

# Te tupu pai Growing well

Our strategy for enabling  
sustainable growth in Kāpiti



# Nau mai

He wāhi motuhake a Kāpiti. Mai i ngā maunga ki ngā kōawaawa whenua, tae noa ki te takutai, he whakamīharo te rerehua o tēnei rohe. E arohaina ana tō tātou rohe, ā, e uaratia ana te oranga ka hua mai i a ia. Ko te āwhero ia, kia tū tonu a Kāpiti hei kāinga mīharo, no reira me whakamahere mō tōna tupu pai.

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

Te tupu pai – our growth strategy – sets out a vision and roadmap for how Kaunihera (Council) and Mana Whenua will work with our community to achieve sustainable development for our district in the 30 years to 2051. The strategy has been developed with input from across our community. It is designed to fulfil our shared needs and aspirations and supports Government requirements.

It is about 'growing well' with all that this embraces: that respects our whenua and wai – and places people at the heart. It recognises our need for different types of housing, for more local jobs and businesses. It will help us develop in ways that make it easier for people to connect and be part of their communities; for all our development to support ways of living, and working, and getting around that are more sustainable, and protect and enhance our environment; for the way we grow to make a positive contribution to all aspects of our wellbeing.

*Toitū te whenua, toitū te wai, toitū te tangata, toitū Kāpiti!*



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





## SECTION 1

# Tirohanga whānui

# Overview

Our district is growing and we want to grow well. We are anticipating around 32,000 more people coming to live here over the 30 years between 2021 and 2051 – the broad period to which this strategy relates. Our strategy articulates our vision for growing well – what we are prioritising and where we've got to plan for and support growth.

We know that our community wants our district's growth to be sustainable and retain what we value most, while taking advantage of the opportunities that come from a larger population. Through this strategy we are aiming for growth that contributes to our overall vision of a **thriving environment, vibrant economy and strong communities**.

'Te tupu pai – Growing well' reflects what our community have shared is important, including upholding obligations to our Mana Whenua partners and reflecting their aspirations. We engaged with our iwi partners and the community about growth through the development of the Long-term Plan 2021–41 and consulted specifically on the approach to growth in late 2021. This strategy largely reflects the input and feedback we received.

Our growth strategy is underpinned by our commitment to act in response to climate change and encourage low-carbon living. It will provide direction for and help deliver on the aims of other key Council strategies too, such as our strategies for open space, sustainable transport, economic development and housing.

The growth strategy applies Government direction and new laws – notably the requirements for greater intensification in the National Policy Statement on Urban Development. It takes account of planning for development of the region and our contribution to the Wellington Regional Growth Framework and its impact on our district.

# Our vision for growing well

To ensure our strategy can take us through thirty years, it is built on a set of growth principles.

These, in turn, are based on the overarching principles and values agreed between Mana Whenua and Kaunihera (Council) – and endorsed by the community – in the development of the Long-term Plan 2021–41. These overarching principles are presented in our Te Kaupapa Matua framework which you can see online and in our long-term plans. Te Kaupapa Matua guides all of Council's work.

Our overarching principles and values are:

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

## Our growth principles

Building on these, our six specific growth principles are:

- supporting Mana Whenua aspirations
- valuing our environment
- fostering strong communities
- encouraging low-carbon living
- embracing the opportunities of growth, and
- enabling choice.

Our growth principles guided the development of our approach, and we will continue to refer to them knowing that over 30 years there will be changes – such as further Government requirements – and new challenges to respond to. Our principles will keep us focused on the vision of growing well and guide us in how we respond to challenges and opportunities that arise.

## Our priorities and aspirations

To help link our approach through to the principles as we implement our strategy, we have a supporting set of priorities and aspirations. These reflect input and feedback from consultation with the community. The themes are all linked and each reinforces the others. Our priorities and aspirations are to:

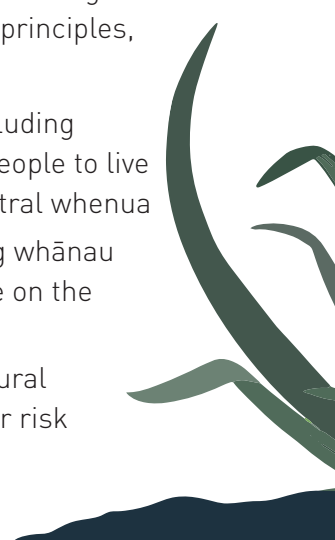
- keep, protect and enhance
- improve walkability, neighbourhoods and wellbeing
- achieve climate neutral living
- enable affordable and efficient urban form
- be prosperous and productive, and
- be respectful, inclusive and diverse.

You can read the full definitions of our growth principles and the priorities and aspirations that flow from them on pages 35 to 37.

## Our iwi partners' aspirations

As we work in partnership with Mana Whenua, we strive to reflect the aspirations of our iwi partners: Te Āti Awa ki Whakarongotai, Ngāti Raukawa ki te Tonga and Ngāti Toa Rangatira. As well as endorsing our growth principles, Mana Whenua wish to see:

- a wider range of housing – including papakāinga – enabling more people to live and work closer to their ancestral whenua
- care to avoid growth displacing whānau and putting too much pressure on the environment
- growth focused away from natural hazards and areas at particular risk from climate change impacts

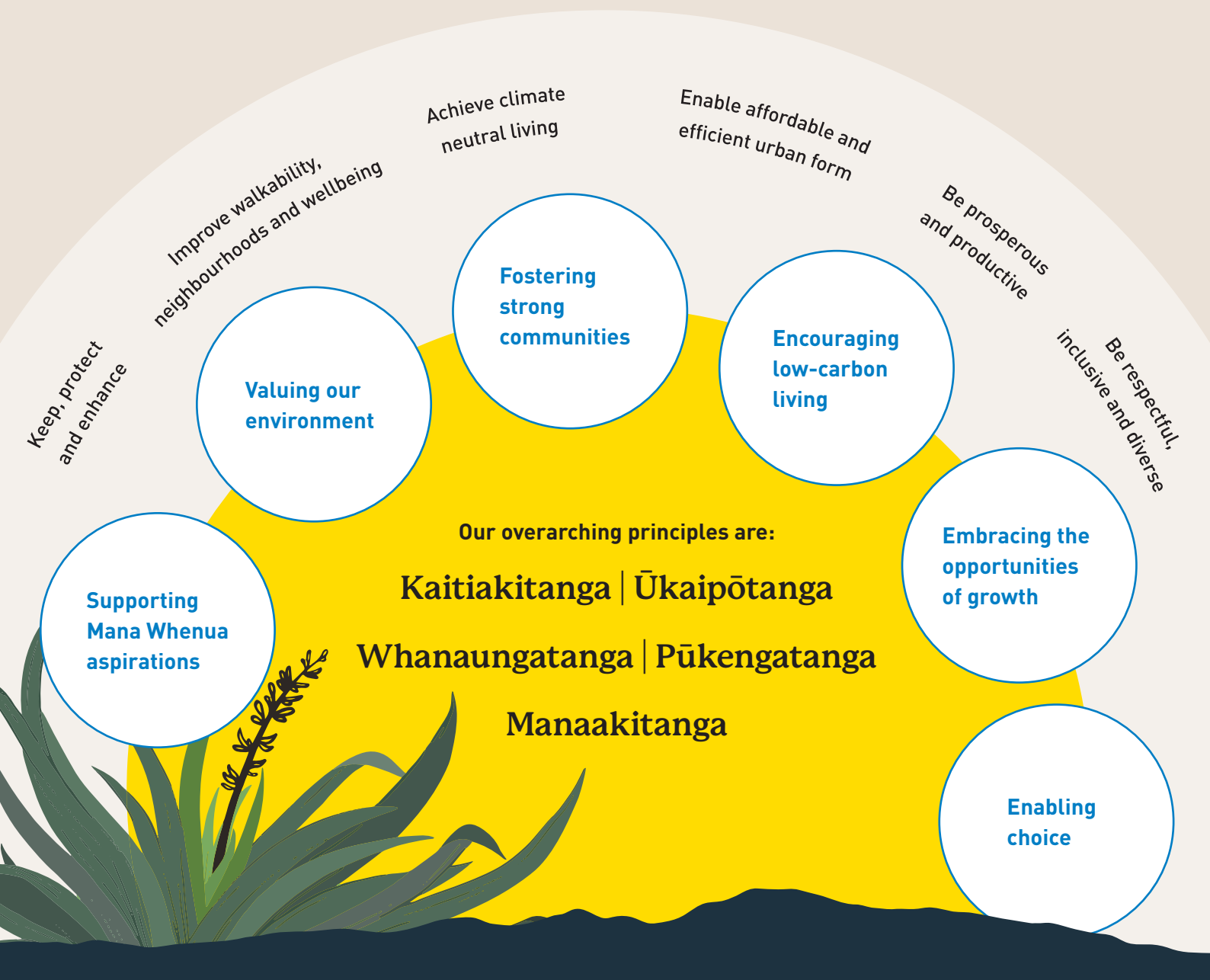


- using development to:
  - enhance the natural and built environment through improving riparian margins, revitalising lost wetlands and enabling better access to waterways, and
  - encourage quality urban design and more rigorous building standards.

Our iwi partners wish to contribute their unique knowledge of the environment to achieve sensitive and appropriate development

across our district. They desire the cultural identity of each iwi to be respected and given effect to in the planning for and development of their rohe, enabling the wellbeing of their people to be advanced.

We will work in partnership with iwi to implement our strategy and monitor our progress in achieving our objectives to grow well using our kaupapa framework (see section 3, Delivering our strategy).



