

## TUESDAY 18 May

Time	Individual/ Organisation	Speaker for Organisation	Submission Number	Page number
9:30 a.m. - 9:45 a.m.	Royce Sampson		EHQ - 40	1 to 3
9:45 a.m. - 10:00 a.m.	Quentin Pool (added)	ZOOM		3.1 to 3.12
10:00 a.m. - 10:15 a.m.	Neville Watkin	ZOOM TBC (otherwise cancelled)	EHQ - 35	4 to 6
10:15 a.m. - 10:30 a.m.	Kevin Burrows		EHQ - 38	7 to 8
10:30 a.m. - 10:45 a.m.	Cameron Butler		EHQ - 43	9 to 10
10:45 a.m. - 11:00 a.m.	Reikorangi Resident's Association	Anna Carter	21LTP-73	11 to 26
11:00 a.m. - 11:15 a.m.	Morning tea break			
11:15 a.m. - 11:30 a.m.	KCC Housing Task Force	John Hayes	21LTP - 32	27 to 31
11:30 a.m. - 11:45 a.m.	James Lee		EHQ - 04	32 to 35
11:45 a.m. - 12:00 p.m.	Grey Power	Trevor Daniell	21LTP - 39	36 to 39
12:00 p.m. - 12:15 p.m.	Otaki College	Andy Fraser	21LTP - 33	40 to 42
12:15 p.m. - 12:30 p.m.	Wellington Fish and Game (added TBC)	Phil Teal	21LTP-60	42.1 to 42.4
12:30 p.m. - 1:30 p.m.	LUNCH BREAK			
1:30 p.m. - 1:45 p.m.	Otaki Sports Club	Adam Shelton	21LTP - 05	54 to 68
1:45 p.m. - 2:00 p.m.	Kerry Walker		EHQ - 02	69 to 72
2:00 p.m. - 2:15 p.m.	Bob Hargreaves		EHQ - 30	73 to 75
2:15 p.m. - 2:30 p.m.	Low Carbon Kapiti	Asher Wilson-Goldman	21LTP - 29	76 to 82
2:30 p.m. - 2:45 p.m.	Surf Life Saving New Zealand	Charlie Cordwell	21LTP - 31	83 to 91
2:45 p.m. - 3:00 p.m.	Kapiti Disability Advisory Group	Joanne Dacombe	21LTP - 25	92 to 95
3:00 p.m. - 3:15 p.m.	AFTERNOON TEA BREAK			
3:15 p.m. - 3:30 p.m.	Paekakariki Surf Lifeguards	Matt Warren	21LTP - 01	96 to 111
3:30 p.m. - 3:45 p.m.	Moller Architects Limited	Gordon Moller	21LTP - 86	112 to 116
3:45 p.m. - 4:00 p.m.	Diana Loubser		EHQ - 19	117 to 121
4:00 p.m. - 4:15 p.m.	Nuku Ora	Nicky Sherriff	21LTP - 48	122 to 128
4:15 p.m. - 4:30 p.m.	Paekākāriki Community Board	Holly Ewens	21LTP - 58	129 to 131
4:30 p.m. - 4:40 p.m.	Wellington Regional Healthy Housing Group	Amanda Scothern	21LTP - 72	132 to 134
4:45 p.m. - 5:00 p.m.	Friends of the Otaki River	Max Lutz	21LTP - 84	135 to 137
5:00 p.m. - 6:00 p.m.	DINNER BREAK			
6:00 p.m. - 6:15 p.m.	Atiawa ki Whakarongotai	Andre Baker	21LTP-63	43 to 52
6:15 p.m. - 6:30 p.m.	Stuart Webster		EHQ - 23	138 to 143
6:30 p.m. - 6:45 p.m.	Jonathan Wallace		EHQ - 24	144 to 148
6:45 p.m. - 7:00 p.m.	Joe Buchanan		EHQ - 32	149 to 153
7:00 p.m. - 7:15 p.m.	Enviro Schools	Amanda Dobson	21LTP - 71	154 to 155
7:15 p.m. - 7:30 p.m.	Economic Development Board	Russell Spratt	21LTP-49	156 to 160
7:30 p.m. - 7:45 p.m.	Member of Paekākāriki Seawall Design Group	John Mills, Bride Cox, Miles Thompson	21LTP - 40, 21LTP-65 (21LTP-40 John Mills will be spoken about separately on Wednesday)	161 to 179
7:45 p.m. - 8:00 p.m.	Waikanae Residents Society Incorporated	Gerald Rys	21LTP-10	180 to 192
8:00 p.m. - 8:15pm	Tim Costley		EHQ-59	193 to 196



## Long-term plan 2021-41: Securing our future

First name Royce

Last name Sampson

If you identify as Māori, would you like to state the iwi with which you identify? If so, please tick all that apply.

New Zealander (my family have been in NZ for 181 years)

Are you providing feedback

☒ as an individual

### Our direction

Do you think investing for resilience and growth is the right approach for Council to take at this time, and why?

We need to invest in vital structures that benefit the community, Waikanae Library, sports grounds etc.

### Our financial and infrastructure strategies

What do you think?

I think there will be a ratepayer backlash if our council outsources all the work involved in the community to outside consultants

### Our big issues

What big issues would you like to give your views on to help guide our direction:

- ☒ COVID-19 response and recovery
- ☒ Access to housing
- ☒ Responding to climate change
- ☒ Managing growth
- ☒ Strengthening our resilience
- ☒ Government changes impacting Council: three waters services

### COVID-19 recovery

If there's a COVID-19 resurgence, are there particular things you'd like Council to do – are these the same things we did previously, or are there other things?

Same

What are the positives that have come out of the pandemic you would like us to keep doing or support in the community?

That the community can step up in such a crisis



## Access to housing

### Do you have any views on access to housing generally?

Council should not be a housing provider except in certain instances, elderly, overall Central Government should be the provider.

## Responding to climate change

**We have made good progress on reducing Council's emissions, however, achieving further gains will cost more. Should we continue to prioritise emissions reduction within Council?**

No

**The effects of climate change are being experienced in different ways across the district, for example, for our coastal communities and infrastructure such as the seawall in Paekākāriki. As climate change impacts become more severe and costs to respond increase, how do we ensure equity across the district?**

The sea will rise thus creating problems for certain beachside areas. Planning for this is essential

## Managing growth

### As our district grows, what do you think good growth looks like?

We can barely handle growth in our internal roading structure as is, any more traffic will become a nightmare (Kapiti Road)

## Strengthening our resilience

**Should we explore different options for how we insure our assets? We could: reduce our cover/increase our excess? self-insure more/increase our reserves?**

reduce our cover/increase our excess

## Government changes impacting Council: three waters services

### What's important for you about Council's role?

Make Government pay for new costs landed on council for freshwater initiatives affecting rural people.

## Key decisions

### Key project 1: Should Council take a bigger role in housing?

Do you agree with the Council's recommended option?

☒ No – Council should not take a bigger role in housing

### Key project 2: Should we renew the Paekākāriki seawall a different way?

### Significant proposal 1: Should we set up a CCO (council-controlled organisation)?

Do you agree with the Council's recommended option?

☒ No – we should not set up a CCO

## **Significant proposal 2: Should Council explore ways to have a role in the airport?**

**Do you agree with the Council's recommended option?**

☒ Yes – Council should explore ways to have a role in the airport

**Do you have any views on this?**

We should retain the airport, it should never have been sold in the first instance.

## **Major projects and initiatives**

### **Rates & Policy**

#### **Changes to rating system**

#### **Changes to the help Council provides with rates**

#### **Changes to user fees and charges for 2021/22**

#### **Changes to levels of service**

#### **Changes to policies**

#### **Revenue and financing**

#### **Rates remission**

#### **Development contributions**

#### **Significance and engagement**

#### **Rates for 2021/22**

**Which of the below best indicates your views?**

☒ I accept it, but I will find it hard to manage

## **Other feedback**

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## **Speaking at a Council meeting**

**Do you wish to speak to a Council meeting on 17, 18, 19 May 2021?**

☒ Yes

*Response ID*

3364523



# Securing our future

Feedback form

Tell us what you think



# Your feedback on our proposed plan

Give your feedback online at [kapiticoast.govt.nz/longtermplan](https://kapiticoast.govt.nz/longtermplan) or fill out this form and get it to us – see the end of this form for options.

We need to receive your feedback by 5pm Monday 10 May 2021.

All page numbers noted on this form refer to the *Secure our future* consultation document. View this document online at [kapiticoast.govt.nz/longtermplan](https://kapiticoast.govt.nz/longtermplan) or pick up a copy from a Council library, pool or service centre.

## OUR DIRECTION PAGES 10-19

Council has developed community outcomes to contribute to our community's wellbeing:

- Mana Whenua and Council have a mutually mana-enhancing partnership
- Our communities are resilient, safe, healthy, thriving and connected. Everyone has a sense of belonging and can access the resources and services they need
- Our local economy is prosperous with ample opportunities for people to work and learn in Kāpiti
- Our natural environment is restored and enhanced as we transition to a low-carbon future
- Our people have access to suitable housing in Kāpiti so that they can live and thrive.

Do you think these are the right priorities for Council at this time?

## INVESTING FOR RESILIENCE AND GROWTH: OUR PROPOSED DEVELOPMENT OF INFRASTRUCTURE AND FACILITIES PAGES 20-24

Do you think investing for resilience and growth is the right approach for Council to take at this time?

## OUR FINANCIAL AND INFRASTRUCTURE STRATEGIES PAGES 25-31

Council has determined that it is appropriate to change the limits for rates, capital spending and borrowing for the 2021–41 Long-term Plan given the extra costs that need to be met and the challenges the district is facing – particularly to be able to replace vital infrastructure in the future.

What do you think?

## OUR BIG ISSUES PAGES 34-49

We want to know your views to guide our direction on these big issues.

### COVID-19 response and recovery, pages 36-37

If we experience a resurgence of COVID-19, are there particular things you would like Council to do in response? The same things we did previously? Other things?

What are the positives that have come out of the pandemic you would like us to keep doing or support in the community?

### Access to housing, page 38

For comments on our plans to address housing, see *Key decisions, key project 1* (page 52)

If you have any views on access to housing generally, please comment here:

### Responding to climate change, pages 39-41

We have made good progress on reducing Council's emissions, however, achieving further gains will cost more. Should we continue to prioritise emissions reduction within Council?



The effects of climate change are being experienced in different ways across the district, for example, for our coastal communities and infrastructure such as the seawall in Paekākāriki. As climate change impacts become more severe and costs to respond increase, how do we ensure equity across the district?

We have developed a strategic framework to guide our decision making (pages 40-41) and we want to know if you think we've got it right. What are your views?

### **Managing growth, pages 42-43**

As our district grows, what do you think good growth looks like?

### **Strengthening our resilience, pages 44-45**

What else can Council do to help build community resilience?

How can Council encourage households' emergency preparedness?

Should we explore different options for how we insure our assets? We could:

- reduce our cover/increase our excess?
- self-insure more/increase our reserves?

### **Government changes impacting Council: Three waters services, pages 46-47**

With the changes the Government is making to regulation and supply for three waters services (drinking water, wastewater and stormwater):

What's important for you about Council's role?

What should we advocate for?

## KEY DECISIONS PAGES 50-63

Here is a summary of our key decisions and each Council recommendation for your feedback. You can find full details including costs in the *Key decisions* section, pages 50-63.

### Key project 1: Should Council take a bigger role in housing? PAGES 52-54

Do you agree with the Council's recommended option: *(please tick one)*

- ☐ Yes – Council should take a bigger role in housing
- ☐ No – Council should not take a bigger role in housing

If you have any views on this, please comment here:

### Key project 2: Should we renew the Paekākāriki seawall a different way? PAGES 55-57

Do you agree with the Council's recommended option: *(please tick one)*

- ☐ Yes – replace it like-for-like in timber at an estimated cost of \$17 million
- ☐ No – proceed with the design already agreed, at the revised estimated cost of \$27 million

If you have any views on this, please comment here:

### Significant proposal 1: Should we set up a CCO (council-controlled organisation)? PAGES 58-59

Do you agree with the Council's recommended option: *(please tick one)*

- ☐ Yes – we should set up a CCO
- ☐ No – we should not set up a CCO

If you have any views on this, please comment here:

### Significant proposal 2: Should Council explore ways to have a role in the airport? PAGES 60-61

Do you agree with the Council's recommended option: *(please tick one)*

- ☐ Yes – Council should explore ways to have a role in the airport
- ☐ No – Council should not explore ways to have a role in the airport

If you have any views on this, please comment here:

## MAJOR PROJECTS AND INITIATIVES PAGES 64-73

Our proposed long-term plan includes progressing work on key projects:

Waikanae Library	Te Newhanga Kāpiti Community Centre	Town centres
Link road	Drinking water safety and resilience	Stormwater upgrades
Waste minimisation	Footpaths	Ōtaki community facilities
Indoor sports centre	Ngā Manu Nature Reserve	Playgrounds
Maclean Park	Ōtaki Pool upgrade stage 2	Kāpiti Gateway – Te Uruhi
Community board proposals		

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

## CHANGES TO RATING SYSTEM PAGES 76-78

We are proposing some changes to our rating system.

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

## CHANGES TO THE HELP COUNCIL PROVIDES WITH RATES PAGE 82

We are proposing some changes to our rates remission policy.

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

## CHANGES TO USER FEES AND CHARGES PAGES 80-81

As part of managing increased costs, we are proposing some changes to fees and charges.  
If you have any views on these, please comment here:

## CHANGES TO LEVELS OF SERVICE PAGE 81

We are proposing one change to service levels.  
If you have any views on this, please comment here:

## CHANGES TO POLICIES PAGES 82-83

We are proposing some changes to four of our policies:

*Revenue and financing*      *Rates remission*      *Development contributions*      *Significance and engagement*

You can see our full draft policies on our website at [kapiticoast.govt.nz/longtermplan](https://kapiticoast.govt.nz/longtermplan)

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

### **Significance and engagement policy specific questions**

Do you agree with our criteria for assessing significance?

