift processing, that will also increase goodwill amongst the 4 parties involved. I will be much more positive about the future if the agencies work within the time periods allocated by council.

Thank you,

Duane Watt. Telegraph Hotel.



Date: 04/01/2023

The Secretary
District Licensing Committee
Kapiti

RE: Ref Number: 45/ON/672/2021
APPLICANT'S NAME: Duane Watt on behalf of Octopus Inc Limited
TRADING AS: The Tele
SITUATED AT: 284 Rangiuuru Road, Otaki

The above-named applicant has applied for the renewal of an existing On-licence.

Police are not satisfied that this application meets the requirements for such a licence to be issued.

The grounds for the opposition are:

Grounds for Objection.

The criteria the committee must have regard to when considering an application for a renewal of a license are contained in section 131 of the Act.

Police oppose this application under the following subsections:

The object of the Act

The object of the Act is safe and responsible sale, supply, and consumption of alcohol and the minimisation of harm caused by its excessive or inappropriate use.

Police submit that for the object of the Act to be achieved the committee must have confidence in the application. There are significant weaknesses in the application, in particular around the food to be available, low alcohol options and appropriate systems, staff, and training to comply with the law. These weaknesses raise particular concerns.

The Authority commented in *Two Brothers Wholesale Ltd [2021] NZARLA 32* at [99] *As we said in Patel's Superette 2000 Limited v Muir, while there is no onus of proof on an applicant, it is for an applicant to put its best foot forward if it expects a DLC to favour the application over significant opposition which is itself supported by evidence.*

The applicant's suitability

Police acknowledge the applicant is experienced. His last renewal was opposed by all the tri-agencies on similar grounds to this opposition. For an experienced operator in this industry police do have serious concerns given that recent compliance checks indicate the applicant appears to be doing the bare minimum to meet the object of the act or comply with his last renewal conditions/directions.

Police also have concerns around the management of the premises following those compliance checks.

These points will also be covered in the below subsections.

The applicant's systems, staff and training

The applicant is required to have the appropriate systems, staff, and training in place to comply with the law. All staff should have regular training and a record of this should be maintained as evidence. This helps to demonstrate that the establishment is being well-run, and that staff understand their legal obligations.

Mr Watt's application is lacking in detail regarding when training is given, how and who will conduct the training. What reference material is used and/or available and how training is evaluated. Section 18 of the submitted application deals with systems including training and simply states, "All staff are duty mangers".

Stated in the decision by the DLC at the last renewal is the wording "*The applicant will need to provide written documentation of staff training on the HPA On licence toolkit over the next year prior to any licence renewal*".

Regarding staff training Mr Watt advised he sends staff on a one-day course at Industry Training Solutions in Palmerston North. It is the understanding of Police that this is the Licenced Controller Qualification (LCQ) course. To obtain a duty mangers certificate this is a mandated requirement and in the view of Police does not qualify as ongoing training.

When asked by the district licensing inspector via email on November 17th 2022, for training records Mr Watt was not able to present any training plan or records of ongoing training for staff. He presented only a document showing Sharon Andrews had attended an LCQ course. This was likely in the process of her obtaining her duty manager's certificate.

Training is not a 'tick box', unimportant exercise. This is a high-risk industry and training links back directly to the object of the act and the lack of training casts doubt over suitability.

In regard to staffing, Police raise real concern that the minimal working staff is inadequate to comply with employment law as specified within the act. Rosters shown to Police upon compliance visits show only one staff member working for periods of 4 to 5 hours. This does not allow for legally required breaks or cover should that staff member be required to perform other tasks.

The roster viewed at that time shows only 2 staff per day apart from Sunday when only one staff member showed as working.

Two Brothers Wholesale Ltd [2021] NZARLA 32 at [135]

Bad employment practices "go directly to the operation of the premises even if there is no direct evidence of alcohol related harm."

Any matters dealt with in any report from the Police, an inspector, or a Medical Officer of Health made by virtue of section 129

Food

At his last renewal the application stated:

"A range of substantial food, consisting of at least five of the following items, must be available on the premises at all times the premises are open for business: toasties, pork pie, lasagne, rice cakes, peri peri tuna, beef jerky, chorizos. (The menu agreed by the agencies is attached for reference)."

"Menus must be visible."

"Food needs to be actively promoted."

During a compliance visit on 11th November, 2022 it was observed that only 4 pork pies were available and 7 very minimal toasted sandwiches with white bread. These were all stored in the freezer and did

not look appealing. The remainder of items were those the tri-agencies argued were snack foods at the last renewal and were also in small quantities.