## Main elements of our approach

How we will grow includes:

- growing both up and out, with an emphasis on intensification and opening up some greenfields progressively over time, with our greenfields development also being denser and more connected into public transport
- protecting, enhancing and living sensitively with our beautiful whenua, wai and green spaces (those naturally occurring and those that have been developed for recreation)
- offering different kinds of homes and more options for how people live, such as papakāinga, apartments, semi-detached and terraced houses, and including more affordable homes
- revitalising our centres: encouraging more 'mixed uses' – places to live and gather with a wider range of businesses and services to support people's everyday needs and offer more jobs
- improving access and public transport and active transport options, making our communities and communal spaces more welcoming, walkable and connected, and supporting low-carbon living
- integrating spaces for business and industry and protecting our highly productive rural land.

### **Our approach for how this will look across the district is set out in section 2**

## Delivering our strategy

The third section of the strategy outlines the main activities we'll be working on to deliver our approach. This will be closely linked to our long-term plans – particularly the investment Council and others will need to make in infrastructure to support growth – and our sequence of district plan updates.

Our delivery approach includes how we will work with our iwi partners, central government agencies, Greater Wellington Regional Council and our neighbouring councils, developers and our community to achieve our objectives. This includes through the district plan, our long-term plans, our infrastructure strategy and other strategies as outlined and through our input to the plans of other agencies.

Having the right infrastructure available at the right time is a critical element for achieving sustainable growth for Kāpiti as well as for the region as part of the Wellington Regional Growth Framework. We will work closely with

the regional council and central government agencies to ensure the investment necessary to support growth is recognised and provided for as part of our ongoing growth work and through the Wellington Regional Growth Framework Partnership.

We will share progress through our annual monitoring and reporting to meet central government requirements under the National Policy Statement on Urban Development and more broadly through Council's annual reports.

If there are significant changes to proposed work – such as needing to respond to new Government directives we will capture and reflect this as part of our ongoing planning, monitoring and reporting, and update our overall approach for implementation. We will engage with the community on any other changes in the development of our long-term plans.

### **Our priorities for delivery are outlined in section 3**



## SECTION 2

# Tā mātou whai i te tupu pai

# Our approach to growth

In line with our growth principles, our approach seeks to deliver resilient, accessible and connected communities in a way that protects and enhances our environment as we grow. Our approach emphasises making the best use of our land by mainly ‘growing up’ (increasing density) with some ‘growing out’ (development of new areas).

We will have more of a mix of housing and other uses such as businesses, with development focused around existing centres to make it easy for people to access services, encourage low-carbon living and support community wellbeing.

How it will look is different in each part of the district depending on how areas have already developed, what can be done given natural constraints and infrastructure needs, and what Government requirements dictate.

It's intended development will occur in stages. Development is heavily dependent on making sure we can put in place sufficient

infrastructure which will enable developers and community housing providers and iwi to explore specific development opportunities.

This section presents a breakdown of how growth is planned across the district. It outlines the main features and shows how they will be applied in different parts of the district.

# How we will grow

Toitū Kāpiti – our vision – reflects our drive for a vibrant and thriving Kāpiti made up of flourishing communities that are strongly connected to our natural environment and contributing to a sustainable future. Our approach, therefore, is to grow progressively in stages over the next 30 years, emphasising intensification with some greenfield development.

We'll enable different types of housing, business and community facilities through:

- intensification in our urban areas – 'growing up'
- some new developments (greenfields) – 'growing out'

We still have space to develop – in our existing urban centres and on their edges – and can carefully manage how and where we do that. That means we can accommodate a bigger population while retaining what makes Kāpiti special – preserving our green, rural and open spaces, and protecting and enhancing our waterways and coastline.

As our population grows over time, central Paraparaumu will become established as the coast's city centre with Ōtaki as a district centre in the north.

## Increased density for existing and new development

For our centres, suburbs and new greenfield developments, we are required by Government to provide for increased density and make more efficient use of our land. This will help enable a wider choice of housing to be delivered – including affordable housing.

The updates to the Government's national policy statement on urban development (late 2021) require the Council to focus intensification within and around town and local centres.

Also in late 2021, Parliament passed legislation requiring councils to make changes to the district plan to enable the construction of up to three homes of up to three storeys on most residential sites without the need for a resource consent. These new rules amending the Resource Management Act are referred to as medium-density residential standards.



The standards are required to be enabled in all residential zones within the district, except – as specified in legislation – on sites where there are “qualifying matters”, such as natural hazards, ecological sites and sites of significance to Mana Whenua.

Our approach – consulted on with the community, coupled with the Government requirements finalised after our consultation – means:

- in and around our town and local centres there will be medium-high density development (enabling development in local and town centres up to four and six storeys respectively, and in central Paraparaumu enabling up to 12 storeys)
- infill development in residential areas up to three storeys in line with the Government’s medium-density residential standards, and
- more intensity in greenfields developments including different forms of housing – such as terraced housing and apartments.

The degree of intensification supports our vision for growing well by creating vibrant, people-centred, compact urban areas that enable us to preserve as much of our open space as possible for recreation, environmental restoration and productive use.

## Benefits of intensification

Higher-density development can deliver increased services and facilities to support people’s everyday needs. Our vision is for more people living in accessible, walkable neighbourhoods. The emphasis is on more urbanised living with less reliance on private vehicle use, and new developments centred on public transport, particularly rail. Improved public transport will need to be delivered as part of achieving improved access and connectivity.

Development around existing centres and more compact urban form supporting our increased population will set up our district well for securing other services such as health and education as well as attracting businesses and providing for more employment locally. Additional benefits will flow from this, as with more people able to work locally and not needing to commute, we will reduce our carbon footprint.

More services and facilities in our centres will encourage greater use of our cycleways and walkways for active modes of transport within centres, east–west, and between centres, north–south. Our cycleways, walkways and bridleways network will be important for ensuring our greenfields developments can make use of alternative transport options too.





## Growth will happen over time

Our strategy plans for the projected growth in our population over 30 years, from 2021–2051. Some development will happen in the first few years of the strategy while other development – both growing up and growing out – might not happen for 20 years or more.

Planning for this growth now, and gradually expanding our urban areas and adding some new greenfield areas progressively, means we will be able to ensure all necessary infrastructure is in place in time to support staged growth.

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

## Sequencing development to ensure sufficient infrastructure of all types

Ensuring we have sufficient infrastructure in place, or planned, is key to our ability to grow well and we know this is extremely important for our community. The need for sufficient infrastructure applies to both intensification and greenfields development.

Intensification has the advantage of being able to use existing infrastructure, however, over time, it will need to be expanded to deal with a larger number of households. With greenfields development, we will require some new infrastructure. There is considerable work in planning for infrastructure and a significant investment. Investing for growth and resilience is a focus in our Long-term Plan 2021–41 and will be an ongoing focus in the long-term plans over the course of this strategy.

Section 3, Delivering our strategy outlines the infrastructure work underway and planned. We will use our long-term plan process to look ahead to our future needs to support growth and ensure our development is lined up with our infrastructure.

When we consider our community's infrastructure needs, we are talking about all forms of infrastructure that enable our communities to function and flourish. That is, our community facilities like libraries and pools, our green spaces and community gathering places as well as our 'hard' infrastructure like water networks and roads. We will look at all aspects of infrastructure needed.

## Good design and protection for our green spaces

The development we aspire to will deliver well-designed, sustainable new homes, buildings and spaces for our community with all the infrastructure – the networks, services and facilities embraced by that term as discussed above.

Council's role in design is primarily through setting the requirements in our district plan and processing resource consents for development to occur. We also work closely with developers and will look to partner with iwi and community housing providers.

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

Our approach looks to foster development in a way that protects and enhances our green spaces, natural habitats and the quality of our fresh water. The first stage of reflecting where and how development can occur and the 'shape' of our centres will be fleshed out through the



Our parks and open spaces are highly valued by our community and our approach to growth includes adding new types of community open space, including green spaces, to our urban areas.

intensification update to our district plan and our design guidelines. It will also be influenced through other strategies including our open space, economic development, housing, age friendly and accessibility strategies and as we develop town centres plans (see section 3, Delivering our strategy).

An exciting aspect of development will be the opportunity to create new types of green spaces and community open spaces as part of more compact urban design and accessible, walkable neighbourhoods. This is a role for both developers and for Council working with communities and is included in our open space strategy.

This will also be reflected in work we undertake to develop town centres plans to ensure we have holistic frameworks for shaping our towns' development and enhancing local characteristics. We will also continue to expand our cycleways, walkways and bridleways network which takes advantage of that infrastructure already in place.

Achieving good design will mean recognising the existing qualities of each of our areas and

respecting their unique identity, from the rich cultural heritage of Ōtaki to the character of our beach settlements. This will mean that as we grow, we retain what is important to our communities and iwi partners.

## Responding to climate change

Our approach to how we grow is designed to support sustainability and encourage low-carbon living, so we reduce our impact on the environment and protect our precious whenua and wai for future generations.

Due to our coastal location, climate change and sea level rise present particular challenges for development in our district.

The areas identified for development have undergone initial high-level assessment for natural hazard constraints, including sea level rise and flood hazards. We will also be looking at how we manage stormwater arising from higher density developments. Further work will be necessary, and some of this is already underway, as outlined in section 3, Delivering our strategy. This work will feed into future district plan changes and will provide clarity around specific development.

## Different types of housing

To meet the needs of changing demographics and lifestyles – such as more single person households – we want to enable different types of housing.

A wider range of housing can deliver a greater range of affordable housing options – increasing our appeal as a lifestyle choice and allowing those with a deep connection to the district to continue to live here.

We want to enable forms of development we know we have a need for on the Kāpiti coast. This might mean working with community housing providers on social housing or supporting Mana Whenua to develop housing solutions – including papakāinga – to meet their aspirations for their people to live and be able to work closer to their ancestral home.

The biggest change will be in areas of increased density where, over time, we will see apartment blocks, terraced housing and townhouses providing much greater diversity in our housing with new types of green and communal space.

Our greenfield developments will also have a mix of housing styles including apartments and townhouses.