Do you agree with the thresholds we apply to help determine if a matter may be significant?

Do you understand our framework for determining how and when we seek community feedback on key activities?



## RATES FOR 2021/22 PAGES 84-86

If the long-term plan is adopted by Council with the work programme and proposals recommended, this would mean an average rates increase of 7.8 percent for 2021/22.

Which of the following best indicates your views? *(Please tick one)*

- ☐ I accept the need for the increase and I support the proposals
- ☐ I accept the need for the increase, but I will find it hard to manage
- ☐ I don't accept the need for the increase and I think that Council should find a different way to deal with cost increases

If you have any views on this, please comment here:

Do you support Council exploring other ways to generate income? *(Please tick one)*

- ☐ Yes
- ☐ No

If you have any views on this, please comment here:

## OTHER FEEDBACK

If you have any other feedback about the proposed long-term plan, please comment here:

Need more space? You can send us extra pages if you wish.

**We need to receive your feedback by 5pm Monday 10 May 2021**

## YOUR DETAILS

First name

Last name

Address

Email

### Iwi affiliation *(optional)*

If you identify as Māori, would you like to state the iwi with which you identify?

*If so, please tick all that apply.*

- ☐ Ngāti Raukawa au ki te Tonga      ☐ Te Āti Awa ki Whakarongotai      ☐ Ngāti Toa Rangatira  
☐ Other iwi or hapū *(please state)*

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

Are you providing feedback:

- ☐ as an individual      ☐ on behalf of an organisation or group

Please state organisation name

### Publishing feedback

The feedback may be published on the Council website and provided in hard copy in our libraries.

If you are providing feedback as an individual and you do not wish to have your name included when feedback is published, please tick below.

- ☐ I do not want my name published with my feedback.

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

### Speaking at a Council meeting (hearing) *(optional)*

If you wish to speak to a Council meeting about your feedback, please provide your contact details so we can arrange a time on the **17th, 18th or 19th of May 2021**. You can come to a meeting or present via Zoom.

Phone

Email

Or, you can come along and hear what others are saying. The meetings will also be livestreamed.

## HOW TO RETURN THIS FORM

You have three return options:

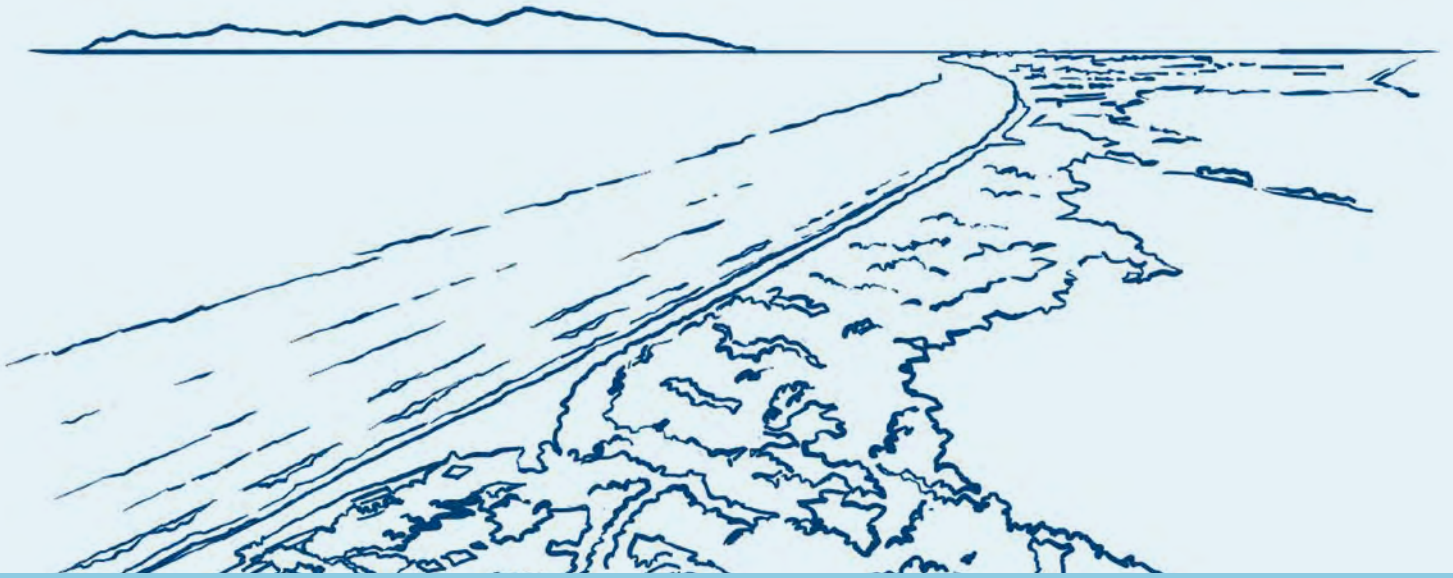
- drop it into a submission box at one of our libraries, pools or service centres
- post it to Long-term plan submissions, Kāpiti Coast District Council, Private Bag 60601, Paraparaumu 5254
- scan and email to [longtermplan@kapiticoast.govt.nz](mailto:longtermplan@kapiticoast.govt.nz)

## WHAT HAPPENS TO MY FEEDBACK AND PERSONAL DETAILS?

Your feedback will be reviewed. Councillors will consider it as they make final decisions on the content of the long-term plan and setting the rates for 2021/22.

Personal information will only be used as outlined above in 'Publishing feedback' or for providing a response or notifying you about decisions.

**Thank you for your feedback.**



## Long-term Plan 2021–41 community consultation document

### What do you think?

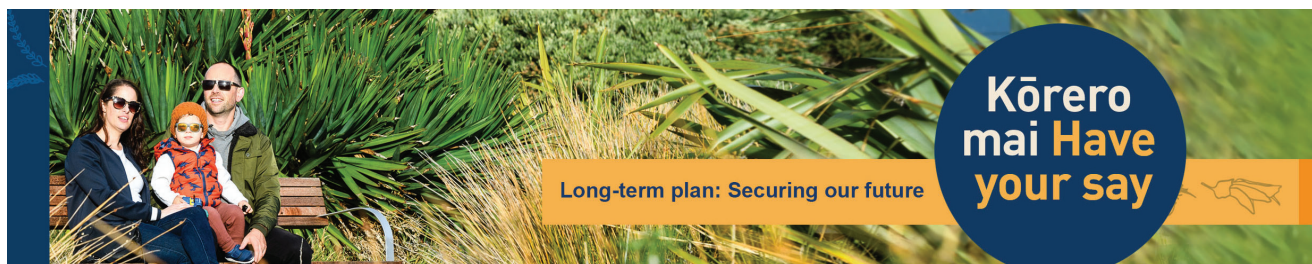
- Is a bigger role in **housing** something the Council should pursue?
- Considering costs and climate change impacts, how should we renew the **Paekākāriki seawall**?
- Does it make sense to set up a **CCO** (council-controlled organisation)?
- Do you want Council to explore how it could have a role in **the airport**?

See a summary of all the topics for feedback on page 90 or go to [kapiticoast.govt.nz/longtermplan](https://kapiticoast.govt.nz/longtermplan)

### Got a question?

Email us at [longtermplan@kapiticoast.govt.nz](mailto:longtermplan@kapiticoast.govt.nz) or phone 04 296 4700 or 0800 486 486

3.12



## Long-term plan 2021-41: Securing our future

First name Neville

Last name Watkin

Are you providing feedback

☒ as an individual

### Our direction

Our financial and infrastructure strategies

Our big issues

COVID-19 recovery

Access to housing

Responding to climate change

Managing growth

Strengthening our resilience

Government changes impacting Council: three waters services

Key decisions

Key project 1: Should Council take a bigger role in housing?

Key project 2: Should we renew the Paekākāriki seawall a different way?

Significant proposal 1: Should we set up a CCO (council-controlled organisation)?

Do you agree with the Council's recommended option?

☒ No – we should not set up a CCO



## **Significant proposal 2: Should Council explore ways to have a role in the airport?**

### **Major projects and initiatives**

### **Rates & Policy**

### **Changes to rating system**

### **Changes to the help Council provides with rates**

### **Changes to user fees and charges for 2021/22**

### **Changes to levels of service**

### **Changes to policies**

### **Revenue and financing**

### **Rates remission**

### **Development contributions**

### **Significance and engagement**

### **Rates for 2021/22**

#### **Which of the below best indicates your views?**

☒ I don't accept it and I think that Council should find a different way to deal with cost increases

#### **Do you have any views on Rates for 2021-22?**

I don't accept - including drastic project reviews. The proposed rates increase for 2021/22 for my modest property (CV\$475,000) is nearly 21%! (Total) Any plan requiring such a huge annual increase for any ratepayer is untenable!

#### **Do you support Council exploring other ways to generate income?**

☒ Yes

#### **Do you have any views on Council exploring other ways to generate income?**

Council's should not be running commercial organisations. Previous attempts have often left ratepayers worse off.

### **Other feedback**

#### **Do you have any other feedback about the proposed long-term plan?**

The letter to ratepayers signed by Mayor Guru dated 7 April 2021 was a little misleading. Why give the total rates increase in \$ per week? But not as a %.

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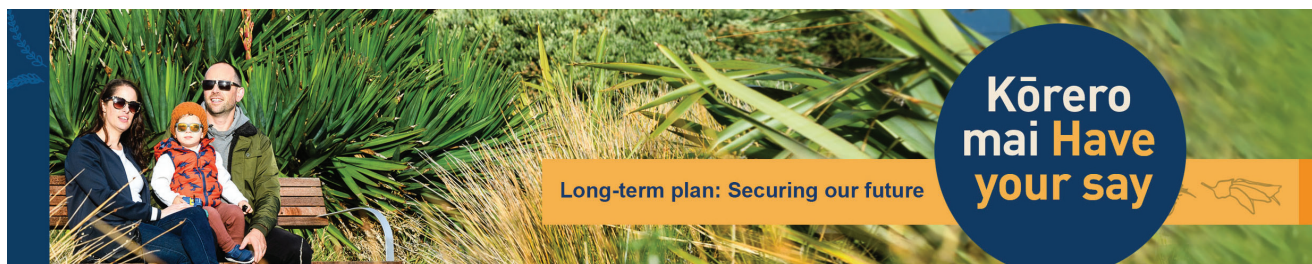
## **Speaking at a Council meeting**

**Do you wish to speak to a Council meeting on 17, 18, 19 May 2021?**

☒ Yes

***Response ID***

3363381



## Long-term plan 2021-41: Securing our future

First name Kevin

Last name Burrows

Are you providing feedback

☒ as an individual

### Our direction

### Our financial and infrastructure strategies

### Our big issues

What big issues would you like to give your views on to help guide our direction:

☒ COVID-19 response and recovery ☒ Access to housing ☒ Responding to climate change

### COVID-19 recovery

**If there's a COVID-19 resurgence, are there particular things you'd like Council to do – are these the same things we did previously, or are there other things?**

In general council staff managed COVID 19 very well. Social interaction Loneliness and social isolation became a major issue during the lockdown and strategies need to be developed to combat this in any future lockdown. One of the main problems going forward will be employment and council need to think about supporting “shovel ready projects”

### Access to housing

**Do you have any views on access to housing generally?**

The housing problem has been developing for the past 20 years or so and have led to market failure. When this occurs, it is up to both Central and Local government to take a more active role. The expansion of older persons housing is needed along with providing wider social housing. However, council need to keep control of rents particularly in older persons housing. (see my comments on CCO). One of the issues is that there is a lack of two-bedroom homes. Where children have grown up and left the family home parents are living in a four-bedroom house. Due to the scarcity of smaller homes, they are unable to downsize. Financial incentives need to be considered for the provision of high-quality smaller homes at an affordable price. This would have the effect of freeing larger size homes. A condition of any consent should be that the development should have a percentage of good quality affordable houses. Council needs to keep a record of land banking. The practice of a speculator sitting on land without improving it in any way and selling it for a capital gain after several years. A penalty should be in place for people land banking. For example, after a certain amount of time, say 6 months, and no attempt has been made to improve the land then rates could increase. The housing Task force report presented to council two years ago needs to be taken into consideration in any strategic plan for housing

## **Responding to climate change**

**We have made good progress on reducing Council's emissions, however, achieving further gains will cost more. Should we continue to prioritise emissions reduction within Council?**

There is a strong need to respond to climate change. Control over waste minimisation and what goes to the landfill needs to be improved. Council also needs to take a leadership role in the community on the issue.

## **Managing growth**

## **Strengthening our resilience**

## **Government changes impacting Council: three waters services**

## **Key decisions**

**Key project 1: Should Council take a bigger role in housing?**

**Key project 2: Should we renew the Paekākāriki seawall a different way?**

**Significant proposal 1: Should we set up a CCO (council-controlled organisation)?**

**Do you have any views on this?**

A CCO will provide council with opportunities and challenges. They provide the opportunity to engage people with the right skills and experience to focus on operating a business or other undertaking on behalf of council. The challenge is that council remains accountable to the community for the CCO's and CCTOs. The holding company could hold shares in either a Council Controlled Operation CCO or a Council Controlled Trading Organisation (CCTO) as a subsidiary.

The Holding company will be one step removed from council and subsidiaries are two steps removed and this is one of the challenges. In some instances, council can be seen as avoiding difficult decision by saying it is the CCOs responsibility. However, the ratepayers rarely see it that way and see the council as responsible for all decisions.