During a compliance visit on 12th December 2022, there were similar low levels of required substantial food, being four toasted sandwiches and one pork pie. The other items such as jerky and steak bars etc were still sitting on the small shelf behind the bar near the entrance.

It does not appear as though food is being actively promoted with only two small A4 size signs advertising the food being visible. There were no pictures promoting the minimal toasted sandwiches or pies on the menu however the “snack items” as argued by the tri-agencies at the last renewal were on the shelf behind the bar in view.

In speaking with the working duty manager it appears only a very minimal amount of food is actually sold and is not actively promoted. This statement is backed up by the very small amount of stock held on site which could easily sell out in one group purchase.

It is the view of the police that not much has changed in regard to “section 53 food to be available” since the last renewal. The applicant has two of the three new food items the DLC specified in his licence conditions, however he holds barely enough to feed more than half a dozen people and would quickly sell out if a small number of purchases occurred.

The food is not appealing, is not actively promoted and Police believe Mr Watt is doing the bare minimum he can in order to comply with his conditions.

Providing food that is bulky and filling is important to slow down the absorption of alcohol into the bloodstream. Police believe a clearer condition is needed to ensure three types of appealing substantial food are available and that it is promoted and appealing to a range of potential patrons.

Low-alcohol drinks to be available

Section 52 of the act specifies that the holder of an on-licence or club licence must ensure that there is available for sale and consumption on the premises alcohol containing not more than 2.5% ethanol by volume at 20°C.

Police acknowledge that Mr Watt has shown that he has low alcohol beer available for sale. However police raise concern that in his renewal application Mr Watt has detailed that he sells “wine and juice” and a “single nip in a tall glass” as low alcohol options. Police question this practise given it is not a certified low alcohol option and is open to being a higher than 2.5% volume depending on the server. This practise has obvious potential risks and is problematic.

Summary

For an experienced Licensee/Manager, the application is once again not up to standard, and it is lacking in detail in key areas and subsequently raises concerns.

There are concerns that the food to be available condition is being loosely met and is certainly not in keeping with how the act intends it. There are concerns around the low alcohol options available.

Police do not believe a training policy exists in regard to on going training and Mr Watt is breaching the direction given by the DLC in his last renewal on this matter. Mr Watt seems to be of the opinion that his “set and forget” method of training terminates when a person gains their duty managers certificate. This is not what the act intended. It would not be difficult or costly to put staff through a annual refresher course online such as the free serewise course and record this.

In regard to staffing there appears to be serious failings here. Police acknowledge that finding staff is difficult in the current environment however this is not an excuse not to comply with the act. The rosters police have seen show one staff member working for up to 4 or 5 hours with no cover. Staff breaks are a legal requirement. Inadequate staffing levels and systems to comply with the law point to poor management and therefore the suitability of the applicant to manage a licensed premise.

Police do acknowledge that calls for service to The Tele are minimal however feel that the matters outlined above are serious and Mr Watt appears unwilling to resolve these issues.

Police seek a clearer condition regarding section 53 “food to be available” with another mandated substantial option and the removal of the snacks from the substantial menu. Police also seek an undertaking food will be better promoted.

Police have concerns in regard to the low alcohol options on offer.

Police raise concerns that despite the direction from the DLC at the last renewal nothing has changed in regard to ongoing training, training plans and the documentation of both. The applicant is required to provide written documentation of staff training prior to this renewal and has failed to do so to the level required.

Police also raise concerns that adequate staffing levels are a concern and therefore employment law is not being adhered to.

The last renewal was granted for a one year period to allow the applicant to demonstrate he could improve the areas of concern at that time and follow the direction given. Police believe the applicant has failed to do this across the board and therefore is not suitable to hold a license.

This application is opposed.

Yours sincerely

L Moretto

Constable Lance Moretto
Alcohol Harm Prevention Office
Levin Police
PO Box 242
Levin
Lance.Moretto@police.govt.nz

OIR: 2324/874

22 April 2024

Duane Watt
duane@thetele.co.nz

Tēnā koe Duane,

Request for Information under the Local Government Official Information and Meetings Act 1987 (the Act) (the LGOIMA)

Thank you for your email of **5 April 2024** requesting the following information:

- Could I please have license processing times for the years 2017-19 and the years 2021-23, but only for medium and high-risk venues at the KCDC.***

The following table shows the average processing time by application year for new and renewed licence applications for Medium and High-risk premises.

In this case, the “days” are total weekdays (Monday to Friday). Public holidays and the non-reporting period between 20 December and 15 January each year have not been deleted from the total days.