## Transport and development

Our focus on walkable neighbourhoods goes hand-in-hand with further development of our transport networks – commuter trains for connection to the wider region and bus services to connect our walkable communities with each other. This applies to existing urban areas and particularly areas of new greenfield development that will need to be supported by better roading and rail services and connectivity, through new railway stations, expressway interchanges and stronger east-west connections. A strong network offering a range of transport options, including public and active, will support intensification, enable more accessible and connected communities and help us achieve a low-carbon future.

Significant improvements to public transport – both rail and connecting bus services – are critical to achieving our outcomes for growing sustainably. Reliable and frequent intra-Kāpiti services will reduce our reliance on private cars and help support progress toward reducing the district's carbon emissions.

The Greater Wellington Regional Council has the principal responsibility for public transport. We will work closely with them to reflect future infrastructure investment to support district and regional growth outcomes as aspects of our growth strategy are crucially dependent on significant investment in increased public transport options being provided. It is therefore vitally important that our strategy is considered and acted on when the regional council is developing its future annual plans, long-term plans and transport plans.



Our redevelopment of Maclean Park in Paraparaumu Beach provides accessible connections for people from housing and business areas to our treasured coastline.

# Main elements of our approach

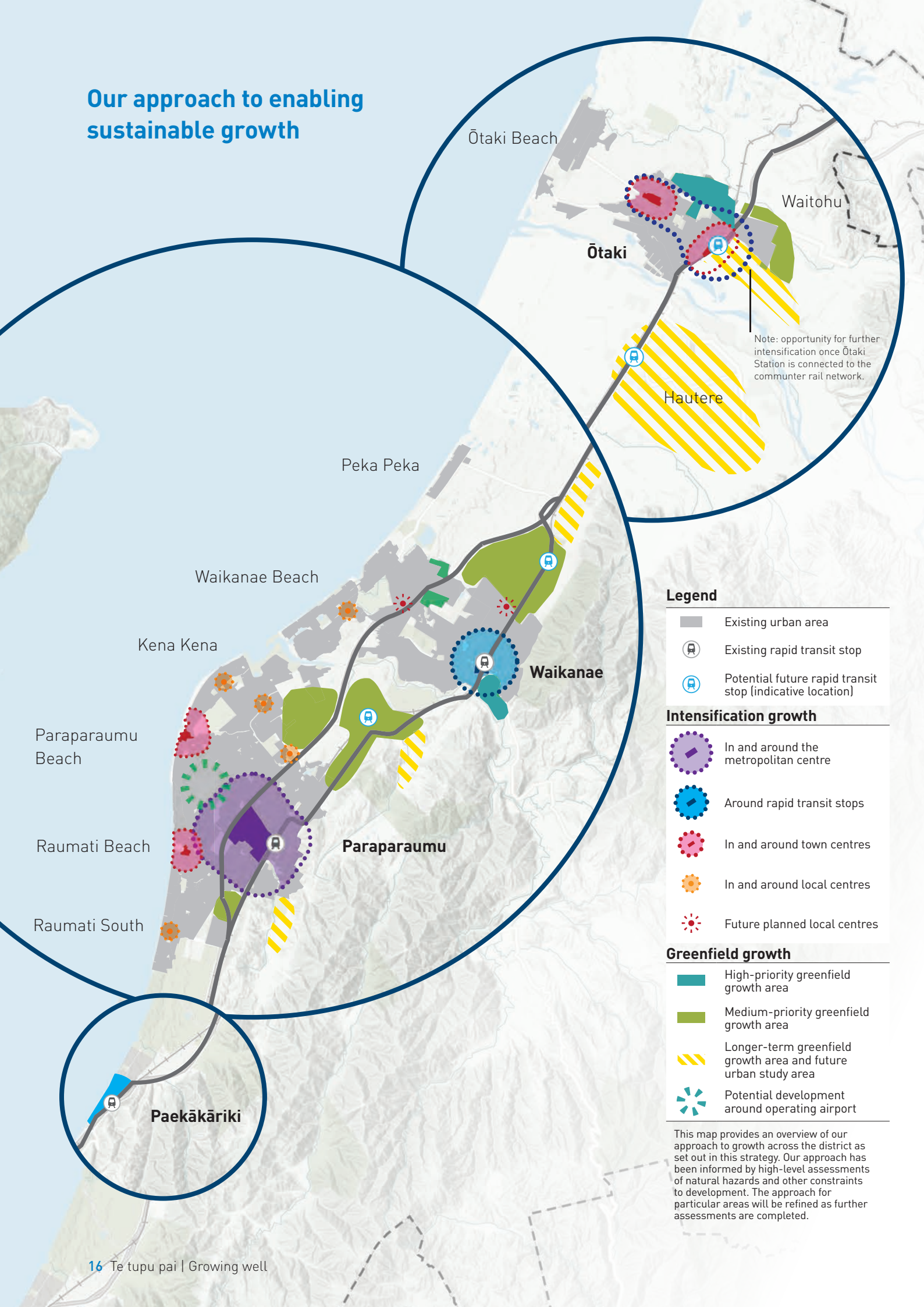
As outlined, the nature of development will vary across the district. The following pages give details of each of the main elements as listed below.

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For details by geographic area, see [Growth plan summary by area, page 32](#)



# Our approach to enabling sustainable growth



Note: opportunity for further intensification once Ōtaki Station is connected to the commuter rail network.

## Legend

- Existing urban area
- Existing rapid transit stop
- Potential future rapid transit stop (indicative location)

## Intensification growth

- In and around the metropolitan centre
- Around rapid transit stops
- In and around town centres
- In and around local centres
- Future planned local centres

## Greenfield growth

- High-priority greenfield growth area
- Medium-priority greenfield growth area
- Longer-term greenfield growth area and future urban study area
- Potential development around operating airport

This map provides an overview of our approach to growth across the district as set out in this strategy. Our approach has been informed by high-level assessments of natural hazards and other constraints to development. The approach for particular areas will be refined as further assessments are completed.

# How we will grow in summary

## Emphasis on intensification

### Central Paraparaumu

- Enable up to 12 storeys within the Paraparaumu city centre.
- Enable up to six storeys within an 800m walkable area (about 10 minutes' walk) of central Paraparaumu and railway station.

### Areas around railway stations

- Enable up to six storeys within an 800m walkable area (about 10 minutes' walk).
  - Paekākāriki (potentially in the future – there are currently constraints)
  - Paraparaumu
  - Waikanae
  - Ōtaki (subject to upgrading to a rapid transit stop)
  - Potential future railway stations in major greenfield developments

### Town centres

- Enable up to six storeys within town centre area and four storeys within a 400m walkable area (five minutes' walk).
  - Raumati Beach
  - Paraparaumu Beach
  - Waikanae
  - Ōtaki

### Local centres

- Enable up to four storeys in local centre and four storeys within a 200m walkable area (a short walk).
  - Paekākāriki (falls under railway station-focused development)
  - Raumati South
  - Kena Kena
  - Meadows Precinct (southern end of Mazengarb Road between Realm Drive and the Expressway)
  - Mazengarb Road (at the Guildford Drive intersection)

- Waikanae Beach (Te Moana Road at Ono Street intersection)
- Potential future local centres

### Suburban areas

- Enable up to three storeys of infill and development.

## While also enabling greenfields

- Greenfield development enabled up to three storeys, and six storeys around any future rapid transit stops.
- Any major development to be centred along transport routes and designed to incorporate housing, business and community facilities.
- All the identified greenfield areas require further investigation to assess constraints and infrastructure needs. How quickly and cost effectively an area could be developed is heavily dependent on the level of infrastructure required to support growth.

### High-priority greenfield growth areas

- Southeast Waikanae
- Waikanae and Ōtaki future urban zones
- Paraparaumu – potentially land located next to the airport

### Medium-priority greenfield growth areas

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

### Longer-term greenfield growth areas

- Valley Road, Paraparaumu
- East of Otarua Park (Tini village)
- Peka Peka, east of state highway
- Te Horo/Hautere
- Ōtaki, south of Waitohu



# Central Paraparaumu

## Developing as a city centre for our district

Central Paraparaumu will be developed, over time, as the city centre for our district. This will give us the facilities and benefits of size you would expect in a city, benefiting our whole community.

Government policy requires councils in urban areas like ours to focus intensification within and around metropolitan centres. Paraparaumu is already our largest centre and at the heart of our district. Focusing development here makes the best use of existing infrastructure and facilities.

Currently, central Paraparaumu includes a lot of undeveloped or lightly developed land. We have the opportunity to avoid more unsustainable sprawl and create a wonderful, compact 'coastal city' with all the benefits that a city can bring to the surrounding district.

Increased density and a bigger population have the potential to support greater 'amenity':

- a fuller range of services – including potentially a hospital and tertiary education facilities
- vibrant spaces for people to meet and gather
- a wider variety of shops
- different forms of housing such as apartments
- improved ability to attract investment and new businesses
- more local employment opportunities.