The statutory requirements for a CCO require it to be, among other things, be a good employer and show a sense of social and environmental responsibility by having regard to the interests of the community in which it operates. Any Statement of Intent needs to reinforce these issues. It is these areas that tend to become the most controversial when unpopular decisions are made.

Prior to establishing any subsidiary CCO or CCTO council need to undertake wide consultation with the community and discuss the pros and cons of the proposed entities. Council need be clear about the purpose of it the CCO or CCTO; appoint the right people to govern each entity; and meet the requirements for monitoring and accountability.

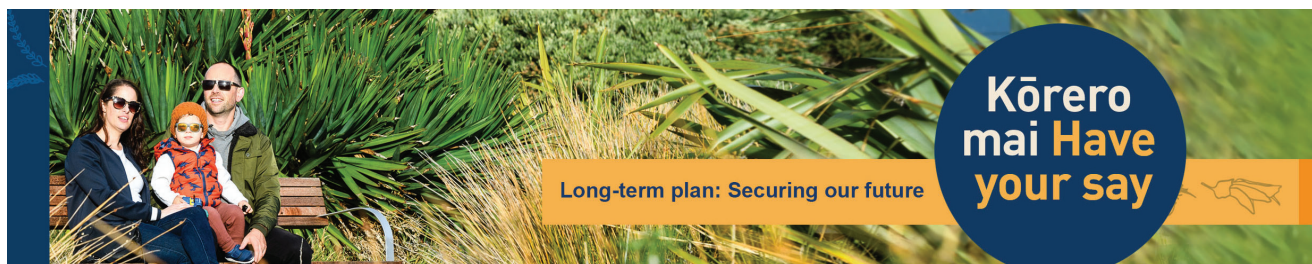
The reason that it is important to know what organisation is being established is that CCTOs are trading companies and as such the profit motive is its priority and can easily conflict with the good employer or social and environmental responsibilities.

Rubbish collection and holding shares in the airport may be part of any CCTO. However, it is inappropriate to include organisations that have a social objective (such as social Housing) in a CCTO

Income Related Rents and Council Controlled Organisations (CCOs)

For this submission I draw a distinction between Older Person housing and Social housing. Older Persons housing being only available to people over the age of 65 with a social need and Social housing is available to people of all ages with a social need.

Older Persons housing should not go into any CCO. Council will lose control over rents for those houses. Keeping them under council control is the only safe way to have control over what the rents will be. A CCO could change the rents and council would have difficulty stopping them. The only way they could do



## Long-term plan 2021-41: Securing our future

First name Cameron

Last name Butler

Are you providing feedback

☒ as an individual

### Our direction

Our financial and infrastructure strategies

Our big issues

COVID-19 recovery

Access to housing

Responding to climate change

Managing growth

Strengthening our resilience

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Key decisions

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Significant proposal 2: Should Council explore ways to have a role in the airport?



## **Major projects and initiatives**

### **Rates & Policy**

#### **Changes to rating system**

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#### **Changes to user fees and charges for 2021/22**

#### **Changes to levels of service**

#### **Changes to policies**

#### **Revenue and financing**

#### **Rates remission**

#### **Development contributions**

#### **Significance and engagement**

#### **Rates for 2021/22**

#### **Other feedback**

##### **Do you have any other feedback about the proposed long-term plan?**

My name is Cameron Butler and I am a resident of Te Horo. I would like to submit on the Kapiti long term plan on behalf of the Otaki Promotions Group. The crux of the submission is to get Kapiti District Council to undertake to underwrite the Otaki Kite Festival and other major events in the area such as the Maoriland Film Festival. I would like to speak to this and will expand further at the time of speaking.

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## **Speaking at a Council meeting**

### **Do you wish to speak to a Council meeting on 17, 18, 19 May 2021?**

☒ Yes

*Response ID*

3364945

TO: KĀPITI COAST DISTRICT COUNCIL ON THEIR LONG TERM PLAN

SUBMISSION BY REIKŌRANGI RESIDENTS ASSOCIATION INCORPORATED

EMAIL: [Reikōrangiresidents@gmail.com](mailto:Reikōrangiresidents@gmail.com)

DATE: Monday , 10 May 2021 (submitted before 5pm)

We would like to be given the opportunity to speak to this submission.

- 
1. The Reikōrangi Resident's Association Inc. ("the Association") is making a submission on Council's Long Term Plan (LTP).

The Association was incorporated on 3 April 2017. The Association represents around 100 members, all of whom are landowners in the Reikōrangi Valley. The purpose of the Association is set out in the Rules of the Association and is as follows:

**Purposes of Society**

**3.1 The purposes of the Society are to:**

- a. Represent the interests of the Reikōrangi Community;
- b. Establish, Maintain, and Provide facilities, grounds, events for the use of the Reikōrangi Community;
- c. Preserve the history and environment of the Reikōrangi area for the use and education of future generations;
- d. Raise funds for community projects that benefit people living in the Reikōrangi area;
- e. Do anything necessary or helpful to the above purposes.

**3.2 Pecuniary gain is not a purpose of the Society.**

The Association represents landowners from the beginning of the Reikōrangi Road (opposite the Waikanae Quarry) through to the top of the Akatarawa Road, Ngatiawa, Terrace and Kent Roads, Rangiora Road and Mangaone South Road. Within this area we understand there are approximately 600 individual landholdings all of which are zoned rural.

The Reikōrangi Valley is the headwaters for the Waikanae River and contains large tracts of crown land (Department of Conservation estate and Kaitawa Reserve), regional council land (Maungakotukutuku Forest Park) and Council land (Hemi Matenga reserve, esplanade reserves adjoining the Waikanae River (including a reserve opposite the site of the Ngatiawa Bridge) and the Ngatiawa River, and Council owned land adjoining the water treatment station; and the Reikōrangi Community Reserve land). There are parcels of land that is Maori land in long term leases and Maori freehold land.

2. The Association's submission is asking Council to support our community's long term vision (through short, medium and long-term actions) in this Long Term Plan 2021 – 2041 and in particular the following:
  - i) Financial provision provided to Community Boards to support community based initiatives (but consider that \$20,000 per year per Board is woefully insufficient and should be at least \$100,000 per year per Board);

- ii) Support for upgrades to Footpaths and pedestrian/cycleway/horseriding networks within the Rural Community, particularly new assets where there are no existing networks;
  - iii) Strategic framework for managing climate change and in particular framework item number 9 being Council support to empower community groups in green innovation and initiatives;
  - iv) Funding for new capital expenditure and operational expenditure in relation to roads, in particular the upgrade of rural roads to support a safer land transport network (for all users)
3. We attach a copy of our Community Vision Statement (**Appendix 1**) that was developed through a consultative process with our community. This Statement, along with this document, form our submission to Council on the Long Term Plan. The Vision Statement and this document are seeking support from the Council in this LTP for the following goals:
- i. A cohesive community that has access to resources that enables individuals and families to meet together specifically through maintenance of the Reikōrangi Community Hall; and
  - ii. Support for outcomes that will be developed in a Reikorangi Domain Landscape Strategy. Note the RRA recently received funding from the Waikanae Community Board to commission a landscape architect to prepare this landscape strategy for the Reikōrangi Community Reserve that would give effect to the community's aspirations for this land. The intention is for this strategy to be given effect to in Council's own omnibus reserve management plan document; and for the RRA and community to seek external funding to enable the strategy to be realised;
  - iii. A healthy community through provision of cycleways, horse riding tracks and pedestrian paths and in particular an off-road track (where practicable) between Waikanae and the Reikorangi Domain;
  - iv. A thriving natural environment through provision of active pest plant and animal controls and support for actions that look to achieve this goal;
  - v. A safe community through safer roads, provision of suitable signage, removal of dangerous trees within road reserves or where trees pose a safety risk, maintenance and upgrading culverts/bridges to protect infrastructure from heavy rain events;
  - vi. Support for Reikōrangi as a destination through support for Te Araroa Walkway (users and infrastructure); bridleways, cyclepaths and better walking access between the end section of the Te Araroa walkway, the Reikorangi Community Reserve and Waikanae.
4. We consider that the benefits of supporting such a long term vision (through short, medium and long-term actions) extend across the wider Kāpiti Coast community for the following reasons:
- i. Access to local parks, reserves (with walking tracks) and walkways/cycleways/bridleways increases the popularity as a 'place to live' particularly by families;
  - ii. Provision of new walking tracks/cycleways/bridleways particularly ones that link Te Araroa walkway and the existing Waikanae River track promotes Kāpiti as a tourist destination;
  - iii. Removal of pest plant and animals would improve biodiversity which has intrinsic benefits;
  - iv. Support for regeneration of native vegetation improves water quality;

- v. Improving road safety reduces accidents and deaths from the many users of the roads in our community (cyclists from the Wellington region cycle the Paekakariki, Haywards and Akatarawa Road loop, and pedestrians from both the local and wider community using the road to access swimming holes and Te Araroa route ).

### Specific Submission Points

We would like to thank the Council staff in assisting us with investigating our specific submission points for this submission.

5. **ROADING INFRASTRUCTURE:** Roading infrastructure needs to be addressed on the short (immediate attention), medium (2 – 5 yr programme of works), and long term basis (5 yrs plus) including addressing:
  - a. Immediate attention: Widening the road (within the road reserve) between the Waikanae Quarry and just before Devil’s Elbow to improve safety for pedestrians and cyclists on this section of the road (**refer to Appendix 2 for the section of road**). We are seeking a road safety audit of the Reikōrangī Road as part of the speed limit review (please treat this submission point as a submission on the speed limit review as well); and to provide evidence to the statement made in the letter provided to the Association by Council dated 11 April 2018 that stated that, “the road is at a sufficient width at this point...”
  - b. Long term (5 years plus): Providing a long term solution for cyclists, pedestrians and horse riders (either on-road in a wider shoulder/berm, or within a designated cycleway/bridleway through the area). We support Kapiti Equestrian Advisory Group’s submission on bridleways (**refer to Appendix 3 for their submission**).
6. **ECOSYSTEM HEALTH:** We would like to congratulate the Council’s native revegetation programme within its land at Devil’s Elbow (the swimming hole located to the south of the Waikanae Water Treatment Plan). The programme is supported by a local care group who help with planting and weed release cutting. We would hope that this planting programme continues at the same rate over the next three years.
  - 6.1 Immediate attention: We would like Council to make available rat traps and stoat traps and the bait for stoat traps (funded by landowners) to all rural landowners and to provide a liaison officer to support the programme initiated by the Waikanae River and Bush Group. This group’s aims is to eradicate stoats in the Waikanae River Catchment and introduce Whio the native blue duck to our river. The group’s efforts have slowed because of a lack of a co-ordinator who can work with landowners checking they have sufficient bait and providing traps (**refer to Appendix 4 for a map showing the Council owned land in the Reikōrangī Valley**);
  - 6.2. Medium term (2 – 5 years): We would like Council’s pest plant and animal control programme to extend to its own land and in particular all the esplanade reserves and the native bush reserves (where they are not identified as a Key Native Ecosystem) including the introduction of rat and stoat traps along the riparian sections.
7. **COMMUNITY:** The Reikōrangī Community is fortunate to have its own community reserve and hall. At the moment, the hall and community reserve are underutilised. There are urgent repairs that are needed to the hall but there needs to be discussion with residents as to whether the hall in its current size and layout is fit for purpose. The hall area is very small and limited in the number it can accommodate.

7.1. Immediate Action: As part of the reserve management plan (omnibus or not) we would like the Council to consider the following elements be introduced to the Community Reserve:

- i. A children's playground – this is in train, thank you for the discussions we have already had on this matter, we look forward to progressing this item further; and
- ii. Investigation to allow the use of the Domain for self contained campers (i.e. through the New Zealand Motorhome and Caravan Association's 'park over property' or similar); with support from immediate neighbours and if it can provide additional funding to support the outcomes for our community domain;

7.2. Immediate Attention: upgrading the Community Hall which requires the following work:

- i. Rotten window frames require replacing, and there is also rot in the same northfacing wall – we request consultation with the Resident's association on this replacement as this is an opportunity to improve the usability of the hall by installing glass sliders or bifolds alongside the window/wall replacement

7.3. The community are willing to fundraise for elements within the Community Reserve such as a playground, a waharoa (new entrance and steps from the carpark opposite the church) as identified in the Reikōrangī Community Vision Statement attached, and anticipates that the Landscape Strategy we are preparing for the Domain will consider these opportunities.

Thank you for your consideration of our submission.

Reikōrangī Resident's Association Inc.

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# Reikōrangi

## Community Vision and Action Plan 2018

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*Share, Preserve, Enhance*



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## Introduction

In 2017 the Reikōrangī Community via the Reikōrangī Residents' Association Inc, held residents' workshops to gather people's ideas on a Vision, and Values for our community and to gather the residents' input into the directions they want their community to develop.

We asked what are our visions and values?

- What is it that we can share or contribute to the wider community?
- What is it that's important, and should be preserved?
- What do we want to enhance, develop, or improve upon?

These discussions highlighted some clear themes and ideas in the group. The many ideas people put forward for the future, both short and long term, encompassed a wide range of topics. However, running through the discussions and notes were some distinct messages or streams:

- A vision of sharing "the hidden gem" that is Reikōrangī, it's history and environment
- Protecting and enhancing our heritage and community assets
- Building a resilient community

Reikōrangī is an active community, whose people are able to come together to strengthen bonds and resilience, supporting one another, sharing common resources and living 'well'. We hope this document will help the community and local government to work together and guide decision making for the Reikōrangī area. We recognise communities change, and we hope the ideas in this document will be reviewed and updated regularly to remain a current "living" document.