Application Year	Average Days to process
2017	41
2018	51
2019	60
2020	79
2021	57
2022	85
2023	58
Overall average	62

Please note: The 18 applications with processing days of 150 or greater have been removed from the averaging data in the table above. But an explanation of the reason for the longer processing times for these applications is provided in the spreadsheet attached. The applications are listed by application year.

Please note that any information provided in response to your request may be published on the Council website, with your personal details removed.

2. Are there any more or less enforcement actions now compared to the last 10 years. This is for venues and duty managers please. That is how many actions were taken in each of the last ten years.

Council officers are not always notified of enforcement actions taken by the Police in relation to holders of Managers' Certificates. However, our records show the following enforcement actions since 2014:

Period	Venue	Enforcement Action
March 2015	Longbeach	48 hours 'On licence suspension' for failing a Controlled Purchasing Operation (CPO) on 16/12/14.
September 2015	Countdown Paraparaumu	3 days 'Off licence suspension' for failing a CPO on 3/12/14.
January 2016	Duty Manager	28 days certificate suspension for EBA conviction in 12/15.
June 2016	The Woodshed	48 hours 'On licence suspension' for failing a CPO on 29/1/16.

If you require any further information, please contact Richard Hopkins, Environmental Standards Manager on richard.hopkins@kapiticoast.govt.nz.

Ngā mihi,



James Jefferson
Group Manager Regulatory and Environment
Kaiwhakahaere Rōpū Ture me te Taiao

Premises	Status Details	Applied	Licence Issued	Days	Reason for processing time
Bottle store	Applied for renewal	03/02/2017	07/08/2018	393	With agreement of applicant, application put on hold pending outcome of appeal by Compass Liquor Limited to ARLA of KC DLC's decision in relation to Liquorland. ARLA appeal withdrawn.
Supermarket	Applied for renewal	16/02/2017	18/05/2018	327	Hearing due to opposition from Medical Officer of Health
Supermarket	Applied for renewal	27/08/2018	25/03/2019	151	Inspector sought legal advice around remote sales delivery requirements
Restaurant	Applied for renewal	24/10/2019	14/07/2020	189	Applicant incorrectly advertised hours. Readvertisement was delayed due to Xmas close down period and Covid lockdown.
Bottle store	Applied for renewal	03/12/2019	09/09/2020	202	Covid lockdown
Bottle store	Applied	04/12/2019	16/02/2021	315	Hearing due to public objections
Tavern	Applied for renewal	27/03/2020	04/11/2020	159	Inspector clarifying correct licensee. Covid lockdown.
Tavern	Applied for renewal	09/06/2020	29/01/2021	169	Inspector clarifying correct licensee. Covid lockdown.
Grocery store	Applied for renewal	16/07/2020	30/03/2021	184	Sales data (to prove meet definition of a grocery store) provided was not from chartered accountant and more info needed.
Tavern	Applied for renewal	06/08/2021	04/04/2022	172	Hearing due to opposition from all agencies
Supermarket	Applied for renewal	09/08/2021	02/11/2022	323	Inspector sought legal advice around remote sales delivery requirements
Supermarket	Applied for renewal	09/08/2021	02/11/2022	323	Inspector sought legal advice around remote sales delivery requirements
Bottle store	Applied for renewal	23/09/2021			Application opposed by Police and Inspector. Put on hold pending District Court case. Licence not renewed.
Tavern	Applied for renewal	04/11/2021	19/06/2023	423	Applicant requiring resource consent for proposed variation of licence conditions.
Bottle store	Applied for renewal	27/01/2022	04/10/2022	179	Collaboration between applicant and agencies re proposed variation of licence conditions. Delay in receiving DLC decision.
Grocery store	Applied for renewal	29/04/2022	26/07/2023	324	Application put on hold pending refurbishment of the store, including the relocation of the single alcohol area, the licensee operated under a Temporary Licence during this period.
Bottle store	Applied for renewal	04/05/2022	01/09/2023	348	Application opposed by Police and Inspector
Tavern	Applied for renewal	08/11/2022			Hearing requested by DLC chair. Decision not yet issued.

Long-term Plan 2024–34



Respondent No. 274

Response ID 5675313

Date of contribution Apr 28 24 10:51:15 am

Personal information

First name Marcel

Last name van den Assum

I'm providing a submission (choose one):
 on behalf of an organisation

Write organisation name here Kāpiti Air Urban Incorporated Society

Please let us know what ward you live in
 Raumati

Do you want to speak to Council about your submission at our public hearings on 2 May?
 Yes

Are you happy for your name to be published with your feedback:
 My name can be published with my feedback

Submission

Is there anything else you'd like to tell us about this LTP?