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### Central Paraparaumu

- Up to 12 storeys within central Paraparaumu.
  - Up to six storeys within an 800m walkable area (about 10 minutes' walk) of central Paraparaumu and railway station.
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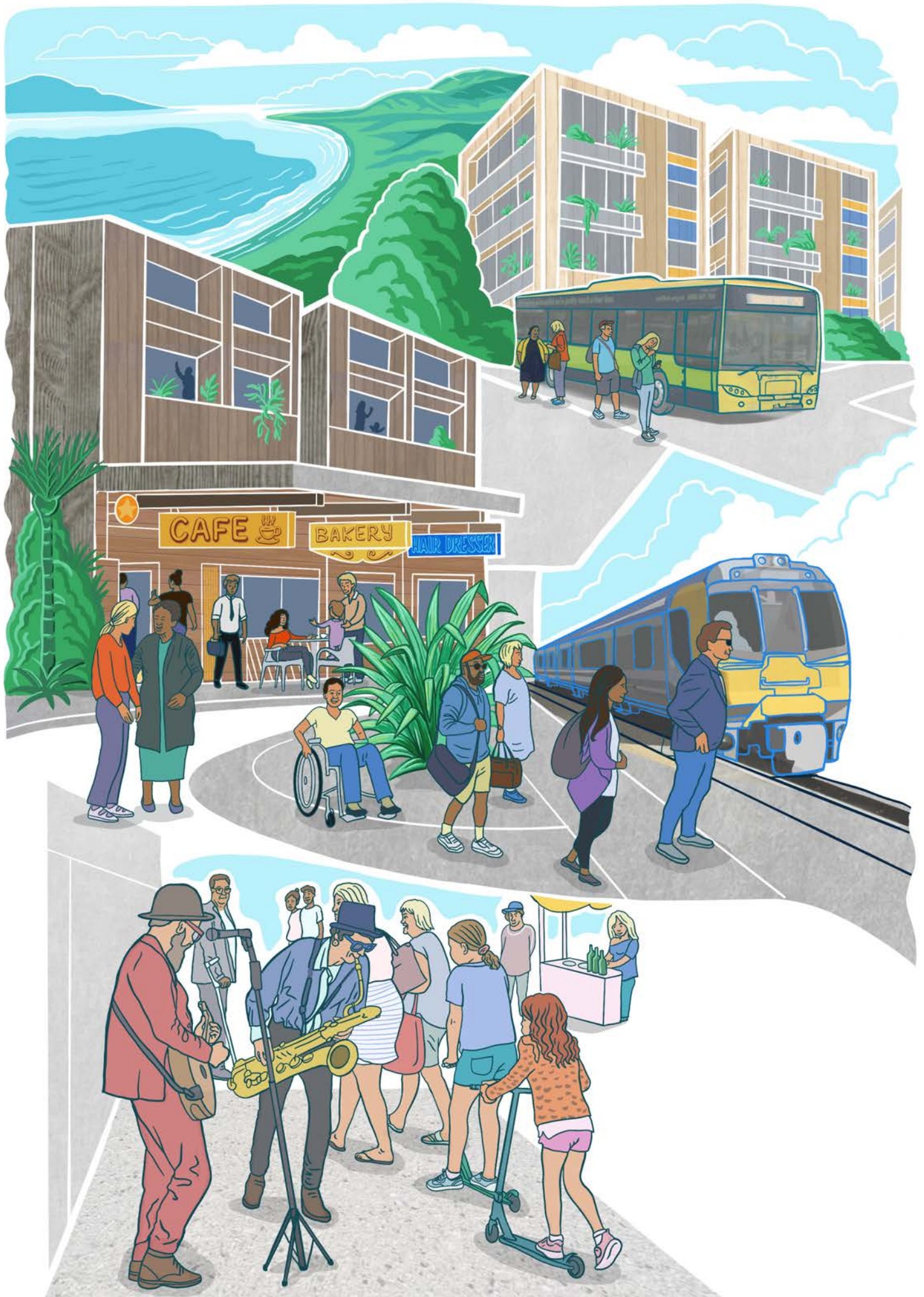
To achieve increased density, we will enable up to 12 storeys within the city centre. There will be expanded mixed use of commercial land – for instance, a building with shops on the ground floor and offices and apartments above. Business land will be retained for business purposes, with the ability to build higher opening up opportunities for apartments.

We are also enabling development up to six storeys within an 800m walkable area (about 10 minutes' walk). This area includes providing for development up to six storeys within a walkable area of the railway station as a rapid transit stop.

There will be easy access to public transport for those commuting or others coming to Paraparaumu from other parts of the district or region. Central Paraparaumu itself will consist of a number of walkable neighbourhoods where residents can walk to a range of services and facilities and link to our network of cycleways and walkways.









# Areas around railway stations

Maximising development where people can access transport

The Government's urban development policy has a focus on enabling intensification in and around railway stations and this fits with our desire to protect our open space and encourage low-carbon living.

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## Areas around railway stations

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- Up to six storeys within an 800m walkable area (about 10 minutes' walk).
- 

Development around our railway stations can include options for housing, such as apartments, as well as commercial buildings.

The area around any station that has a 'rapid transit stop' must be enabled to be intensified up to six storeys. For us, that is all our railway stations – Paekākāriki, Paraparaumu and Waikanae – and any future rapid transit stops – including at Ōtaki when double tracking occurs. Up to six storeys will be enabled within an 800m walkable area.

- Although **Paekākāriki** railway station is a rapid transit stop, it is limited by a number of constraints including a range of natural hazards, and the lack of reticulated wastewater infrastructure. This can be resolved through new infrastructure. However, this will take time and involve significant cost.
- The area around the station at **Paraparaumu** will be developed as part of the intensification of the wider Paraparaumu metropolitan area.
- Similarly, in **Waikanae**, the railway station-centred development will be developed along with the Waikanae town centre.

- Further north, we are planning for the likelihood that **Ōtaki** railway station becomes a rapid transit stop, once double tracking and electrification of the line occurs, and so similar development would take place here. This would enable Ōtaki to flourish as our northern centre and bring significant opportunities to its community which is currently under-served in many ways.
- Over the longer term our approach to growth also includes enabling medium density in major greenfield developments centred on **potential future railway stations** such as at Otaihangā/near Otara Park and north of Waikanae.

Some of this development depends on decisions on the rail network and services. We will continue to push for improved services from central and regional government. You can read more about this in section 3, Delivering our strategy.



# Town centres

## Boosting the vitality of our towns

To help retain thriving communities and develop in and around our existing centres, we will also see increased density and higher buildings in our town centres – Raumati Beach, Paraparaumu Beach, Waikanae and Ōtaki.

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

Government policy requires councils in urban areas like ours to focus intensification within and around centres. Our approach will see our centres become more active and vibrant with apartments, shops and commercial buildings bringing people for shopping, work and leisure.

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### Town centres

- Up to six storeys within town centre area and four storeys within a 400m walkable area (five minutes' walk).
- Within the **Raumati Beach** and **Paraparaumu Beach** town centres we will enable density of up to six storeys – including opportunities for mixed use buildings (with business and residential) – and up to four storeys of residential development within a 400m walkable area.
- The **Waikanae** town centre is right by the railway station, around which development is required by Government to be enabled up to six storeys. This density of development will be enabled within an 800m walkable area of the station, an area that includes the town centre.
- For **Ōtaki**, see the following page.



# Ōtaki

## Developing Ōtaki as the district's northern centre, respecting its cultural identity

We plan for Ōtaki to take on greater prominence as a district centre for the northern half of our district. This will support economic and cultural development in the area and recognise Ōtaki's rich cultural heritage and identity.

A northern centre also reflects our district's relationship with the Horowhenua district and the emphasis on strengthening our linkages with our neighbouring districts through the Wellington Regional Growth Framework.

Ōtaki is growing and will grow even more through better transport links, such as the Peka Peka to Ōtaki (PP2Ō) expressway, followed by its extension through to north Levin.

We are also planning for the likelihood that Ōtaki railway station becomes a 'rapid transit stop', following double tracking and electrification of the line in the future. When this happens, there will be the opportunity for intensification up to six storeys within an 800m walkable area in line with Government requirements. Some of this area covers the State Highway 1 centre, which will already have been enabled for development.

Initial development will be focused around both town centres – the shops/centre along State Highway 1 as well as the original town centre halfway towards the beach. Our strategy enables up to six storeys within both town centres and up to four storeys within a 400m walkable area of each. Development in the Ōtaki centres and around the railway station would be for mixed use buildings – apartments and commercial – as well as other housing which could include more affordable options.

In addition, Ōtaki has a number of areas of land suitable for greenfields development around its periphery. These are the future urban zone area to the north of the Ōtaki

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### Ōtaki town centres

- Up to six storeys within both town centre areas and four storeys within a 400m walkable area (five minutes' walk) of each.
- 

township and areas north and south of Waitohu. These areas provide development opportunity in each of the high-priority, medium-priority and long-term greenfield development categories which fits with our priorities of sustainable development close to existing centres. They have a range of complexities and constraints that will require further investigation before development can be progressed. The areas provide an opportunity for more affordable housing and papakāinga to meet iwi aspirations in the area. The specific areas are discussed in the section New greenfield areas on page 27.

As part of the Wellington Regional Growth Framework, there is a pilot project focused on facilitating future housing development opportunities in Ōtaki, incorporating a te ao Māori perspective. This is further described in section 3, Delivering our strategy.

We will continue to advocate for increased central government services for Ōtaki which is currently under-served and isolated from many services.



# Local centres

Emphasising walkable neighbourhoods and easy access to services

Development in our local centres will provide for shops, services and community facilities that people can walk to, making for even more liveable neighbourhoods.

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## Local centres

- Up to four storeys in a local centre and four storeys within a 200m walkable area (a short walk).
- 

As outlined, Government policy requires councils in urban areas like ours to focus intensification within and around town and local centres.

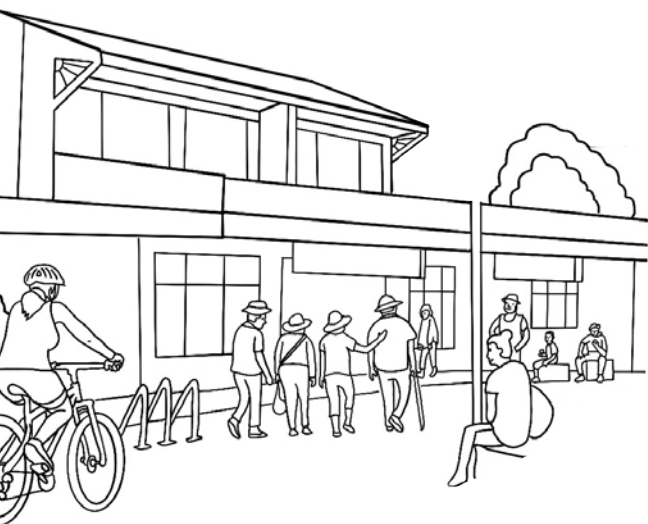
Development in local centres will be enabled up to four storeys within a local centre and within a 200m walkable area. This is expected to occur over time through infill and re-development. There will be some commercial development as well as four-storey mixed use development with apartments above and business use on the ground floor.