We seek the support of the Waikanae Community Board and the Kapiti Coast District Council to take these ideas and use them while planning for our community's future, and as an introduction for engagement with our community. Please note where the term "Reserve" is used, it refers to the Reikorangi Community Reserve.

### **Our Values:**

*Share, Preserve, Enhance our Community*

## What we have, value, and want to protect.

These are our community's strengths, from which we can harness inspiration and opportunities:

### Our Environment

- a unique, pleasant and clean **environment** that provides opportunities for activities that put people in touch with a healthy, natural outdoors, and with each other
  - Natural landscapes with streams, trails and open spaces (eg the River, walks, the Reikorangi Community Reserve)
  - A temperate climate, with clean water and air
  - Native trees
  - Abundant birdlife
  - Rural feel, a combination of farming, forestry and bush

### Our Heritage

- A special **history, heritage and character, spaces and places** that we want to acknowledge, recognize and preserve
  - Historical and community focused assets such as the Bridge (now sadly gone) Church and Hall
  - The story of our local history and culture, the iwi, the mills, families that lived here, the school
  - A mix of farming, forestry, and bush
  - A relaxed and peaceful way of life where you can get around on foot, bike, or horse

### Our Community

- A **community** with skills, resources and a strong desire to connect and be more resilient and resourceful, together "adding up to more than the sum of our parts".
  - Our emergency planning, civil defence readiness
  - Community events and involvement
  - Food resourcefulness, alternative power sources, support systems
  - Our infrastructure (roads, safety, communication services, facilities for us, facilities for visitors)
  - Opportunities to learn and grow, and for the community to continue to evolve.



## The process and our ideas:

The ideas below are from the information garnered from community meetings held during the course of 2017/18 to discuss what we wanted to see in our community. These messages emerged from the topics and ideas captured on the vision boards we used.

### Our Environment

- Our **natural environment** deserves to be showcased:
  - Reserves, including walkways, with provision of facilities and campsites, river access, picnic areas and shelter trees,
  - Have an arboretum, and native tree areas at the Reserve, have plantings to encourage birds (a bird reserve?)
  - Co-ordinated pest plant and animal control in waterways and in areas of native vegetation
  - Well planted areas, perennial cuttings and bulbs on safe sections of roadsides
  - Food forest plantings, at the Reserve and elsewhere - edible landscapes, permaculture, community gardens
  - Recognition in the District Plan of the balance of farming, forestry and bush in our area
  - Conserve our rural character
- “It’s a **destination** for people”
  - Walkways and paths to enable non-motorised transport ie by foot, bike and horse
    - “from Mountain to Sea”
    - Extend the Waikanae River walkway up to Devil’s Elbow, and from there to the Reserve, make it a bridleway/cycleway as well.
    - Connect walkways to Te Horo corridor (for Civil Defence)
    - Create a pathway from the church corner through the gardens to the hall
    - There are great, outdoor activities – Tennis Court, Playground, BMX Track/Pony X track, Dog Agility and other clubs can use the Reserve, Obstacle/Challenge Course
  - Heritage trails tied into and connected with pathways, with signage and markers,
    - Historical marker and information at Ngatiawa Bridge site
    - Te Araroa Walkway – facilities for walkers, campsite at Reserve
    - Bridleway/Walkway/Cycleway from Waikanae to Reikōrangī – overnight agistment/camping at Reserve

### Our Community:

- **People connecting, the Community getting together.** We have a lot of skills and resources in our community, as well as vision and commitment. We want opportunities to gather together so relationships based on trust and sharing, can form. We aim to be more resilient, resourceful, economically profitable and sustainable:
  - Online connectedness and communication – using social media
  - Start a 'Chipping In' programme, group or page to share resources, skills, time, enable people to give and contribute
  - Education and projects based on principles of permaculture design– building in people, resources sustainability, and natural environment.
  - Food Resourcefulness - Community Food Forests & gardens, fruit trees and gardens, Crop-Swapping/stall' , Seed/Seedling Bank and stall, a Garden Club, a "Family" tree-planting at the Reserve – the start of an Arboretum
  - Resource sharing - Cheaper unlimited data through mobile rural network, and alternative energy sources (eg solar)
  - Weekend market, sell organic produce, seedlings, bartering and sharing
  - Supporting innovation and new technology to enable rural communities to continue to be viable, economic and self-sufficient
  - Utilise the hall and Reserve (and ensure it's affordable) for:
    - 'Night School' and Education eg learn guitar, culture, faith, home crafts, cooking
    - Civil Defence Readiness, planning, Community Development topics
    - Entertainment eg games or movie nights, poetry, music, play readings
    - Dances and large community events eg cricket matches, galas, concerts
    - Meet once a month for community drinks and nibbles, get-togethers



## Our Infrastructure and Facilities

- Our Reserve and Hall
  - Enhance our Hall and Reserve area with plantings
  - Start a food forest here
  - Plant an Arboretum with each family donating a tree
  - Maintain and upgrade the hall - window frames have rot and need repair, plan for extension of the hall to allow for bigger events
  - Fridge for hall
  - fix/replace basketball hoop
  - alternative power source for the hall
  - Get rid of Barberry and other weeds
  - Remove magnolias and replace with Kowhai
  - Increase the visibility and usability of the Reserve and access for the community through signage, improved fencing
- Visitor and Community Amenities
  - Picnic ground, BBQ's and playground eg BBQ area and shelter at the Reserve, BMX/Pony X course, gardens and Arboretum
  - Tennis court maintained
  - Water for visitors, toilets (eg Mangaone Rd end), shower at hall for walkers
  - Accommodation, freedom camping, affordable (eg \$5 per night) motor caravan park
  - Horse agistment / facilities for overnight stays (pony club trek for example); an all weather arena available for all to use.
- Safety, Security and Accessibility:
  - Better and safer roads and transport - widen the Reikōrangī Road to allow for walkers, or utilise separate walkway on river.
  - appropriate speed limits
  - Road signage warning horses/walkers/cyclists
  - increase road buffers
  - accessibility for non-motorised transport
  - More public transport
  - Security / hidden Cameras – solar powered, signage
  - Education and community awareness
  - Defibrillator at hall, needs of an ageing population
- Keeping Reikōrangī clean and rubbish free
  - Recycling stations
  - Community-wide green waste and composting



## **REIKORANGI RESIDENT'S ASSOCIATION SUBMISSION APPENDIX 1**

- Pest and weed control, management of unwanted plants such as blackberries, old mans beard, ragwort, thistle, barberry

## Our action plan – a timeline of projects

The community has a vision for Reikōrangī future development - a clear desire to make Reikōrangī accessible, welcoming and comfortable. We want to be able to continue to develop and enhance our local and wider resources, our assets and strengths so that our community is strong, connected, resilient, resourceful and remains a great place to live.

This is how we would like to enhance and develop Reikōrangī:

Project timeline		
5 Years	10 Years	15 Years
Submissions to KCDC, Waikanae Community Board on our Community Vision. Submission to LTP, and DP (1)	Arboretum development	Arboretum Development
Reikōrangī Reserve” Signage at Reserve	Recycling station and greenwaste project	Incorporation into Heritage Trails
Fridge for Hall	River access by old bridge including picnic area	Roads improved - Wider roads
Ngatiawa Bridge Marker	Shower and toilets at hall for walkers	River walkway/bridleway/cycle path development
Weed Control at Reserve – remove barberry/laurel	Overnight campsite facilities at Reserve – BBQ and shelter	Toilets for walkers at Mangaone South walkway
Path from church garden through to hall	Development of BMX and Pony X course (as part of arboretum?)	Community Events and education
Engage with KCDC and designers for design of Arboretum (family tree planting)	Bridleway/walkway/ cycleway from Waikanae to Reserve development	Hall extension
Design of BMX/PonyX course as part of Arboretum project	Roads improved (road widening, vegetation on road reserves removed, and culverts replaced/repared)	
Defibrillator at Reserve	Permaculture community gardens development	
Playground at Reserve	Community events and education	
Road safety improved (speed and signage)	Fundraising for hall extension/repairs; and construction of repairs to hall	
Replace Basketball hoop on tennis court		
Plan for Hall extension – applying for grants, fundraising, allocation of public/private involvement		

## REIKORANGI RESIDENT'S ASSOCIATION SUBMISSION APPENDIX 1

Remove magnolias replace with Kowhais at Hall		
Fruit tree/food plantings		
Community Events and Education		
Hall & tennis court Maintenance		
(1)Identify opportunities to fund initiatives through a combination of : <ul style="list-style-type: none"><li>o working with KCDC and the Waikanae Community Board on our Community Vision including considering adopting a lease of the Reserve and Hall;</li><li>o Fundraising Events;</li><li>o Identifying grant opportunities with private grant schemes;</li><li>o Working with landowners on projects.</li></ul>		

### Review Process

This document has been the work of the Reikōrangī Community over a series of months in 2017 and 2018.

The intention is that it will be an evolving document that will be reviewed annually by the Residents with the help of the Resident's Association.

It can never reflect all views but it's purpose is to help identify key objectives and goals and prioritise how they are funded.

Where changes are made the changes shall be set out in a document with explanations and shall be adopted through a resolution of the Reikōrangī Resident's Association.

<i>EXAMPLE OF AMENDMENT TABLE</i>		
ITEM	REASON FOR CHANGE	RESOLUTION PASSED (DATE, NAME)

## Appendix 2: Road Widening Proposal

### Road Widening Proposal

1. In the previous LTP, our submission sought for the Reikorangi Road to be widened. This is a matter that should be included in Council's review of roading upgrades.

The proposal in 2018 was summarised as follows:

"Specifically, there is a section of the road which needs to be widened (this is where the road adjoins the Waikanae Quarry). The road widening could take place within Council road reserve and would not need a retaining wall as there is enough room to get in a self-supporting batter. Currently the road is about 5.5m wide and is particularly dangerous for cyclists and pedestrians. Kids are at risk walking up this section of the road. There have been numerous car accidents along this stretch of road (not all reported).

We suggest the road could be widened and shifted over to the east at this point - giving more room for pedestrian and cyclists on the western side of the road just in berm (especially for those heading up to Devil's Elbow swimming hole)."



Aerial photo showing extent of road that we would like Council to consider widening. The Waikanae Water Treatment Plant is located on the left and the Quarry is on the right of the photo.



**Kapiti Equestrian Advisory Group Submission:**

**Why we need a shared path up the Reikorangi Road**

- The safety of people getting out and accessing the Devil's Elbow on Waikanae River. People, teenagers, often walk along Elizabeth Street and then up Reikorangi Road to the Devil's Elbow stile. There is no walking track/path along the 60 km/h and then 80 km/h part of Reikorangi Road so pedestrians are forced to use the road for about 1.1 km to the stile.
- It is not safe for any pony club children to ride out of Reikorangi to Pony Club at Waikanae Park or for any rider to ride from their property to the existing Waikanae River path and down to the sea. Although some do.
- This is part of the Te Araroa Trail (New Zealand's Trail) a flagship trail. In our region we submit people to a 3.5 km of road walking on the busy and dangerous Reikorangi Road (up to 80 km/h) and a further 6 km of road walking on Ngatiawa Road and Mangaone Road.
- Reikorangi is a tree growing area and logging trucks are a daily reality.
- Road cyclist commonly use the Reikorangi Roads adding to the potential risks to walkers and horse riders.
- When the side of the road is mowed things do improve until the grass grows again, practically on that first 1.1 km stretch to the Devil's Elbow, so that could be a good first step.
- We understand that there would be some challenges in extending the excellent Waikanae River path up into Reikorangi however this extension could be more of a tramping/bridleway.
- There is the potential to extend the bridleway all the way to The Hutt. There has been work done by members of the Reikorangi Group to get consents from landowners this to happen.
- There is the potential for other bridleways within Reikorangi to open this beautiful area of the Waikanae River catchment to visitors and locals alike.
- It would allow for better access to Reikorangi Community Hall.