We have two uploads to supply and this submission form only allows for one upload. This is, therefore, part 1 of 2 for the Kāpiti Air Urban Incorporated Society.

Upload any related files

 https_s3-ap-so... .pdf_1714265399

The logo for 'Kāpiti Air Urban' is set against a solid blue background. The text 'Kāpiti Air Urban' is written in a white, sans-serif font. To the right of the text is a white, stylized graphic of an aircraft's tail section, including the vertical stabilizer and horizontal stabilizers, pointing towards the top right corner.

Kāpiti Air Urban

As a committee of established private investors, business owners, and entrepreneurs, we are motivated to help enable local visions for growth, economic independence, and innovation. There is, however, a critical oversight—not visible in the Long-Term Plan.

A core focus area overlooked as one of our district's (and the region's) most significant assets is the airport and surrounding whenua. This asset is fundamental to achieving the goals as set out in the Councillor's top 10 goals, the Direction of Travel, the Economic Development Plan, and the previous Long-term Plan.

The community has consistently communicated that they want this asset retained. It was a key communication point during the last local elections. We believe the community requires a clear statement of intent that this asset is considered integral to Kāpiti's development, be it economic, environmental, cultural, or social.

The council might be concerned about the funding aspects of developing the airport and surrounding whenua to enable value for our community. We believe that the investment will be forthcoming but only under strong council leadership. This starts with clear statements of intent within the Economic Development Strategy and the LTP.

This consultation process, in part, is about enabling a long-term vision for our district, but we will lose a primary enabler to deliver these aspirations if we overlook this asset. It is critical that this asset is protected through this process and into the future.

We see the restoration of mana whenua, and the return of the whenua that hosts the airport to the original owners (who are 90% Māori), as the most valuable strategic, long-term intent available to you to uplift kaupapa Māori. Restoring mana and providing Māori with an asset to cement the future of rangatahi here in Kāpiti will help fund and enable te ao Māori business innovation in the process.

Secondly, for a sustainable, environmental business environment, Kāpiti could be known for leading Aotearoa New Zealand in transforming regional connectivity through electric aviation. New Zealand is currently number one in the world for sustainable aviation. This could be one of our primary competitive advantages if we had the vision and leadership model to execute it.

We support the development of an independent trust to attract more external investment and the development of SPVs and targeted investment structures.

That said, investment comes from an aspirational vision and the right risk-return culture that is set by local leadership from within the district!

It is the role of the Council (and this proposed Trust) to drive that culture, underpinned by an aspirational strategic agenda that gives private investors confidence?

We believe that the strategic capability to progress this narrative is currently missing (or not accurately activated). This signals a resource or capability gap that could (in part) be addressed via this independent trust/Governing Board.

Some of the key skills, resources, or responsibilities missing (or not currently visible) include:

- Navigating complex conversations around land use, land ownership, and current treaty claims

- Policy innovation design– to meet the needs of emerging business models, sustainability, and land use: including national and international research around best practice policy innovation
- Capacity building with local hāpu and iwi—specifically in relation to this land asset and the current ownership and financial model
- An advisory group dedicated to Kāpiti’s most competitive **long-term** advantage; which underpins all of the goals as set out within the DoT
- Scoping the necessary expertise and capacity required to support the realisation of our most strategic regional asset

To ensure we are supporting an upward trend in the future economic, cultural, environmental, and social sustainability of our district, the following inclusions need to be factored into our local visioning work:

- A clear statement of intent from the Council concerning the airport and surrounding whenua, one of our district’s (and region’s) most strategic assets
- A clear and transparent agenda/statement around the position of the proposed independent trust concerning this kaupapa
- A clear and transparent agenda/statement from all Council representatives around their position concerning the airport and surrounding whenua; before the next local election (and in alignment with the refreshed economic development strategy)
- A transparent capability scope that communicates the skills required to navigate this strategic investment opportunity
- A transparent investment model that demonstrates the independent Board and Councillors have a clear understanding of how to help make this strategic growth opportunity viable—with the right financial investment

All of the above will provide the community with the confidence that we have the right local leadership in place for the actions and focus areas as articulated in the Direction of Travel, the subsequent Long-Term Plan, and the impending economic development strategy refresh (in its final form).

The community should expect this context before the next local election to ensure we have a fit-for-purpose leadership model in place to strategise, implement, and deliver to the future needs of Kāpiti.

How will this be represented in the final Long-term Plan for our district?

We look forward to engaging with you further on this.