Our approach to growth sees gradual intensification in our local centres as currently identified in our district plan:

- **Raumati South**
- **Kena Kena**
- **Meadows Precinct** (southern end of Mazengarb Road between Realm Drive and the Expressway)
- **Mazengarb Road** at the Guildford Drive intersection
- **Waikanae Beach** (Te Moana Road at Ono Street intersection)

We have also planned for potential local centres in the future in **Ngārara** and in **Waikanae North**.

**Paekākāriki**, while also a local centre, falls within the even broader area (an 800m walkable area) of the railway station, around which development must be enabled up to six storeys. However, Paekākāriki is limited by a number of constraints including a range of natural hazards and the lack of reticulated wastewater infrastructure. This can be resolved through new infrastructure. However, this will take time and involve significant cost.



# Suburban areas

## Allowing for better use of land to increase housing

Across the district, there will be more infill housing in suburban areas which will enable better use of land to offer more housing, and more choice in types of housing.

Legislative change at the time of this strategy's development introduced medium-density residential standards. These enable the construction of up to three homes of up to three storeys on most residential sites without the need for a resource consent – although resource consent may be required for other aspects.

The medium-density residential standards are required to be enabled in all urban residential zones within the district, except – as specified in legislation – on sites where there are “qualifying matters”, such as natural hazards, ecological sites and sites of significance to Mana Whenua. These standards will be incorporated in our district plan.

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### Suburban areas

- Up to three storeys of infill housing and development.
- 

As part of this intensification, we want to encourage different forms of housing in our district, such as semi-detached and terraced housing. More diversity in our housing will help meet the need for accessibility and affordability and recognises different household types within our community. Well-designed neighbourhoods offering compact housing with easy walkability to services also supports our growth principle of low-carbon living.

To ensure we continue to provide good infrastructure as the number of households increase, greater intensification in our suburban areas may require us to bring forward our planned infrastructure upgrades.



# New greenfield areas

Progressively opening up sites for development in more sustainable ways

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

Our greenfield development areas are carefully selected to preserve our green spaces, but recognise that we have scope for some new development progressively over the 30 years of this strategy. Our approach puts a focus on development in our greenfield areas which supports low-carbon living – providing walkable neighbourhoods and linking to public transport.

As noted, we will continue to press for action on improving public transport in our district with Greater Wellington Regional Council and central government agencies, such as KiwiRail and Waka Kotahi NZ Transport Agency, who have responsibility for providing these services. Strong investment in transport infrastructure is key to our vision for achieving sustainable growth in our district and improving social, environmental and economic wellbeing across all parts of our community.

Future greenfield developments will be denser than previously: up to three storeys in new developments, and up to six storeys around any new railway station – as required by Government. We may also see greater intensity of development around any future town or local centres within these developments.

This is part of creating walkable neighbourhoods – reducing reliance on cars as we transition to a low-carbon future. Larger greenfield areas will have the scale to support local shops, services and business activity. Greater density in new neighbourhoods also helps create efficiencies for infrastructure provision and will provide the population to

support better roading and rail services and connectivity, through new railway stations, expressway interchanges and stronger east-west connections.

Through community feedback on the development of the strategy, additional areas were suggested for urban expansion, some of which will be assessed in future for suitability. These are further discussed in section 3, Delivering our strategy.

In selecting and prioritising greenfield areas, we need to consider availability of infrastructure and the presence of natural hazards that may affect development. Investment in infrastructure and more detailed planning may mean our indicative priorities, as outlined below, could change. Some developments may be able to happen sooner, others could be rescheduled for later or deferred.

## High-priority greenfield growth areas

The greenfield areas within the high-priority category are located within and adjoining existing urban areas – including in what are known as future urban zones. As these are extensions of our current ‘urban form’, they would require only minimal expansion of infrastructure. However, they have complexities and constraints that will need to be investigated and worked through prior to development being able to take place.



These indicative areas are:

- southeast Waikanae
- Waikanae future urban zone
- Ōtaki future urban zone
- potentially land located next to the airport in Paraparaumu.

## Medium-priority greenfield growth areas

We will look to centre any major new developments along transport routes, particularly rail, and as extensions to the current urban area. The areas currently identified in this category, as with the high-priority areas, require further investigation of constraints, including what infrastructure development would be required.

New urban areas, with their own local centres will be provided for:

- in an area running from Paraparaumu North/Otaihanga near Otara Park
- north of the current Waikanae urban area.

Development will happen over the medium term of the strategy as these areas need considerably greater expansion and development of infrastructure. Some of these areas reflect those initially indicated in the Wellington Regional Growth Framework (although other indicative WRGF areas were not considered feasible) and would need to be supported by future rail services.

New urban areas will also be developed at:

- Raumati South
- Waitohu in Ōtaki.

## Longer-term greenfield growth areas and future urban study area

Longer-term greenfield growth areas have been identified in:

- Valley Road in Paraparaumu
- East of Otara Park (Tini village)
- Peka Peka east of State Highway 1
- Ōtaki, south of Waitohu.

A greenfield future urban study area has also been identified to the north of the district, indicatively for the Te Horo/Hautere area. This would need extensive further investigations for suitability including assessment of natural hazards and constraints, and infrastructure implications. Such an area would be anticipated for development in the latter years of this strategy.

In line with our growth principle of encouraging low-carbon living and use of public transport, we would want long-term greenfield development in the north of our district to be matched with increased rail services. We will continue to advocate to Greater Wellington Regional Council and central government for these.

# Business and commercial

Supporting a vibrant and diverse business community

Our vision for our district's development is for more businesses and local jobs alongside housing and services to support a growing population.

Our growth and economic development strategies will be implemented closely together.

We are also scoping the development of town centres plans to look in a holistic way at shaping development for our town centres, incorporating community vision. Our aim is for vibrant town centres that attract businesses providing more services within easy access and more employment opportunities, including for our young people.

With a growing economy and population, we will need to plan for more business land over the longer term. We will include business land in some strategically located greenfield developments that are both well connected to transport infrastructure and have the space where we could include industrial activities sensitively. We will review this as part of the Housing and Business Assessment we carry out to inform the Long-term Plan 2024–44. All existing business land will be retained for business use.

We know our district generally has enough business land capacity in the short, medium and long-term, however, Council's Housing and Business Assessment 2018 found demand for business land was sensitive to population growth and improved connections to the district, such as Transmission Gully.

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

Higher density in centres and around train stations will enable businesses to be more accessible to people – by car, public transport or, in many cases, within walking distance. A more concentrated population in our centres – such as those living in apartments – will also add vibrancy to these centres and local businesses.





One of the aims of our growth strategy is to support economic development, providing more opportunities for more people, including our rangatahi, to work locally.



We will protect our productive, rural land to support agricultural and food production businesses and continue to provide for some rural residential living as part of our district's housing mix.





# Rural

## Protecting productive land and providing for lifestyle choice

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

A significant area of the Kāpiti Coast is used for farming and horticulture (particularly around Ōtaki, Te Horo and Hautere where there is high-quality soil for growing). In recent years, subdivision of rural land for housing has increased, mostly on the fringes of urban areas, although this has been somewhat managed through the district plan.

We will also continue to provide for some rural residential living – on larger blocks of land – as part of the mix of housing in our district. The strategy recognises that this is part of the character of Kāpiti and that those areas contribute to our green spaces overall.

Our approach to growth aims to minimise the further fragmentation of productive rural land by setting out areas for future housing right through until 2051. This may involve tightening-up the current subdivision provisions in our most productive rural areas where the land has not already been significantly fragmented. We may also explore the possibility of incentivising re-amalgamation of subdivided land where feasible.

Our overall focus on intensification, in both our urban areas and greenfields developments, supports our emphasis on protecting productive land. Our strategy aims for all our land – urban and rural – to be used well.



# Growth plan summary by area

This summary provides an outline of the main points of our approach for each part of the district. For each location it includes the wider surrounding area. For details, see the individual sections discussing the elements of our approach pages 18–31.

## Paekākāriki

- Up to three storeys of infill and residential development.
- Potentially, in the future, up to six storeys within an 800m walkable area (about 10 minutes' walk) of railway station.

## Raumati South

- Up to four storeys in local centre and four storeys within a 200m walkable area (a short walk).
- Up to three storeys of infill and residential development in other areas.
- Greenfield development near the start of the expressway/Raumati exit.

## Raumati Beach

- Up to six storeys within town centre area and four storeys within a 400m walkable area (five minutes' walk).
- Up to three storeys of infill and residential development in other areas.

## Paraparaumu

- Up to 12 storeys within the Paraparaumu city centre.
- Up to six storeys within an 800m walkable area (about 10 minutes' walk) of central Paraparaumu and railway station.
- Up to three storeys of infill and residential development in other areas.
- Greenfield development on land located next to the airport.

- Potential greenfield development in Valley Road (longer-term greenfield growth area).

## Meadows Precinct

(southern end of Mazengarb Road between Realm Drive and the Expressway)

- Up to four storeys in local centre and four storeys within a 200m walkable area (a short walk).
- Up to three storeys of infill and residential development in other areas.

## Mazengarb Road

(at the Guildford Drive intersection)

- Up to four storeys in local centre and four storeys within a 200m walkable area (a short walk).
- Up to three storeys of infill and residential development in other areas.

## Paraparaumu Beach

- Up to four storeys in centre and four storeys within a 200m walkable area (a short walk).
- Up to three storeys of infill and residential development in other areas.

## Kena Kena

- Up to four storeys in local centre and four storeys within a 200m walkable area (a short walk).
- Up to three storeys of infill and residential development in other areas.