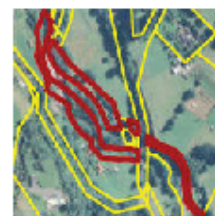
## Appendix 3: Council owned Esplanade Reserve Land

## Property Guru

By  CoreLogic

## REIKORANGI KAPITI COAST DISTRICT

<b>Rating Valuations:</b> \$87,000	<b>Purchase Ref:</b> n/a	<b>Number of Bedrooms:</b> *
<b>Land Value:</b> \$87,000	<b>Val Ref:</b> 14900 / 27102	<b>Wall Material:</b>
<b>Improvements Value:</b> n/a	<b>Legal Description:</b> LOT 3 DP	<b>Roof Material:</b>
<b>Valuation Date:</b> 01-Aug-17	71029 LOT 3 DP 75420 PT	<b>Contour:</b>
<b>Last Sale Price:</b>	SEC 75 & SEC 82 BLK X	<b>Deck:</b>
<b>Last Sale Date:</b>	KAITAWA SD PT SECS 2-3	<b>Parking Main Roof:</b> 0
<b>Last Sale Type:</b> n/a	KNOWN AS D & F SO 33014	<b>Land Use:</b> Vacant Residential
<b>Net Sale Price:</b>	ESPLANADE RESERVES	<b>Zoning:</b> Designated or zoned
<b>Chattels:</b>	<b>TA Name:</b> Kapiti Coast District	reserve land (DA)
<b>Sale Tenure:</b> n/a	<b>Tenure:</b> Not Leased (Owner is	<b>Owners:</b> The Kapiti Coast
<b>Advised Date:</b>	Occupier)	District Council
	<b>Floor Area:</b> n/a	<b>Leaseholder:</b>
	<b>Land Area:</b> 17076 m <sup>2</sup>	<b>Certificate Of Title:</b> WN45B/
	<b>Building Age:</b>	558 (Freehold)
	<b>Category:</b> Other, Vacant	

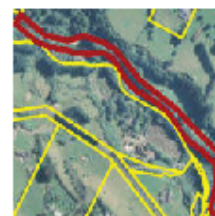


(2017-02-25) GWRC (CC BY 3.0 NZ)

## Comments:

## REIKORANGI KAPITI COAST DISTRICT

<b>Rating Valuations:</b> \$37,000	<b>Purchase Ref:</b> n/a	<b>Number of Bedrooms:</b> *
<b>Land Value:</b> \$37,000	<b>Val Ref:</b> 14900 / 27502	<b>Wall Material:</b>
<b>Improvements Value:</b> n/a	<b>Legal Description:</b> LOT 4 DP	<b>Roof Material:</b>
<b>Valuation Date:</b> 01-Aug-17	72480 LOT 3 DP 75118	<b>Contour:</b>
<b>Last Sale Price:</b>	<b>TA Name:</b> Kapiti Coast District	<b>Deck:</b>
<b>Last Sale Date:</b>	<b>Tenure:</b> Not Leased (Owner is	<b>Parking Main Roof:</b> 0
<b>Last Sale Type:</b> n/a	Occupier)	<b>Land Use:</b> Passive outdoor
<b>Net Sale Price:</b>	<b>Floor Area:</b> n/a	<b>Zoning:</b> Designated or zoned
<b>Chattels:</b>	<b>Land Area:</b> 17035 m <sup>2</sup>	reserve land (DA)
<b>Sale Tenure:</b> n/a	<b>Building Age:</b>	<b>Owners:</b> The Kapiti Coast
<b>Advised Date:</b>	<b>Category:</b> Pastoral, Grazing,	District Council
	uneconomic, not separate	<b>Leaseholder:</b>
		<b>Certificate Of Title:</b> WN43A/
		430 (Freehold)

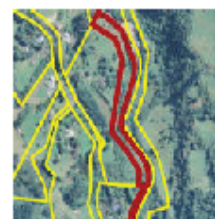


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## Comments:

## REIKORANGI KAPITI COAST DISTRICT

<b>Rating Valuations:</b> \$40,000	<b>Purchase Ref:</b> n/a	<b>Number of Bedrooms:</b> *
<b>Land Value:</b> \$40,000	<b>Val Ref:</b> 14885 / 18400	<b>Wall Material:</b>
<b>Improvements Value:</b> n/a	<b>Legal Description:</b> N Z G	<b>Roof Material:</b>
<b>Valuation Date:</b> 01-Aug-17	58-1393 LOT 2 D P 20362 LOT	<b>Contour:</b>
<b>Last Sale Price:</b>	13 DP 67751 -ESPLANADE	<b>Deck:</b>
<b>Last Sale Date:</b>	RESERVE	<b>Parking Main Roof:</b> 0
<b>Last Sale Type:</b> n/a	<b>TA Name:</b> Kapiti Coast District	<b>Land Use:</b> Store Livestock
<b>Net Sale Price:</b>	<b>Tenure:</b> Not Leased (Owner is	<b>Zoning:</b> Designated or zoned
<b>Chattels:</b>	Occupier)	reserve land (DA)
<b>Sale Tenure:</b> n/a	<b>Floor Area:</b> n/a	<b>Owners:</b>
<b>Advised Date:</b>	<b>Land Area:</b> 11061 m <sup>2</sup>	<b>Leaseholder:</b>
	<b>Building Age:</b>	<b>Certificate Of Title:</b>
	<b>Category:</b> Other, Passive	
	Reserve	



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## Comments:



## Kāpiti Coast Communities Housing Taskforce

The Kāpiti Coast Communities Housing Taskforce congratulates the Kāpiti Coast District Council on progress made since the Taskforce made its submission in July 2017.

It notes with regret that this progress was from a low base - as council notes in the LTP consultation document *“In the past, Council has not had a significant role in housing”*. To state what should be obvious: Council needs to be more involved in housing moving forward using whatever leverage it has available.

The Kāpiti Coast Communities Housing Taskforce stands by its 2017 report. Much of this submission concentrates on what has changed in four years, much since The Property Group report that informed the Kāpiti Coast District Council housing work programme.

It is especially regrettable that there was a very slow start to the work, admittedly made worse by Covid-19. While the virus delayed the response, the issue has become more urgent during and since the lock down, and the numbers tell the story.

### House price growth in major and provincial centres

Figures updated for December 2020 quarter.

	▼ Current average value	% change in last month	% change in last quarter	% change in last year	\$ change in last month	\$ change in last quarter	\$ change in last year
Queenstown	\$1,206,301	1.3%	5.7%	0.3%	\$15,481	\$65,051	\$3,608
Auckland	\$1,142,700	2.4%	6.0%	9.1%	\$26,782	\$64,681	\$95,312
Tauranga	\$876,122	6.8%	10.2%	14.8%	\$55,783	\$81,093	\$112,950
Wellington	\$861,794	3.2%	8.1%	15.4%	\$26,722	\$64,575	\$115,005
Kapiti Coast	\$746,081	4.7%	8.4%	18.3%	\$33,492	\$57,814	\$115,412

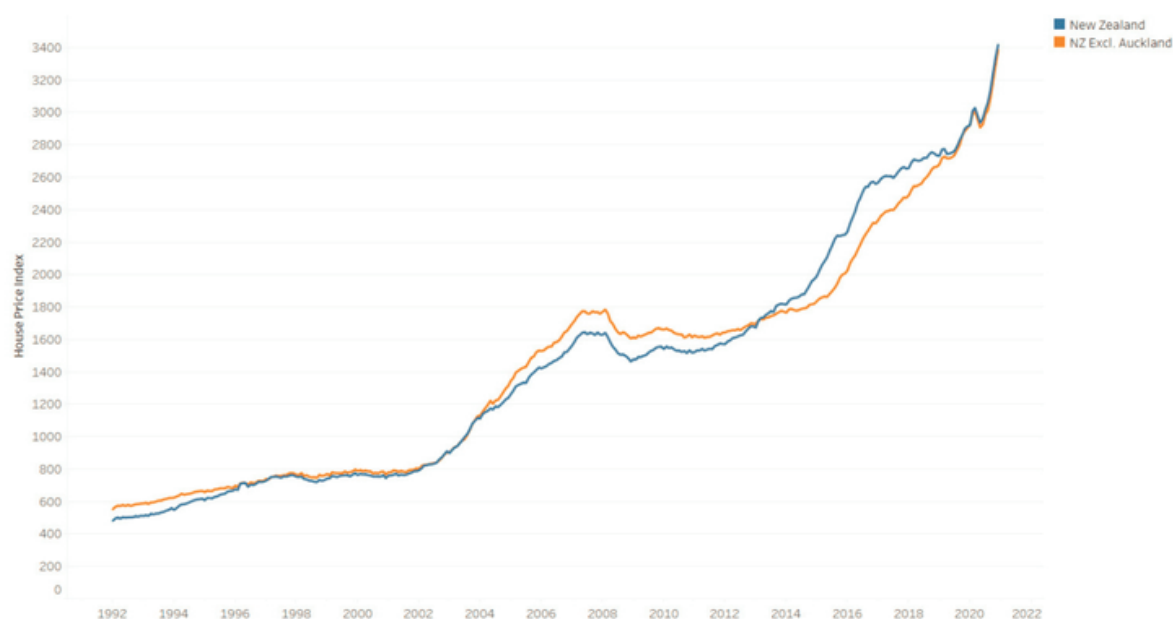
That was as at December according to CoreLogic’s biannual New Zealand Housing Affordability Report. It is getting worse.

The Kāpiti Coast Communities are literally paying the price for delay with the RE-

INZ reporting its house price index shows that prices for houses in the Wellington region have increased by 31.2% in the 12 months to April 2021 – the largest increase since records began. On the Kāpiti Coast, Quotable Value increases were 32.9% (Lower quartile) and 28.4% (Upper quartile).



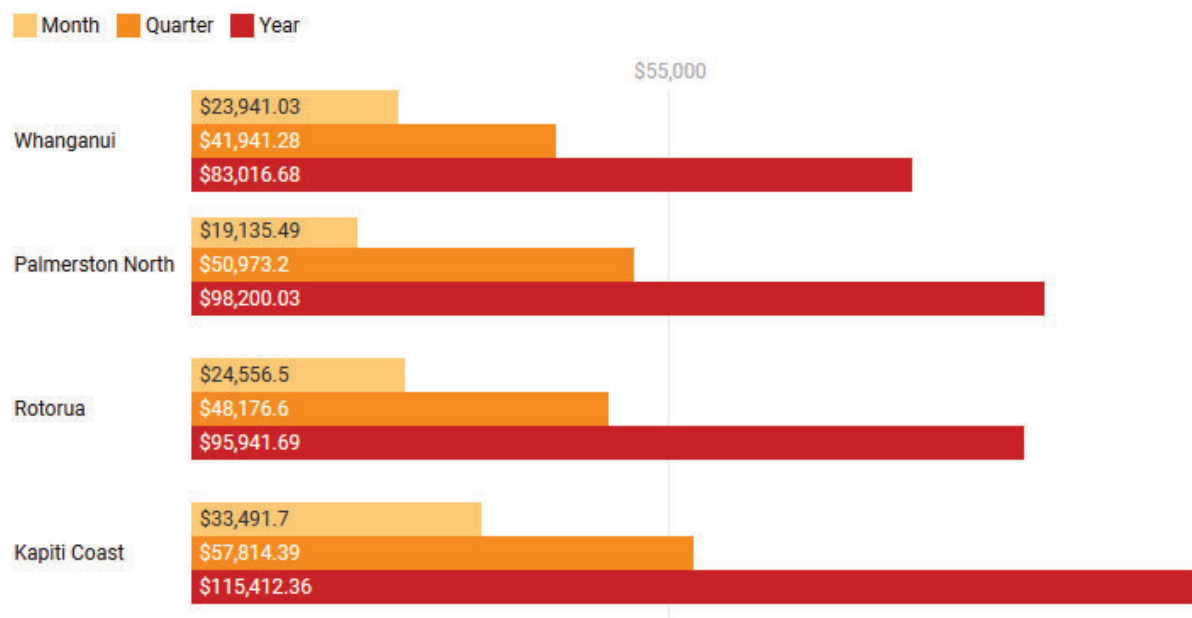
In addition the REINZ House Price Index (HPI) for New Zealand was at a record high for the tenth consecutive month in March, and the national increase of 24.0% year-on-year is the highest annual increase in the HPI seen in 205 months.



This chart from the REINZ report shows the post-Covid-19 spike in house prices.

According to the Trade Me property the average asking price for the Kāpiti Coast is \$696,900 as at 30 March.

CoreLogic has illustrated the growth in value of average house in comparable centres over last:



Trade Me also reports that small houses reach new record. Asking prices for small (1-2 bedroom) and medium (3-4 bedroom) properties both reached record high prices. “Large houses (5+ bedrooms) were the only type that did not see an all time high average asking price in February.”

On the Kāpiti Coast the average house earned more in untaxed capital gains over the final three months of 2020 than the average New Zealander earned in pre-tax income over the entire year.

CoreLogic’s senior property economist Kelvin Davidson says “As unaffordability rises in the main centres, some would-be buyers have likely turned to smaller centres and provincial towns to make purchases which have driven up the cost of buying in these markets. At the same time, the primary industries have been resilient, and this has driven up property values in some regional markets.”

The rise in house sales has led to the vast majority of provincial areas becoming less affordable than normal on the price-to-income and years-to-save-a-deposit measures. Some, including the Kāpiti Coast are at their worst levels for at least 17

years.

And these are the good times. With the projected opening of Transmission Gully in September, the demand for housing on the Kāpiti Coast can be reasonably expected to further rise.

## **Market Failure**

As was pointed out in the Kāpiti Coast Communities Housing Taskforce report, the market has not produced sufficient smaller dwellings. It has, however, increased the price of those properties. The national average asking price for smaller urban properties (apartments, townhouses and units) reached a new record of \$667,750 in February, up 14 per cent year-on-year. National average asking prices for townhouses and units also reached all-time highs, at \$735,000 and \$530,300 respectively.

On the Kāpiti Coast, with a high proportion of older citizens, this means that some older people who would be willing to downsize housing have limited options, and are staying in an empty nest that is better suited to families.

The Government is introducing a \$3.8 billion fund to boost infrastructure on land the Government owns and in areas where councils can demonstrate both housing need and willingness for momentum to increase new-builds.

The Kāpiti Coast Communities Housing Taskforce urges the KCDC to take advantage of this opportunity, and to require a proportion of new developments to be devoted to social housing.

## **CCTO**

The Kāpiti Coast Communities Housing Taskforce cautiously welcomes the suggestion of setting up a Council-Controlled Trading Organisation (CCTO) as a vehicle to explore opportunities for generating other income to reduce our dependence on rates.

However if housing is to be one of the activities to controlled by a CCTO, it would have to be carefully structured. Our caution comes from the commercial focus of such a trading organisation, when a purely housing focussed organisation would have a more social focus.

If it is to achieve housing objectives, it would have to qualify to be a Category 1 re-

gistered Community housing provider, which means - unlike Council - it could access the income related rent subsidy (IRRS) from central government for each new tenant referred to them via the Ministry of Social Development, whereby the tenant pays 25% of their income in rent and the Community housing provider gets the shortfall to market rates. This means that tenants would be in a better position than current KCDC tenants enjoy, and there is the potential to increase social housing without rate payer support.

Any involvement needs to be clearly fenced with priorities that ensure people in our community remain the centre of the focus - not for the profit other activities CCTO could be expected to provide.

The involvement would need to be supported and guided by collaborative partnership with Social & Community Sector, Iwi and Business interests.