Kind regards,

Marcel van den Assum, Kāpiti Air Urban, Chair.



Sustain the Potential of our Place.

- ▷ ECONOMIC
- ▷ SOCIAL
- ▷ CULTURAL
- ▷ ENVIRONMENTAL

Kāpiti Air Urban ▷

We are working to protect our strategic asset for the benefit of future generations.

A co-created kaupapa committed to honouring Te Tiriti principles of protection, partnership, & equity.

Guiding Principles

Partnership with mana whenua & key stakeholders

Open transparent engagement

Long term value creation for our community

Multiple use options & co-creation deserve to be explored



This co-created vision is founded on what is realistic

OPERATIONAL

43ha

is required to run an operational airport – of the 152ha available at Kapiti Airport today

OPERATIONAL ACTIVITIES FALL WELL WITHIN SAFETY & REGULATION PARAMETERS

Well positioned to be a national leader in carbon emission reduction through the utilisation of e-commuter aircraft

SAFETY

Runway safety clearances achieved, with the provision of further development

Noise can be managed with noise berm + imminent introduction of electronic aircraft

AIRPORT MEETS ALL CAA REQUIREMENTS FOR SAFE OPERATIONS

REVENUE

50%

of most airports' revenue comes from commercial activities

BEING A HUB FOR ONGOING TECH INNOVATIONS OPENS UP MULTIPLE INCOME STREAMS & ECONOMIC GROWTH

Additional income from leases covers longer term infrastructure development

CAPACITY

2,000

dwellings could be realistically built on this land

Expansion provision for hangars and aviation business to encourage general use of airport

Existing airport wetlands retained to provide natural drainage, open space and habitat

The benefits to the wider community are important and needed

ECONOMIC

We are uniquely positioned for connectivity which benefits economy & community.

Our vision underpins established GDP growth strategies for tourism, transport, technology & food.

Maintaining connection opens up new high-growth & economic opportunities for the tech sector

SOCIAL



More & higher value jobs

Emergency & disaster preparedness. Accessible, life-saving health services.

**LONG-TERM
COMMUNITY
RESILIENCE**

CULTURAL

Restore mana whenua

ENABLING INNOVATION, SHARED INTENTIONS, & BEING PROUD OF TRANSFORMATION

Creating a community-centric asset which is driven by co-creation & offers wider community value.

ENVIRONMENTAL

CARBON NEUTRAL AOTEAROA

Net 0 By 2050

Leading the charge on finding solutions for aviation transformation

Awa + wetlands restoration:

Wharemauku Stream



The Kāpiti Council and Economic Development

Council should be working on plans to develop this opportunity for our district to become an innovative ecosystem, thereby capitalising on the environmental, economic and education opportunities present by this important community asset.



Shaun Johnson,
Merlin Labs.

“Kāpiti Airport is at the heart of the community. It’s key to mana whenua of Puketāpu Hāpu and the aspirations for rangitahi and future generations. Imagine how impactful the co-creation of future flight and tourism could be for the people of this region?”

Katherine Corich, Chair, Sysdoc Group – enabling future ways of working

“I made a submission to the Council about a concept of creating new housing whilst retaining a fully operational airport on the existing land. I believe that through clever design, we can have both.”

Gordon Moller, Director, Moller Architects.

STAKEHOLDERS + COMMUNITY CONTRIBUTORS

Kāpiti Coast District Council

Representing the whole community – 80% of which has voted in favour of retaining the airport

Mana Whenua

A primary stakeholder representing 90% original landowners

Current Owners

Private owners who have a positive interest in creating community assets

Airport staff + club members

Operating airlines + interconnectivity services. An aeroclub focused on engaging young people through aviation

Kāpiti Air Urban

Community-led industry + ecosystem leaders advocating for strategic vision + partnership

Start-ups + businesses

Local leadership + emerging innovators who seek cohesion, growth and interconnectivity

Kāpiti has a unique opportunity (responsibility) to create a leading social enterprise to put us on the global map!

KOTAHITANGA

MANAAKITANGA

WHĀNAU

KAITIAKITANGA

WHAKAPAPA

Voluntary, “best efforts” process needs formal accountable leadership

Multiple surveys and LTP submission provide material mandate to council

A catalyst to accelerate Economic Development Strategy for the EDKB

Supports Government vision for ESG based sector Transformation Plans

Significant Private and Public sector capability and capital deployed for impact

We will never get another chance...

These principles underpin & enable our regional economic development strategy through the once-in-a-lifetime co-creation of lasting impact which will benefit the entire Kāpiti community.



Kāpiti Air Urban