### **Paraparaumu North/Otaihanga/near Otaraau Park**

- Greenfield development area, with its own local centre where development would be up to four storeys in local centre and four storeys within a 200m walkable area (a short walk).
- Potential new rapid transit stop where development would be up to six storeys within an 800m walkable area (about 10 minutes' walk) of the railway station.
- Potential greenfield development east of Otaraau Park (longer-term greenfield growth area).

### **Waikanae**

- Up to six storeys within an 800m walkable area (about 10 minutes' walk) of the railway station. This area includes the town centre.
- Up to three storeys of infill and residential development in other areas.
- Greenfield development in southeast Waikanae.
- Waikanae future urban zone north along Ngarara Road.

### **Waikanae Beach**

(Te Moana Road at Ono Street intersection)

- Up to four storeys in local centre and four storeys within a 200m walkable area (a short walk).
- Up to three storeys of infill and residential development in other areas.

### **Waikanae North**

- Greenfield development north of Waikanae, between expressway and east of old state highway. This area would have its own local centre where development would be up to four storeys in local centre and four storeys within a 200m walkable area (a short walk).
- Potential new rapid transit stop where development would be up to six storeys within an 800m walkable area (about 10 minutes' walk) of the railway station.

### **Peka Peka**

- Potential greenfield development east of state highway at start/end of the expressway (longer-term greenfield growth area).

### **Hautere/Te Horo**

- Potential greenfield development in Hautere (longer-term greenfield growth area).

### **Ōtaki**

- Up to six storeys within town centre areas (both township and SH1 centre) and four storeys within a 400m walkable area (five minutes' walk) of each.
- Up to three storeys of infill and residential development in other areas.
- When Ōtaki railway station becomes a rapid transit stop, up to six storeys within an 800m walkable area (about 10 minutes' walk) of the railway station.
- Ōtaki future urban zone, an area to the north of the township and running towards SH1.
- Greenfield development in Waitohu, east of Ōtaki.
- Potential greenfield development south of Waitohu (longer-term greenfield growth area).

# Guiding our approach

We know that there will need to be changes to our growth strategy over time – whether that’s to adapt to a faster or slower growing population or further changes from Government.

As we implement our approach to growth, our decision making will be guided by our growth principles and priorities and aspirations, which informed the development of the strategy and which we consulted on in late 2021. This guiding framework is grounded in what’s most critical to our community and reflects our strategic direction.

These guiding principles, priorities and aspirations:

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





# Our growth principles

As outlined in the Overview, our strategy is based on a set of growth principles which align to the overarching principles and values Council has developed in partnership with Mana Whenua in our Te Kaupapa Matua framework (see pages 6 to 7).

Our growth principles reflect our iwi partners' and community's aspirations shared with us through the development of this strategy.

## Supporting Mana Whenua aspirations

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

## Fostering strong communities

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

## Embracing the opportunities of growth

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

## Valuing our environment

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

## Encouraging low-carbon living

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

## Enabling choice

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



# Our priorities and aspirations

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

## Keep, protect, enhance

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

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

## Improve walkability, neighbourhoods and wellbeing

We can design our urban spaces in a way that:

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

## Achieve climate neutral living

We want to develop in harmony with our environment:

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

## Enable affordable and efficient urban form

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

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

## Be prosperous and productive

We can use growth to:

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

## Be respectful, inclusive and diverse

We want the way we grow to:

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



# What growing well will look like for our community

People and communities are at the heart of growth and to grow well over the coming years we need to think about all aspects of how we experience and enjoy our district – our homes, our natural environment and open spaces, our community facilities, our services and our workplaces – all the things that contribute to our wellbeing.

We want to take care of what we value and see the opportunities growth gives us to enhance how we live. We know we need good design and choice, and to recognise climate change impacts and find ways to reduce our carbon footprint in all our development. Our strategy emphasises the aspirations our community has shared for Kāpiti.

**Walkable  
neighbourhoods and  
sustainable transport  
options**



**Connected,  
resilient  
communities**



**Enhanced  
environment  
and open  
spaces**



**More  
jobs and  
businesses**



**Good  
infrastructure  
and services**



**A range of housing  
to suit different needs  
including more  
affordable  
options**



# What our approach takes into account

As outlined, many of the requirements in our growth strategy come from central government and are underpinned by the Wellington Regional Growth Framework.

Because how we develop is so multifaceted, our growth strategy also links to numerous other Council plans, policies and strategies. These linkages are vital in ensuring our planning for growth is holistic and looks at all

aspects of our community's wellbeing: social, cultural, environmental and economic.

This section outlines the main things impacting and linking to the strategy and where you can find more detail about them.

## Legislation, Government directives and regional plans affecting our strategy

### National Policy Statement on Urban Development

The National Policy Statement on Urban Development (NPS-UD) directs councils to enable greater housing density in urban areas, especially around centres and transport hubs.

See [www.hud.govt.nz/urban-development/national-policy-statement-on-urban-development](http://www.hud.govt.nz/urban-development/national-policy-statement-on-urban-development)

### National Policy Statement for Freshwater Management

The National Policy Statement for Freshwater Management (NPS-FM) provides direction on how freshwater resources should be managed under the Resource Management Act.

See [environment.govt.nz/assets/Publications/Files/national-policy-statement-for-freshwater-management-2020.pdf](http://environment.govt.nz/assets/Publications/Files/national-policy-statement-for-freshwater-management-2020.pdf)

### Medium-Density Residential Standards

These requirements – part of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 – apply to the country's main urban areas and aim for increased housing plus a wider range of housing choice. They enable the construction of up to three homes of up to three storeys on most residential sites without the need for a resource consent.

See [www.hud.govt.nz/urban-development/enabling-housing-density](http://www.hud.govt.nz/urban-development/enabling-housing-density)

### Wellington Regional Growth Framework

A 30+ year plan developed by local and regional councils, and involving iwi and government ministers for how the Wellington region and Horowhenua will work together to support growth in the medium and long term. The framework is overseen by the Wellington Regional Leadership Committee (WRLC) which includes representation from all the region's councils, iwi and government ministers.

See [wrlc.org.nz](http://wrlc.org.nz)

## Regional Land Transport Plan

The plan sets the direction for the greater Wellington region's transport network for the next 30 years aiming to enable a connected region, with safe, accessible and liveable places. It signals to Waka Kotahi NZ Transport Agency the projects the region is seeking funding for as part of the national land transport programme. The next plan, due in 2024, provides the opportunity to align transport projects with our growth strategy and those of our neighbouring councils.

## Greater Wellington Regional Council long-term plans

As a local government body, Greater Wellington Regional Council (GWRC) must develop a long-term plan every three years. Its plan sets the strategic direction and priorities for GWRC and outlines its vision, community outcomes, strategic priorities and key activities across the region for the next 10 years. GWRC prepares its plans within the same timeframe as Council.

## Council plans linked to our growth strategy

### Long-term Plan 2021–41: Securing our future

The long-term plan sets out our direction, our financial and infrastructure strategies and our budget for 20 years, with detailed planning for the first three years.

See [kapiticoast.govt.nz/longtermplan](https://kapiticoast.govt.nz/longtermplan)

### Infrastructure Strategy 2021–51: Building for now and the future

This strategy sets out Council's approach to managing our district's core infrastructure services (transport, stormwater, water supply, wastewater and coastal assets) for the following 30 years.

See [kapiticoast.govt.nz/council-strategies](https://kapiticoast.govt.nz/council-strategies)

### Development Contributions Policy

The policy ensures that new developments contribute a fair proportion of the costs of infrastructure needed to support their development.

See [kapiticoast.govt.nz/council-policies](https://kapiticoast.govt.nz/council-policies)

### District Plan

The district plan outlines the controls for land use and subdivision in our district and specifies our desired environmental outcomes. It is amended progressively through an ongoing programme of review and plan changes.

See [kapiticoast.govt.nz/district-plan](https://kapiticoast.govt.nz/district-plan)

## Council strategies and policies linking to our growth strategy

Our growth strategy aligns with Council's other key strategies agreed with the community and implementing our strategy will help deliver on their aims too.

Below is a list of the strategies in place, and upcoming, at the time the growth strategy was finalised.

You can find specific information about all Council's strategies and policies on our website. See [kapiticoast.govt.nz/council-strategies](https://kapiticoast.govt.nz/council-strategies) or [kapiticoast.govt.nz/council-policies](https://kapiticoast.govt.nz/council-policies)



## **Climate Emergency Action Framework**

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

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

## **Economic Development Strategy and Implementation Plan**

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

## **Sustainable Transport Strategy 2020**

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

## **Open Space Strategy**

The open space strategy guides how we manage and provide for open space and recreation including how we develop new green spaces as part of how we grow. Open space includes green spaces such as parks, reserves, transport corridors, urban spaces, streetscapes, greenbelt areas and streams.

The open space strategy includes our comprehensive network of cycleways, walkways and bridleways. We want to develop this to improve connections across the district for active transport options as well as opportunities for exercise and recreation.

## **Stormwater Management Strategy**

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

## **Sustainable Water Management Strategy**

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

## **Takutai Kāpiti/climate change adaptation**

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

## **Natural hazards information**

We have an ongoing programme of work updating our flood hazard, coastal, and other hazard information. This work will help direct where intensification and new development can occur.

## **Further strategies**

At the time the growth strategy was finalised, work was underway or planned on developing other specific strategies including for housing, accessibility and positive aging.

These are all areas that make a vital contribution to the wellbeing of our community, and we will link closely to each of these strategies in delivering our growth strategy.



## SECTION 3

# Te whakatinana i te rautaki Delivering our strategy

This section gives an outline of how we will deliver our growth strategy working with our iwi partners and community in the context of the Government's requirements and the development of the greater Wellington region.