### **Housing for Older Persons**

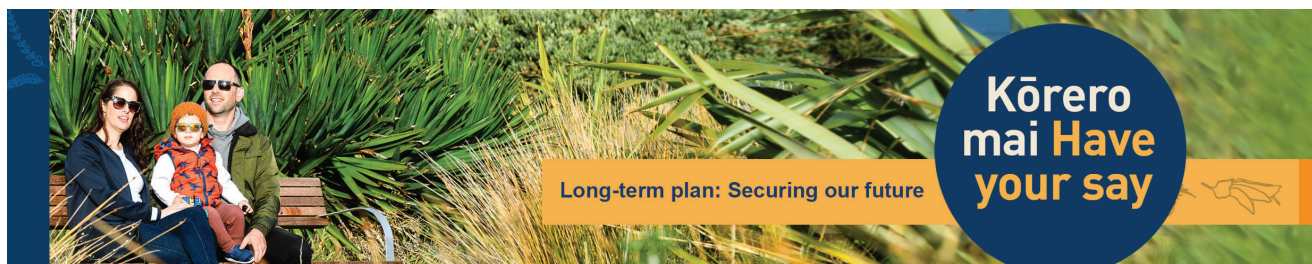
The current model KCDC is following in providing housing for older persons is looking less and less economically and politically sustainable. In the draft long term plan, Council proposes that rents are increased to cover 80% of costs. One of your tenants - Mr R B Hargreaves - has calculated that the increase is from \$113 per week to \$170 per week - a 50% increase.

Council officers have been asked what the average increase would be, and no answer has been provided - so in that vacuum the Kāpiti Coast Communities Housing Taskforce asks are you are comfortable demanding from some of our most vulnerable citizens on fixed income a 50% increase in living costs? In the view of the taskforce, that is morally and politically indefensible.

### **Conclusion**

The time has come for KCDC to move beyond the meetings, reports and investigations and produce solutions. What was a serious situation when the Task force reported four years ago is worse now as shown in the trackable metric of price. The trend is obvious. The time to act is now.





## Long-term plan 2021-41: Securing our future

First name James

Last name Lee

What area do you live in? Paraparaumu

Are you providing feedback  
☒ as an individual

### Our direction

**Our direction: Council has developed four community outcomes to contribute to our community's wellbeing.**

**Do you think these are the right priorities for Council at this time, and why?**

I do not agree that the council are focusing on the right issues at this point in time.  
 Gateway building at paraparaumu beach when they should focus on affordable housing.  
 Also prioritising paekakari sea wall over paraparaumu north beach shows a lack of awareness of risk.

**Do you think investing for resilience and growth is the right approach for Council to take at this time, and why?**

In the correct areas yes.

### Our financial and infrastructure strategies

**What do you think?**

I think the cost should be shared with central government.

### Our big issues

**What big issues would you like to give your views on to help guide our direction:**

☒ Responding to climate change

### COVID-19 recovery

### Access to housing

### Responding to climate change

**We have made good progress on reducing Council's emissions, however, achieving further gains will cost more. Should we continue to prioritise emissions reduction within**

## **Council?**

More wind turbines,  
Renewables.

**The effects of climate change are being experienced in different ways across the district, for example, for our coastal communities and infrastructure such as the seawall in Paekākāriki. As climate change impacts become more severe and costs to respond increase, how do we ensure equity across the district?**

As already stated paraparaumu north beach seawall should be seen as a much higher priority.

**We have developed a strategic framework to guide our decision making and we want to know if you think we've got it right. What are your views?**

Strategic framework? I have not seen or heard anything about it.

A good idea would be to consult with the community.

Gateway for example, not heard until you decided. waste misappropriation of community funds.

## **Managing growth**

### **Strengthening our resilience**

### **Government changes impacting Council: three waters services**

## **Key decisions**

### **Key project 1: Should Council take a bigger role in housing?**

**Do you agree with the Council's recommended option?**

☒ Yes – Council should take a bigger role in housing

**Do you have any views on this?**

For council to be at the centre of the community surely this should mean care for the residents.  
Not everyone can afford their own property.

### **Key project 2: Should we renew the Paekākāriki seawall a different way?**

**Do you agree with the Council's recommended option?**

☒ No – proceed with the design already agreed, at the revised estimated cost of \$27 million

**Do you have any views on this?**

No option for my choice,  
Rebuild of course but look for a new more permanent structure.  
Also a concrete sea defence wall all around north beach,  
A much higher priority I feel.

### **Significant proposal 1: Should we set up a CCO (council-controlled organisation)?**

**Do you agree with the Council's recommended option?**

☒ Yes – we should set up a CCO



### **Do you have any views on this?**

Definitely, we the residents will always need work done but why pay for a private company profit margin

## **Significant proposal 2: Should Council explore ways to have a role in the airport?**

### **Do you agree with the Council's recommended option?**

☒ Yes – Council should explore ways to have a role in the airport

### **Do you have any views on this?**

Yes and no depending on how/what

## **Major projects and initiatives**

### **Which of the following key projects would you like to comment on?**

☒ Kāpiti Gateway/ Te Uruhi

### **Kāpiti Gateway/ Te Uruhi - share your views.**

A total waste of ratepayers money,  
I strongly disagree with Kāpiti Gateway concept.  
North beach concrete Seawall yes.  
Stop wasting money on useless projects.

## **Rates & Policy**

### **Changes to rating system**

#### **Do you have any views on this?**

I as a ratepayer of Kāpiti already feel well and truly fleeced .  
Enough rate hikes .  
Spend money on sea defences at North Beach where we can see it.

### **Changes to the help Council provides with rates**

#### **Do you have any views on this?**

I do think this is a thing to look at.  
I feel if a household is struggling with this there should be a mechanism for reduction, not in the previous year but here and now.

### **Changes to user fees and charges for 2021/22**

#### **Do you have any views on this?**

None

### **Changes to levels of service**

#### **Do you have any views on this?**

I think to consider closing this would be a bad idea.  
Firstly because of increased likelihood of fly tipping.  
Furthermore I feel waste should be incorporated into rates bill, in turn reducing rubbish dumping.

### **Changes to policies**

## Revenue and financing

### Rates remission

Do you have any views on this?

Rates should be means tested

### Development contributions

### Significance and engagement

Do you agree with the thresholds we apply to help determine if a matter may be significant?

No

Do you understand our framework for determining how and when we seek community feedback on key activities?

No

### Rates for 2021/22

Which of the below best indicates your views?

☒ I don't accept it and I think that Council should find a different way to deal with cost increases

Do you have any views on Rates for 2021-22?

I feel that the council are getting a little lost and out of touch with the community, Just feeling like a dairy herd being continuously milked.

Do you support Council exploring other ways to generate income?

☒ Yes

Do you have any views on Council exploring other ways to generate income?

Would be nice to think they could look outside of their milking herd for other income streams. We are not a business but a society.

### Other feedback

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### Speaking at a Council meeting

Do you wish to speak to a Council meeting on 17, 18, 19 May 2021?

☒ Yes

What area do you live in?

Paraparaumu

Response ID

3181788



## **KAPITI COAST ASSN.**

PO BOX 479

PARAPARAUMU 5254

Phone: (04) 902 5680

Email: kapitigreypower@outlook.com

Web: www.kapitigreypower.co.nz

The Chief Executive  
Kapiti Coast District Council  
PO Box 60601  
Paraparaumu 5254

Dear Sir

Submission on the LTP 2021-2041

Kapiti Coast Grey Power (KCGP) submits.

*KCGP is disappointed that the document "SECURING our future" is NOT AGE FRIENDLY. The print is small and the colour (light blue) is hard to read for old eyes. It is disappointing to see that the background papers are only available on the website and there is no reference to the availability of documented information in printed form from Council Service Centres. The use of graphs is a barrier for many. This excludes a significant section of our community from participating in the development of the LTP. It appears that some questions have been repeated which is confusing. KCGP is concerned that the issue of threefold increase in CAPEX in the next few years and the consequential OPEX increases.*

The announcement of a review of TLAs, instigated by the Minister of the Department of Internal Affairs, should result in a rethink of the planned capital works, however This submission is based on the Councils current papers.

### **Major issues**

#### **Affordability**

KCGP is opposed to the Rates increases proposed.

The CAPEX programme proposed seems unnecessarily large and no explanation has been given for the need to progress so rapidly. The lack of housing to purchase and high rental costs, and shortage of materials suggest that growth will not occur until there is significant movement in these issues. The rates increase of 7.8%, 8.3% and 8.6% appear to counter the Government's wish to reduce child poverty. This programme seriously affects intergenerational equity.

#### **Housing**

#### **Yes the Council Should be involved in developing proposals to increase housing stock**

This is a major for the Council and must proceed if the proposed over the top infrastructure programme is not to be a dead swan round ratepayer's neck. The Council

must find ways to promote housing development. There are many older people living in large houses simply because they can't find a one- or two-bedroom house to purchase, the council should consider an amendment to the District Plan to encourage or require a percentage of smaller homes in a development. The Council should consider all the ways detailed to increase the housing stock.

### **Paekakariki seawall**

Yes the wooden wall but subject to a small contribution from that community to recognise the benefit that that community is receiving from the rest of the community.

### **Should we set up a CCO**

KCGP has mixed views on this issue. The fact that there is not a firm recommendation is a negative in the first instance. It is noted that KCDC only describes the positives of the proposal and not the negatives. In KCGP's view a letter of intent is not worth the paper it is written on (see Ports of Auckland) With a 3:3 directorate the key issue is the appointment of the chair who will have a casting vote. As KCGP understands it the Council is unable to appoint the chair.

### **Should the Council Explore Ways to have a Role in the Airport**

In the event that Wellington suffers a major earthquake the airport could be extremely important. For that reason, the Council along with other Councils in the region should investigate how the airport can be retained as a functioning entity.

### **Comments on other issues raised in "Securing our future"**

#### **Priorities**

KCGP believes that the first priority should be that our communities are resilient, safe, healthy, etc i.e. the second bullet point should be the first.

The Council's actions at the start of the Covid19 pandemic reflect this priority.

#### **Investing for resilience etc.**

#### **Auditor's report**

One of KCGP's concerns is reflected in the Auditors report i.e. the provision for three waters, and the uncertainty that the capital works programme can be delivered, and at the projected prices.

#### **Financial Strategies**

KCGP is opposed to the adjustments proposed.

#### **What could be done better?**

Strengthening of neighbourhood support. KCGP congratulates the Council on the actions it took during Covid-19. The Council's telephone operators did a great job, and the efforts of the Student Volunteer Service were magnificent.

#### **Climate Change**

KCGP is happy with the Council's progress to date and believes a "steady as you go" programme is appropriate. The proposed rates increases are over the top without any additional costs being incurred unless it is taken from another activity. KCGP is concerned that not all the promised markings to indicate safe areas in the event of a tsunami, have appeared. During an event in the Kermedecs people travelled to the Nikau Valley, far above safety level and clogging the east-west roads.

#### **Coastal Protection**

KCGP has made its views on this subject known for many years and over succeeding LTPs the Council has quietly over this time changed its proposal on this subject to "no action". KCGP agrees that public assets must be protected but private assets also

receive the benefit of protection to some degree. Other not so fortunates pay the full cost of protection. KCGP believes that there should be a small contribution by those receiving this windfall benefit.

The chairman of CRU has said in public speaking time that seaside property owners understand that they will have to meet any protection costs that they may incur.

#### Managing Growth, What does Growth Look Like?

Currently, more traffic lights. Seriously, the centre of population moving north as result of growth of Waikanae North.

#### How Can Council Encourage the Communities Emergency Preparedness?

KCGP has regularly asked for the strengthening of Neighbourhood Support locally. The production of a regular newsletter only reaches current members who have an IT device and the failure of Greater Wellington Economic Development programme leaves one with little faith in the ability of Greater Wellington to promote this programme.

Promotion of the WHO Age Friendly Programme would also help. This policy has been in the LTP since the Mayoralty of Ross Church when the Council wrote to the WHO requesting to be put on the World Network of Age Friendly Cities. Councillors have been briefed on this proposed policy which will serve young and old equally. This policy has been adopted by several countries and some NZ TLAs. It surely is a policy that should be adopted by a district with 28% of its population over the age of 65.

(Incidentally there are no arms on the seat pictured on the cover of the brochure 'Securing our future')

#### Insurance of Assets:

Should we self-insure and increase our reserves or increase our excess?

The situation in Kapiti is quite different from that existing in Kapiti. As a rule, footpaths are restricted to one side of a street, and the Kapiti's demographics are quite different. KCGP believes that the Council does not have the resources to self-insure but could increase the deductible.

The LGNZ should investigate a scheme (such as major firms such as Toyota have worldwide) to cover all NZ TLAs

#### Government Changes Impacting Council; Three Waters;

The community has paid for significant infrastructure for drinking water. It has bought land for a future dam, has provided a pumped supply to supplement low river flows and reduced useage significantly by the introduction of water meters, and amended Standing Orders to protect Council ownership. Rate payers would wish to retain these gains It has also steadily upgraded its sewage plant.

However KCGP has constantly expressed concerns about the outstanding stormwater programme.

Consequently KCGP has mixed views on this issue and supports the Council's actions to date. KCGP expects that KCDC will keep the community aware of the Governments proposals.

It is too early to advocate for any particular action.

#### What Should We Advocate for;

Let us see the proposals first.

#### Local Body Review

The local body review announced by the Minister of Department of Internal Affairs suggests that any moves in this direction should be put on hold.

#### Changes to the Rating System;

The large rates increases plus the valuation changes have resulted in a significant increase in rates to our most vulnerable families. I know that a district KCGP member

visited used a tiered rating system for its commercial rate. Perhaps there is an opportunity to introduce such a system here for residential properties.

*Changes to Rates Assistance Programme:*

KCGP agrees with the changes proposed and notes the increase in the earnings limit and the extra funding. KCGP believes that at some time the CPI should be applied to the maximum sum. KCGP's enquiries reveal that rental managers are not aware of assistance available to tenants.

*Changes to Fees and Services:*

Unfortunately "Securing our future" does not indicate the extent of the changes to Council housing rentals so ratepayers are unable to judge what is happening (it is noted that tenants have been individually notified. It is a measure of their helplessness that so few attended the meetings arranged by staff)

The reduction of the public /private split to 80% of costs for Council rentals is welcome. The increase in rentals driven by upgrades is still significant. KCGP has expressed its concern about the effect on the tenants and notes KCDC's efforts to advise tenants about other sources of support.

**POLICIES**

*Revenue and Financing*

KCGP believes that the charges to the commercial sector should increase along with the level of benefit received by commercial interests.

*Rates Remission*

KCGP welcomes the changes being made but has two comments;

- At some time the level of payment should be increased to reflect the increase in the LGCI since the scheme was introduced.
- Landlords (especially corporate ones) are unaware of this policy.

*Changed Level of Service:*

Waikanae green waste and recycling site; as the highest proportion of the over 65 demographic is in Waikanae, KCGP is surprised by this decision. However KCGP will support the Waikanae Community Board's recommendation on this issue.

***Other Issues***

*Significant Forecasting Assumptions*

KCGP is concerned that BERL's forecast cost adjustments are dated 2017 obviously incorrect in today's world. In KCGP's opinion the risk in this area is understated.

Yes we wish to appear

The contact is Trevor Daniell 902 3669. 0277791245 or, [trevordaniell01@gmail.com](mailto:trevordaniell01@gmail.com)

Derek Townsend

President

10/5/2021





**Andy Fraser** <afs@Ōtakicollege.school.nz>

13:44 (2 minutes ago)

To whom it may concern,

It is my understanding that there is a proposal for an all-weather indoor sports facility to be situated at Paraparaumu College which is proposed for the LTP.

The first part of my submission, which is supported by Te Kahui Tokotoko o Ōtaki (combined Ōtaki Schools Community of Learning), is to strongly object to this proposal.

To fund yet another project based in a secondary school in Paraparaumu is totally unequitable and continues to give one sector of our community a growing ability to access high quality resources while youth in Ōtaki continue to miss out. Our youth have gained nothing from the KCDC investment in community projects with Paraparaumu and Kāpiti Colleges and this will perpetuate a growing "us and them mentality" The youth in Ōtaki have also gained little from the KCDC investment in ZEAL which is a another example of this inequity.

Continuing to expect the Ōtaki community to travel to Paraparaumu is not only logistically impractical, as I will outline below, but also short sighted given the predicted population growth being in the northern sector of the Kāpiti Coast. It also means that the poorest ward in KCDC are continually expected to pay rate increases on facilities they have little to no access to. None of this makes sense.

Below is a screen shot from the last activity report fund here [https://kapiticoast.infocouncil.biz/Open/2021/03/SAOCC\\_20210318\\_AGN\\_2312\\_AT\\_WEB.htm](https://kapiticoast.infocouncil.biz/Open/2021/03/SAOCC_20210318_AGN_2312_AT_WEB.htm) where funding for the PC gymnasium which, if I recall correctly, is for their roof?

3. Paraparaumu College Gymnasium				
<u>Work completed in this period:</u>				
The decision to proceed with current proposed works is with the Ministry of Education for Approval with the scope of works in line with Council expectations.				
<u>Key issues and risks:</u>				
Nil at this stage.				
YTD Actuals (\$000)	FY Budget (\$000)	FY Forecast (\$000)	Status	Comment
-	255	255		No comment, on track.

I believe this was not a part of the original agreement with Paraparaumu College as it was many years ago, but I do know that there is a 50 year agreement in place (currently in year 41?) around support for the Paraparaumu College Gymnasium as it is also used as a community facility. As part of this agreement there is funding supplied annually towards maintenance and cleaning and that is not a fixed amount

but a shared expense. The \$255k for roof repair appears to be on top of this annual maintenance money so I would suggest that over the years there has been mismanagement of funds for maintenance if the roof requires funding on top of all the other money provided annually to make sure that this type of maintenance is not required! While KCDC does have an existing relationship with PC, it has not been one that has brought district wide benefits and certainly does not appear to be one that has been managed well. I would suggest that KCDC should be far more future focused and be steering future funding into Ōtaki Community Facilities and Otaraua Park rather than any project with PC and the MOE (who fund PC property through their property budget).

Further to this, the funding of the KC Performing Arts Centre has brought little to no benefit to Ōtaki Youth or Ōtaki residents. This is another example of a large investment by KCDC into a facility that Ōtaki residents pay for but gain little from!

#### **Ōtaki community facilities**

Ōtaki is growing, and good quality local facilities are important for the community. This means we need to reshape our current community facilities in Ōtaki. Our main focus is the library and memorial hall, but we need to understand what facilities are needed in the community and this will be included in our planning.

We want to start exploring options in the first three years of this plan, though any major work is likely to be done later in the term of the plan. Work agreed would start in year four.

We have set aside budget of \$9.9 million over three years from 2024/25.

#### **Indoor sports centre**

Over the years, various ideas have been discussed for an indoor sports venue in Kāpiti, to complement our outdoor facilities. We'll be exploring how we could team up with the Ministry of Education and Paraparaumu College to redevelop the college's hall into a sports centre for both school and community use – a similar model to our contributions to the community venue Te Raukura ki Kāpiti Performing Arts Centre at Kāpiti College.

Council is already involved with the Paraparaumu College hall, and we are currently a long way through a 50-year commitment to co-fund maintenance of this facility. We hope to update this arrangement for the future, potentially allowing us to develop an indoor sports facility of an appropriate scale (say two to three courts) much earlier

than we could manage alone. The Ministry of Education is keen to see school assets better used by the community.

This venue would be in addition to a future multi-purpose sport and recreation facility in Otaraua Park. With the growth Kāpiti is experiencing, these two facilities would complement each other and provide excellent amenities for our growing community.

Our focus for the next three years would be to consult with our community on what they believe we need, and how the ongoing operating costs might be funded. We would then work with the Ministry and the College to develop a specific proposal to include in our long-term plan in 2024.

#### **Ngā Manu Nature Reserve**

Kāpiti's **Ngā Manu Nature Reserve** is a superb conservation initiative and visitor drawcard for our district. The 14-hectare reserve is one of the largest remnants of coastal lowland swamp forest on our coast, and provides a haven for native birds, and a link for birds flying between Kāpiti Island and the Tararua Range.

The trust that runs the reserve has plans to develop a visitor centre. With Council's support, they applied to the Provincial Growth Fund in 2020, but unfortunately were not successful.

Ngā Manu makes a unique contribution to our environmental and economic development outcomes, and we've budgeted \$266,000 to contribute to their visitor centre development, spread over years two and three of this plan.

Further to the statements above I would point out and reinforce that;

1) The district already has a nationally recognised high class all weather facility in Ōtaki, Nga Purapura, which is accessible to communities across the Coast if they are prepared to travel north.

2) That Ōtaki residents are frequently told they have to travel to other facilities, despite the fact we have poor public transport options and are a lower socioeconomic community.

3) That many of our facilities in Ōtaki are used by the community, with Ōtaki College being the prime example, however, we don't receive the same level of support as Kāpiti College or Paraparaumu College.

4) That Council has already proposed a multi-purpose hub building at Otaraua Park <https://www.kapiticoast.govt.nz/our-district/our-community/parks-and->

[recreation/otarauaparkfuture/](#) that should be considered. This would be more accessible to our community despite the limited transport options etc that exist.

### **Counter proposal – Let’s talk more to our communities**

In closing, if the Council has a continued appetite to have discussions around the development of an all-weather indoor sports complex I know that Ōtaki College, the wider Ōtaki Education community and community in general would love to be part of future discussions before any location for this proposal is finalised. These discussions need to be future focused and not just a knee jerk reaction to one proposal that it is on the table currently for this facility and could be undertaken with other partners/schools. There is a strong need to consider things around equity, access and the changing demographics of the Kāpiti Coast communities.

It should be pointed out that if there is to be a 9.9 million dollar investment proposed in Ōtaki it could feature a combined all weather sports facility linked with youth centre and youth health hub which has the potential to bring a number of funders to the table. It would also strongly meet the current needs and requests around catering for our youth and wider community. Such a facility may be placed strategically in the Ōtaki community where facilities are already in place (e.g Haruatai Park – courts & squash/tennis club) or it could be based at the at Ōtaki College (NB:- The college now has three newly covered, all weather turf multi-sport courts that include tennis, netball, basketball, and hockey. We have a quote of \$500,000 plus gst to cover them with a sports dome that would provide an all-weather facility).

There is also the need for a discussion around holding back money for this proposal until KCDC are better placed to develop this at Otarua Park which was purchased for this purpose. While not ideal for Ōtaki residents, this is a much easier location to get to despite current transport restrictions than travel all the way down to Paraparaumu.

I look forward to further discussions around this proposal and do hope that the continued Paraparaumu centric lens be widened to meet the varied and rapidly changing needs of the communities across the whole of the Kāpiti Coast.

Ngaa mihi

Andy Fraser



Our ref: 1411

10 May 2021

Kapiti Coast District Council

Private Bag 60601

Paraparaumu 5254

[longtermplan@kapiticoast.govt.nz](mailto:longtermplan@kapiticoast.govt.nz)

**Submission on Long Term Plan**

Thank you for the opportunity to submit on the Long Term Plan 2021-2041

Please find attached.

We may wish to be heard in respect to this submission.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Phil Teal".

Phil Teal

Regional Manager



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## Catchment Management of Kapiti Coast River Catchments

### Freshwater Water Quality Improvements

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#### Implement initiatives that ensure all principal water contaminants are managed and water quality is improved for the rivers and waterbodies in the Kapiti Coast district

1. All efforts should be made to improve degraded water bodies, and maintain or improve all other water bodies of water quality in the rivers and water bodies on the Kapiti Coast – noted as a requirement in the National Policy Statement for Freshwater 2020.<sup>1</sup>
2. The Council should give effect to the principles of Te Mana o te Wai – setting out long-term visions working with tangata whenua and communities, and prioritising the health and wellbeing of water bodies – then the essential needs of people, and followed by other users.
3. This includes specifically refers to avoiding any further loss or degradation of wetlands and streams.

#### Incorporating Improvements to Existing Stormwater Discharges

1. Massive pulses of contaminants (bacteria, nutrients and sediment) enter the river catchment from urban stormwater systems and are a regular occurrence after even a moderate rainfall event. This affects the ecosystem health of the water bodies and also the potential to safely recreate in the water through contact recreation, and puts safe food gathering at risk.
2. There are plenty of examples where major rivers (including the Waikanae River) on the Kapiti Coast that have had contact recreation public warnings in place during the summer – cyanobacteria blooms or bacterial contamination from stormwater discharges (with wastewater infiltration) following a rainfall event. The latter bacterial contamination source is controllable and the responsibility of the District Council. It is not an acceptable community outcome for river systems (and beach areas at confluence with the sea) to be essentially closed to public access and use – due primarily to contaminated stormwater discharge entering the river.
3. First and foremost, the District Council should manage the current stormwater system to best management practice, and prioritise its resourcing accordingly. There should be an outcome goal of zero *E. coli* contamination of the stormwater discharge system from wastewater infiltration within a ten-year time frame. It appears in the Long-Term Plan has the principal focus of the District Council on resourcing work on stormwater management on controlling existing flooding and future urban developments – not the quality of the existing discharge.
4. However, the community expectation is that the public can use the rivers for contact recreation and gathering food in summer months without the risk of getting sick. More

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<sup>1</sup> National Policy Statement for Freshwater Management 2020

resources should be allocated to reducing the wastewater infiltration into the stormwater system. Reducing the amount of *E. coli* entering the stormwater discharge system should be a priority – and not relegated to a lesser priority “maintenance” task. A top priority should be to manage the existing stormwater system, that is the District Council’s responsibility, to best management practice and best outcomes for the community and ecosystem.

5. Sediment is another major contaminant discharged in massive pulses through the stormwater system. There should be efforts to reducing the sediment content discharged by treatment before discharge point (technology exists) or reducing the sediment inputs at source. There should be evidence of planning for incorporating initiatives using ‘water sensitive urban design’ to restore hydrological regimes and nutrient/sediment control within a stormwater system. Practical examples that can be incorporated into existing stormwater systems include: permeable pavements, rainwater collection from roofs, vegetated swales, and incorporating wetland treatment sites<sup>2</sup>.
6. **Fish and Game requests that Kapiti Coast District Council provide more substantial expenditure on existing stormwater management system and include an objective in reducing contaminants – especially sediment and *E. coli* entering the rivers. The current focus of expenditure for the 3 Waters Projects does not put enough emphasis on stormwater discharge improvements.**

### **Incorporating Wetland Restoration and Creation into the River Catchment Landscapes**

7. Only 3% of the original extent of wetlands remain in the Wellington region catchments (including catchments on the Kapiti Coast) and this has resulted in major changes in the amount of nutrients and sediments from run-off entering the main waterbodies. Using wetlands as filters in the landscape (known as the ‘kidneys of the landscape’) are an important tool that should be incorporated in the rural landscape but requires more logistical and educational support to encourage their development. Even if other methods such as riparian planting and GMPs are used to reduce these contaminant loads – this will not be enough to make long term improvements.
8. Wetlands are accepted as a viable management option by landowners, industry, and wider public – but there is still a disconnect from district councils to encourage, incentivise, and being involved in actively restoring wetlands in the extent (and focus) required.
9. There are numerous overseas examples of undertaking wetland restorations on a large catchment scale (Australia – Eastern Queensland, US, and Europe (Sweden)) where there is considerable planning undertaken to ensure best benefits for nutrient reductions, flood protection values, and carbon sequestration.
10. Actions such as incorporating wetlands into the catchment management should be undertaken on a collaborative basis with the regional council, landowners, iwi partners, and other community partners.