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

It identifies key work programmed in the Long-term Plan 2021–41 to invest in infrastructure and increase options for housing. It sets out the key first steps in implementation such as updating the district plan to apply the Government's new requirements for urban development and planning for our infrastructure needs in the Long-term Plan 2024–44.

It highlights work in other Council strategies that contributes to our objectives of growing well.

## Long-term focus of strategy

Our strategy gives us an overall road map that we will firm up and be able to plan in detail as we go forward.

A big part of that work will be closely monitoring what is happening, including how our population growth is tracking against projections; how the market is responding – developers and purchasers; and how we need to act on central government changes and reforms such as for three waters (drinking water, wastewater and stormwater).

There will be aspects that we adjust as we get more information, for example, detailed assessments of how land identified for potential development can be used, or responding to climate change impacts. We will adjust our pace to match what is happening and updated projections. Key issues will be reported and shared with our community.



## Who's involved

Implementation will be led by Council, working with our iwi partners, our communities, developers, central government and the regional council. There are key parts of implementing our strategy which require action from others, such as central and regional government, to deliver infrastructure and services, for example, improvements in public transport, health and education, to support our anticipated growth.

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

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

We will take a partnership approach wherever we can. This extends to our big works projects such as the long-term implementation of Takutai Kāpiti, our coastal adaptation programme, and planning new urban spaces and green spaces and revamping existing ones.

## Ongoing planning, monitoring and reporting

Delivering our strategy will happen across Council activities. Key vehicles are our long-term plans – particularly for investment in the infrastructure we will need – and our district plan which sets our framework for development. The work needed to deliver on our strategy will be refreshed every three years to coordinate with our long-term planning process.



As our strategy covers 30 years, a key activity in ensuring we remain focused on our vision and consistent with our growth principles is our monitoring and reporting activity.

We will undertake specific monitoring, including annual monitoring and reporting required to central government under the National Policy Statement on Urban Development. We will also closely monitor what is happening across our district, including the growth in population and how this may affect what we need to deliver when. We will also respond to changes that arise such as new Government requirements.

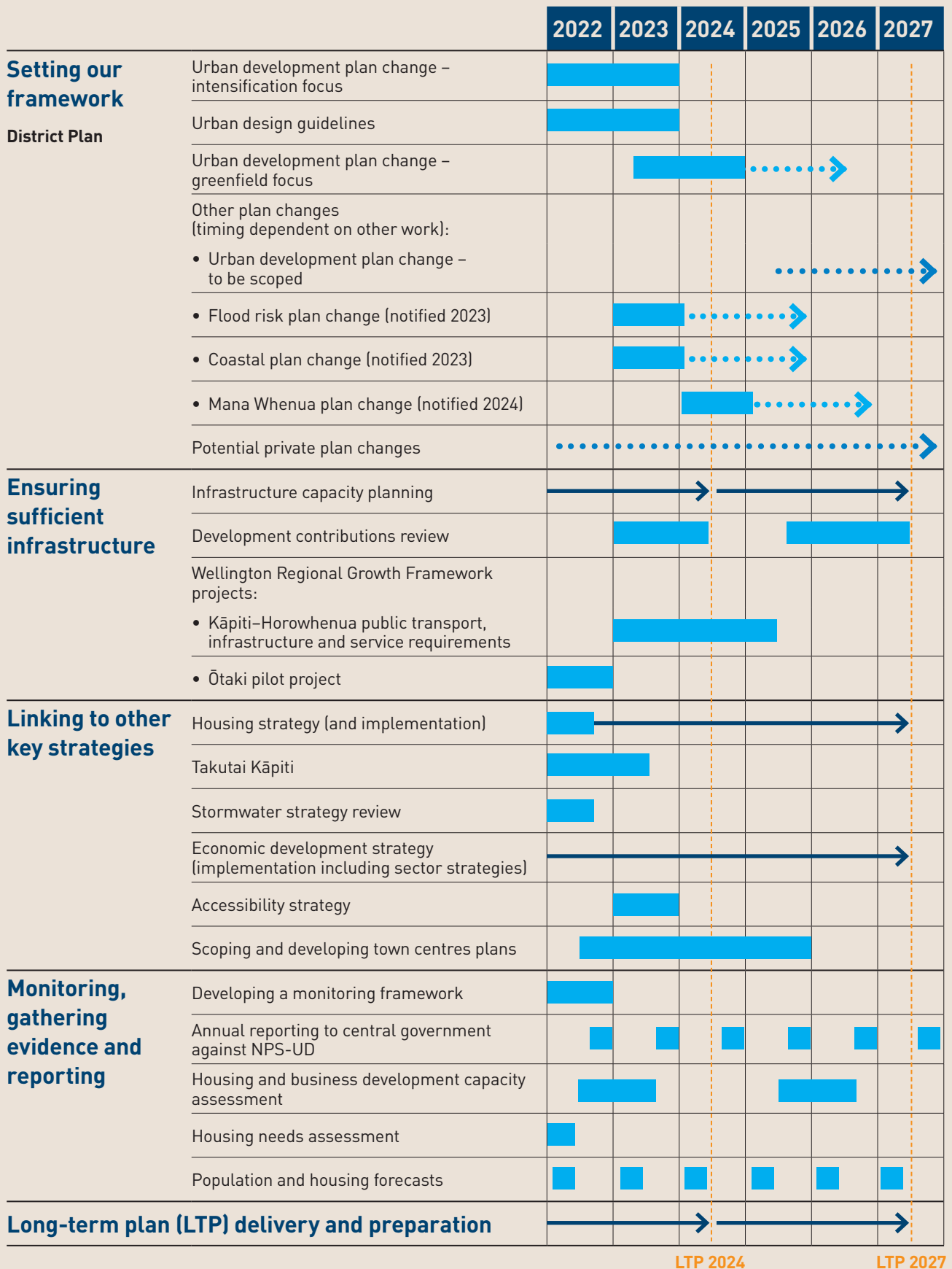
We will share progress with the community through our annual monitoring and reporting requirements to central government and more broadly through Council's annual reports.

## Working with our iwi partners to apply our kaupapa framework

To ensure we remain consistent with our principles and values, and that our strategy contributes to the wellbeing of everyone in our community, we will work with our iwi partners to apply our Te Kaupapa Matua framework to how we deliver our growth strategy. This will guide our detailed planning and monitoring and reporting. We will work with our iwi partners to develop a monitoring framework as an early project to support implementation.



# Key activities in delivering our growth strategy



LTP 2024

LTP 2027



## Key areas of activity

The table on the facing page outlines the main areas of activity to deliver our strategy. These will be firmed up and updated progressively as we plan in more detail.

Our big areas of work are:

- **Setting our framework** – all our district plan and regulatory work
- **Ensuring sufficient infrastructure** – planning and implementing the infrastructure and facilities development we will need as we grow
- **Linking to other key strategies** – many aspects of growing well are delivered through other Council policies and strategies
- **Monitoring, gathering evidence and reporting** – coordinating across all the activities, gathering evidence, and tracking progress to make sure we are achieving the strategy's objectives. As described, this will include working with our iwi partners to apply our Te Kaupapa Matua framework of principles and values.

**Advocacy and response** – Throughout the course of the strategy, we will advocate to central government to increase their investment in Kāpiti to support growth, and work with our regional partners as part of the Wellington Regional Growth Framework. We will continue to advocate for our community's interests in Government's proposed changes such as to three waters infrastructure and delivery arrangements and respond as necessary. (Our advocacy and response is discussed further on page 51.)

## Setting our framework

Along with the long-term plan, the district plan is the main mechanism that will enable the delivery of our growth strategy.

Our district plan sets out rules for where and how development can take place. The district plan can be updated through Council-initiated plan changes and/or private plan changes, to ensure we enable sufficient development capacity in suitable areas, both in land zoning and intensification, while also ensuring it is identifying those parts of the district which are not suitable for residential development. We need to ensure we are building resilience into new developments.

The updated district plan will incorporate Government requirements for intensification, productive land, biodiversity and freshwater management. All these will need to be reflected in how and where we grow. We will also need to incorporate further changes over time, in relation to responding to Mana Whenua aspirations, and coastal and flood risks identified by current work.

The work to update the district plan will occur progressively to ensure development is appropriately staged and that infrastructure is provided at the right time. In addition, where appropriate, greenfield sites will have structure planning undertaken to ensure well-functioning urban environments, and this will be undertaken progressively alongside district plan changes.

## Enabling quality development

We will increase our activities to support and enable quality development. We will review how infrastructure is funded through our development contributions policy. We will also look at ways to incentivise good development that offers different types of housing, is climate friendly and provides spaces for community

and recreation. This work is part of the Long-term Plan 2021–41 and informs the next long-term plan.

As part of ‘growing up’, we will work with developers to encourage and incentivise higher-density development in suitable areas. This includes how we support green spaces and other quality public and community spaces in new types of development. This links with the objectives of our open space strategy.

### **Investigating suitability of land for development**

We are checking the suitability of land for different development, including considering natural hazards. We know there are areas of the district that have constraints, including some of the areas identified for development. The district plan changes we do through the

Long-term Plan 2021–41 will address these challenges in more detail, providing specific direction to guide development taking into account updated hazard information and the associated legislative requirements. Developers will need to work within these constraints for specific developments.

### **Greenfield site assessments**

We have done preliminary assessment of the areas identified for greenfields development. This included considering their proximity to existing centres, access to transport and infrastructure, natural hazards, potential effects on the environment, effects on highly productive land and impact on climate change. More detailed examination of these areas will be required as they are progressed through infrastructure and planning processes (initiated by Council and/or developers).

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

As part of the consultation process, further potential land was identified at sites north of Ōtaki, east of Otaraia Park (Tini village) and smaller sites elsewhere in Waikanae. Preliminary assessments will be undertaken for these areas not previously assessed to determine land potentially suitable for future development.

## Ensuring sufficient infrastructure

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

As discussed in section 2, investment in our infrastructure and careful sequencing of our infrastructure development is key to enable good growth. We will continue to plan comprehensively for our infrastructure needs and avoid piecemeal development. For example, we know we will need to increase our water infrastructure for a larger population, including possibly a new wastewater treatment plant and water reservoir.

Our infrastructure strategies sit alongside our long-term plans. Our current infrastructure strategy developed in 2021 takes a 30-year view, which aligns with our growth strategy.

At the time this strategy was developed, central government was working through proposed reform of management of the three waters – drinking water, wastewater and stormwater. Our strategy identifies all our district's needs to support growth. Any changes we are required to make because of central government will be worked through in our long-term plans.

## Specific requirements

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

Key work we need to plan for in infrastructure to enable and support growth includes in our transport, water, wastewater and stormwater and coastal activities.

We will need to expand and develop new infrastructure to meet growth in the number of households and service new areas.

This includes projects such as our link roads to improve traffic flow, our water capacity and supply networks and our wastewater treatment and pump stations. We will need to look at impacts of climate change on our stormwater system and how sea level rise and increased flooding affect the suitability of sites for development.

Our long-term plans also look at our community's needs for services and facilities and the Long-term Plan 2021–41 includes the commitment to rebuild the Waikanae Library in the Waikanae town centre and redesign a Paraparaumu-based community centre. Exploring the needs of our communities for cultural and recreational facilities as we grow will be built into our planning.



## Regional projects

Over the course of delivering our strategy, there will be significant development across our region delivered as part of the Wellington Regional Growth Framework including development of a regional housing action plan and a regional emissions reduction strategy. Two further key projects that impact our district include the following.

### **Kāpiti–Horowhenua public transport, infrastructure and service requirements**

This project is an assessment of public transport and infrastructure (social, roading and three waters) and service requirements (health and education in particular) needed to support the increase in population in the Kāpiti and Horowhenua districts.

### **Ōtaki pilot project**

The Ōtaki pilot project is focused on facilitating future housing development opportunities in Ōtaki, incorporating a te ao Māori perspective. The project will deliver a practical toolkit for iwi and Māori housing providers that will help them through regulatory processes, as well as increasing Council's understanding of te ao Māori perspectives on housing and development in Ōtaki. We will use this to inform further work we do to support our iwi partners to meet their aspirations for accessible and affordable homes for their people.

## Linking to other key strategies

As outlined, we have developed our approach to make sure we align with Council's other key strategies agreed with the community and that implementing our plan for how we grow will help deliver on the aims of those strategies too.

We will look closely at how our implementation needs to link with these strategies. At the time of finalising our growth strategy this included the following:

- climate emergency action framework and Takutai Kāpiti/climate change adaptation plan
- economic strategy and implementation plan
- our strategies for:
  - sustainable transport
  - open space, including cycleways, walkways and bridleways
  - stormwater management
  - sustainable water management.

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

## Housing strategy

We are working to expand Council's role in improving housing access and affordability in our community. A housing strategy is being developed that will outline the direction and activities of Council to help address the range of housing related issues in the district.

### **Assessments of housing and business land capacity**

We have a programme of work to look at current housing and business land capacity against future demand to inform the Long-term Plan 2024–44. A full updated housing and business assessment will help identify shortfall in provision and the response required. An investigation of Māori and social housing needs will also be completed in 2022. This work will happen through the monitoring and reporting stream of our main delivery activities.



Our growth strategy will work with our housing strategy to help deliver on our community and iwi partners' strong desire for our district to offer a range of housing including more affordable options.

## Town centres plans

We will develop town centres plans which will provide a cohesive approach for how our town centres will grow and evolve over time. This is particularly important with anticipated changes intensification will bring. Town centres plans are intended to cover all aspects of how our centres function, including housing, business, services and communal spaces that connect people. They will also reflect local perspectives on the vision and identity for an area within the context of our growth strategy. Town centres plans may become more important over time as a local input into regional planning. We will do further work to scope our approach to their development starting with plans for Paraparaumu and Waikanae which are already identified in the Long-term Plan 2021–41.

## Advocacy and response

Along with these key areas of work, throughout the course of the strategy we will advocate to key government agencies about increasing their investment in Kāpiti to support and respond to growth. We will continue to advocate for improved public transport – such as double tracking the railway to Ōtaki to support growth in the north of our district, key needs such as health services and increased direct Government investment in housing to expand our district's supply and range of housing options. Our housing strategy (being developed at the time of completing this strategy) will cover this further.

We will work with our regional partners and central government agencies to support the district's growth needs as part of the Wellington Regional Growth Framework. The framework provides a high-level spatial plan for the region's growth, a 'joined up' approach

and broad direction on priorities to prepare for growth within the region.

Our growth strategy provides the direction for our district within that framing and is underpinned by more specific strategies and plans where appropriate. Our strategy will help ensure our district's needs and aspirations are considered in future review of the Wellington Regional Growth Framework and any future regional strategic plans under the current reform of the Resource Management Act.

Our strategy gives us a clear view of how we want to grow and to work with our regional partners to deliver key projects such as better transport options and increased housing to meet future need and will ensure we're all investing in the right things.

We will continue to advocate for our community's interests in plans and changes the Government is proposing and prepare to respond as necessary to new requirements. At the time this strategy was finalised in 2022, we were anticipating reforms of resource management laws and three waters infrastructure and delivery arrangements, and overall reform of local government.

Although we will likely need to adjust for changes in the future, such as for supply of waters services, we are still required to plan for all our district's needs and we have done that comprehensively through our infrastructure strategy and Long-term Plan 2021–41. The assessments we have made to date about our needs for the future are reflected in our growth strategy. As we progress, our monitoring activity will identify where we need to adjust our planning.

## Community input

There will be opportunities for community input throughout implementation. Some of these opportunities will be with the big pieces of work we consult on, such as changes to the district plan and our future long-term plans. As outlined, this includes proposed policy changes to our development contributions policy.

There will also be engagement about specific aspects such as design of shared spaces and new community facilities as we develop our town centres plans.

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

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

Growing well will involve our whole community.

**Toitū te whenua, toitū te  
wai, toitū te tangata,  
toitū Kāpiti!**



# Te Reo Māori terms used in this strategy

Kāpiti is rich in Māori heritage and we are proud that we have a high number of speakers of Te Reo Māori in our district. The Council shares our iwi partners' aspirations to promote Te Reo Māori to everyone in the community, so we are using more Te Reo Māori words and phrases in our activities and documents.

The list below provides meanings and information about the terms we've incorporated in this strategy – some of which are familiar to many of us, and some less so.

A great source of further information is Te Aka, Māori Dictionary at [maoridictionary.co.nz](http://maoridictionary.co.nz)

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## Awa

River, stream, creek, waterway

## Iwi

Extended kinship group, tribe, nation, large group of Māori descended from a common ancestor and associated with a distinct territory

We have three iwi in our district considered as mana whenua: Te Āti Awa ki Whakarongotai, Ngāti Raukawa ki te Tonga and Ngāti Toa Rangatira.

## Kaitiaki

Minder, custodian, keeper, guardian or steward

## Kaunihera

Council

## Kaupapa

Plan, purpose, platform

## Te Kaupapa Matua

Te Kaupapa Matua is our framework that guides all of Council's work. It presents the overarching principles and values agreed between Mana Whenua and Kaunihera (Council). The principles are listed at the end of this section.

## Mana whenua

The local tribes which have authority over the land; territorial rights associated with possession and occupation of tribal lands

The Mana Whenua for our district are set out under Iwi.

## Mauri

Life principle, life force, special nature

## Papakāinga

Original home, home base, village, communal Māori land

## **Rangatahi**

To be young, younger generation, youth

## **Rohe**

Boundary, district, region, territory

## **Taiao**

The natural world, nature, environment

## **Takutai Kāpiti**

Sea coast, shore, Kāpiti sea coast

We have given this name to our coastal adaptation programme.

## **Te ao Māori**

Māori worldview

## **Te tupu pai**

To grow well, growth that is good

Our Te Reo Māori name for this strategy.

## **Wāhi tapu**

Sacred place, site – a place subject to long-term ritual restrictions on access or use

## **Wai**

Water; stream, creek, river

## **Wairua**

The spirit or the soul

## **Whakapapa**

Genealogy, genealogical table, lineage, descent

## **Whānau**

Extended family, family group, a familiar term of address to a number of people

## **Whenua**

Land, territory, domain, placenta, afterbirth, ground, nation, start, country

## **The whakataukī that is part of the Council logo**

## **Me huri whakamuri, ka titiro whakamua**

Drawing from our past to inform our future

## **The phrase the Council has chosen to describe our long-term vision**

## **Toitū te whenua, toitū te wai, toitū te tāngata, toitū Kāpiti**

Sustaining of the land, water, people, Kāpiti district

## **Te Ao Māori principles/values in our Te Kaupapa Matua framework**

## **Kaitiakitanga**

Sustaining the environment and the people

## **Ūkaipōtanga**

Identity

## **Whanaungatanga**

Connectedness

## **Pūkengatānga**

Preserving, creating, teaching and knowledge

## **Manaakitanga**

Supporting each other





We will develop holistic plans for our town centres to provide vibrant, walkable spaces for our communities to use services and connect.

## Where to find more information

- ➔ If you would like to read more detail and background – including a summary of our consultation process, see [kapiticoast.govt.nz/growth-strategy](https://kapiticoast.govt.nz/growth-strategy)
- ➔ Our strategy to grow well links strongly to our other strategies such as our Climate Emergency Action Framework, our Open Space and Sustainable Transport strategies and our Economic Development Strategy and Implementation Plan. You can find these here [kapiticoast.govt.nz/council-strategies](https://kapiticoast.govt.nz/council-strategies)
- ➔ You can keep up to date with progress on all our big projects including our growth work through [kapiticoast.govt.nz/follow-us](https://kapiticoast.govt.nz/follow-us)





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