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<sup>2</sup> Dhakal, K.P., and L.R. Chevalier. 2017. *Managing urban stormwater for urban sustainability : Barriers and policy solutions for green infrastructure application*. **Journal of Environmental Management** 203: 171-181



11. **Fish & Game request that Kapiti Coast District Council provide resources to promote and undertake a systematic assessment for potential wetland enhancement. This should be undertaken using a collaborative approach with other agencies and stakeholders.**

#### **Active Promotion of Sustainable Land Management Practices and Supporting Active Catchment Management Groups**

12. Alternative sources of funding (other than rates) for undertaking restoration and land management work should be pursued with the regional council, landowners, and others.
13. It is noted that projects that relate to sustainable land and river management are not even listed in the Long-Term Plan. It would be expected that the \$8.5 million obtained for conservation and catchment work on the Waikanae River over the next four years would have been referred to – even if the District Council is just a partner to the project. A goal of Waikanae ki Uta ki Tai (WKUKT) is to create a long-term vehicle and legacy for the restoration of the Waikanae awa over decades. These projects should empower both iwi and community partners to achieve long lasting results. Infrastructure and resources are required to manage such a large scale project to ensure effective and efficient use of resources results in the long term outcomes being achieved.
14. There is also a responsibility of the Council to communicate to the wider community exactly what the progress and processes are being made on the project and better articulate the vision and expectations. There is also a proposal for large scale gravel extraction by the Greater Wellington Regional Council to remove over 60,000m<sup>3</sup> (a truck load is 15-20m<sup>3</sup>) for in the lower reaches of the Waikanae River - which is a significant disruptor for ecosystem health. This is not mentioned as a major project of interest for the Waikanae community in the Long-Term Plan, but this will have a major impact on the ecosystem and recreational use of the Waikanae River.
15. **Fish and Game requests that Kapiti Coast District Council be an active participant in developing and promoting sustainable land management to reduce land use effects on the river water quality. This should be done by partnering with catchment groups, regional council, iwi partners and community partners.**

#### **Active Promotion of Providing Public Access to the Freshwater Resources**

16. The District Council should be supportive of community partners and iwi partners in promoting and providing access to recreational and food gathering opportunities. This includes providing for freshwater fishing opportunities in the Kapiti Coast rivers and waterbodies.

## Securing our Future: Your feedback on our proposed plan

Give your feedback online at [kapiticoast.govt.nz/longtermplan](https://kapiticoast.govt.nz/longtermplan) or fill out this form and get it to us – see the end of this form for options.

We need to receive your feedback by 5pm Monday 10 May 2021.

All page numbers noted on this form refer to the *Secure our future* consultation document. View this document online at [kapiticoast.govt.nz/longtermplan](https://kapiticoast.govt.nz/longtermplan) or pick up a copy from a Council library, pool or Council service centre.

### OUR DIRECTION: PAGES 10-19

Council has developed community outcomes to contribute to our community's wellbeing:

- Mana Whenua and Council have a mutually mana-enhancing partnership
- Our communities are resilient, safe, healthy, thriving and connected. Everyone has a sense of belonging and can access the resources and services they need
- Our local economy is prosperous with ample opportunities for people to work and learn in Kāpiti
- Our natural environment is restored and enhanced as we transition to a low-carbon future
- Our people have access to suitable housing in Kāpiti so that they can live and thrive.

**Do you think these are the right priorities for Council at this time?**

*Mana Whenua and Council have a mutually mana-enhancing partnership: Yes this is the right priority for Council at this time*

The Ātiawa ki Whakarongotai Charitable Trust (the **Trust**) considers it is critical that Kāpiti Coast District Council (**Council**) focusses on a mutually mana-enhancing partnership with mana whenua in order to contribute to Kāpiti Coast community wellbeing. The Trust is the mandated to represent Ātiawa ki Whakarongotai, one of three mana whenua who have partnerships with Council. The Trust recently undertook a partnership review of its partnership with Council. This review made many recommendations as to how a meaningful, mana enhancing partnership between Ātiawa and Council could be achieved. It is well known that better outcomes for mana whenua lead to better outcomes for community. The Trust considers that the recommendations in this review should be upheld and actioned by Council in order to support this community outcome.

*Our communities are resilient, safe, healthy, thriving and connected. Everyone has a sense of belonging and can access the resources and services they need: Yes, this is the right priority for Council at this time*

The Trust promotes connection of communities as a key component of healthy and thriving communities – this also supports values that are reflected in the Trust's Kaitiakitanga Plan. The Trust notes Council should ensure that the manner in which this outcome is delivered should be informed by community and the Trust, as Treaty Partner, to ensure the success of this outcome.

*Our local economy is prosperous with ample opportunities for people to work and learn in Kāpiti: Yes, this is the right priority for Council at this time*

The wellbeing of Ati Awa ki Whakarongotai whānau, hapū and iwi is paramount to the survival of its people. We are supportive of this outcome – the Trust considers that all community members have a right to prosper. However, the Trust does not support achieving this outcome at the expense of our environment. For example, growth of the Kāpiti District should be carefully planned to ensure effects to the environment are avoided. The Trust would also like to see mana whenua provided opportunities to work and learn, to encourage the connection between mana whenua and their iwi, hapū and marae.

The Trust further notes that Council's *Māori Economic Development and Well-Being Strategy* dates back to 2013. The Trust notes that this strategy requires updating. The Trust also considers that the Urupā Maintenance Fund needs review to consider if funding is meeting need. Both actions will support the wellbeing of Ātiawa uri.

*Our natural environment is restored and enhanced as we transition to a low-carbon future: Yes, this is the right priority for the Council at this time.*

The restoration of our natural environment is key to the Trust and Ātiawa's role as kaitiaki and should be a priority outcome. The Trust has observed over generations the continued and cumulative degradation of the environment at the expense of economic development. The Trust considers that it is now time to prioritise the health of our natural environment over and above development. The Trust considers that such prioritisation will result in positive economic benefits long-term as a healthy environment supports healthy well-being of people and communities.

*Our people have access to suitable housing in Kāpiti so that they can live and thrive: Yes, this is the right priority for Council at this time*

The Trust considers that the right to suitable housing is a fundamental human right. The Trust considers that this outcome can be achieved alongside the restoration and protection of the environment through careful planning of housing developments that avoid effects to the natural environment. The Trust seeks to work closely with Council, as a Treaty partner, in achieving this outcome.

## INVESTING FOR RESILIENCE AND GROWTH: OUR PROPOSED DEVELOPMENT OF INFRASTRUCTURE AND FACILITIES: PAGES 20-24

Do you think investing for resilience and growth is the right approach for Council to take at this time?

The Trust supports forward planning for growth in the district. However, the Trust wants Council to ensure that any future works is planned in a way that supports the restoration of our natural environment. For example, any stormwater investment should recognise that managed retreat from our waterbodies is the best approach for supporting our waterbodies, and should not further exacerbate effects to our waterbodies by providing flood protection for development that should not be located near waterbodies.

## OUR FINANCIAL AND INFRASTRUCTURE STRATEGIES PAGES 25-31

Council has determined that it is appropriate to change the limits for rates, capital spending and borrowing for the 2021–41 Long-term Plan given the extra costs that need to be met and the challenges the district is facing – particularly to be able to replace vital infrastructure in the future.

What do you think?

The Trust is concerned that an increase in rates will affect iwi members given Māori are typically located at the lower end of the socio-economic scale, therefore, any increase in rates is likely to affect iwi members disproportionately. The Trust would like further information of the effects of a rates increase on Māori within the district.

## OUR BIG ISSUES: PAGES 34-49

We want to know your views to guide our direction on these big issues.

### COVID-19 response and recovery, pages 36-37

If we experience a resurgence of COVID-19, are there particular things you would like Council to do in response? The same things we did previously? Other things?

Ātiawa ki Whakarongotai Charitable Trust in collaboration with Hora Te Pai Health Services developed and implemented a pandemic response plan across the rohe. As an iwi that implemented a pandemic response it was imperative that the roll out was timely and enabled the Trust to ensure that we are providing not only our Iwi members but Maori who reside across the district the ability to express manaakitanga, kotahitanga and whanauatanga

It is imperative that Iwi are included in any Covid 19 recovery strategies.

What are the positives that have come out of the pandemic you would like us to keep doing or support in the community?

Central funding opportunities have supported local employment, including WJ4N. A focus on strengthening local communities supports closer knit communities and Council should continue to support this.

### Access to housing, page 38

For comments on our plans to address housing, see Key decisions, key project 1 (page 52) If you have any views on access to housing generally, please comment here:

It is critical that the Trust is involved in housing decisions going forward to ensure iwi needs and aspirations are provided for.

### Responding to climate change, pages 39-41

We have made good progress on reducing Council's emissions, however, achieving further gains will cost more. Should we continue to prioritise emissions reduction within Council?

Yes. As kaitiaki, Ātiawa are responsible for safeguarding our environment for future generations. A large investment now into reducing carbon emissions will benefit future generations.

The effects of climate change are being experienced in different ways across the district, for example, for our coastal communities and infrastructure such as the seawall in Paekākāriki. As climate change impacts become more severe and costs to respond increase, how do we ensure equity across the district?

The Trust considers that it is no longer feasible to have buildings along the coast where coastal erosion is occurring due to climate change. The Trust considers that residents that choose to live along the coastline should be responsible for protecting their properties from coastal erosion. The Trust also considers that Council should cease building protective walls along the coast as this is contributing to the degradation of natural environments and interfering with natural coastal processes. The Trust considers that Council should explore managed retreat with homeowners along the coast.

We have developed a strategic framework to guide our decision making (pages 40-41) and we want to know if you think we've got it right. What are your views?

The Trust is currently engaging with Council regarding the decision-making framework for climate change. The Trust is satisfied that we are involved as a Treaty Partner in this process and that our input into the strategic framework for decision-making is being incorporated into Council processes.

### Managing growth, pages 42-43

As our district grows, what do you think good growth looks like?

The Trust considers that good growth is growth that allows communities and environment to thrive. The Trust is currently involved, as a Treaty Partner, in the review of the District Growth Strategy and will continue its input into managing growth through this process.

### Strengthening our resilience, pages 44-45

What else can Council do to help build community resilience?

The Trust considers that community resilience is strengthened where communities are connected. Whilst Covid-19 has highlighted this, it should not be the only driver to maintain connected communities. As such, the Trust would like to work with Council to explore ways in which communities can connect.

How can Council encourage households' emergency preparedness?

The Trust considers Council can provide emergency packs to low socio-economic whānau, elderly, single parent whānau, whānau with small children, and other whānau who may not have the time or resources available to them to be emergency prepared.

Should we explore different options for how we insure our assets? We could:

- reduce our cover/increase our excess?
- self-insure more/increase our reserves?

The Trust considers that Council should consider whether the assets they are insuring and investing in are suitable long-term. For example, flood protection assets are only going to face increased pressure due to climate change and therefore, we should be considering other measures such as managed retreat.

### Government changes impacting Council: Three waters services, pages 46-47

With the changes the Government is making to regulation and supply for three waters services (drinking water, wastewater and stormwater):

What's important for you about Council's role?

The Trust considers that the mauri of the waterbodies in the Kapiti district have been significantly affected due to the inadequate management of stormwater and wastewater and the effects they have had on our freshwater bodies. The Trust considers it is critical Council works closely with the Trust as representative of its Treaty Partner in any position it takes on the three waters' proposals.

What should we advocate for?

The Trust considers that Council should advocate for the involvement of mana whenua in the management of three waters at a level that represents mana whenua as a Treaty Partner.

### KEY DECISIONS: PAGES 50-63

Here is a summary of our key decisions and each Council recommendation for your feedback. You can find full details including costs in the Key decisions section, pages 50-63.



**Key project 1: Should Council take a bigger role in housing? PAGES 52-54**

Do you agree with the Council's recommended option: (please tick one)

- ☒ Yes – Council should take a bigger role in housing
- ☐ No – Council should not take a bigger role in housing

If you have any views on this, please comment here:

The Trust supports the decision for Council to take a bigger role in housing, however, this must be done in Treaty Partnership with the Trust. The Trust supports this key decision for the following reasons:

- a. Council and the Trust have more intimate knowledge of the needs of its community so will be able to respond appropriately in accordance with actual needs of the community.
- b. Council could facilitate development being undertaken within the community by installing necessary infrastructure such as reticulated wastewater systems and connectivity to pipe mains. This would create more incentive and drive from developers to build more houses and as a result increase the amount of homes on the coast that can house our whānau.
- c. If the Council took a bigger role in housing and development they could look to allocate housing to the most vulnerable such as our elderly and low socio-economic members of the community rather than selling to investors, as well as making it easier for first home buyers to get homes in Kāpiti if they had oversight of this.
- d. The Trust could work together with Council to ensure our local iwi members are offered the opportunity to be involved in new housing developments such as hiring local businesses run by iwi members as contractors on Site. Creating wider job opportunities and contributing to the support local campaign which arose as a result of COVID-19.

The Consultation Document notes that Council intends to explore opportunities to use surplus land, including iwi land, for affordable housing development. It is not clear what Council means by 'iwi land'. The Trust notes that there will be no development of iwi land for housing without iwi agreeing to this.

**Key project 2: Should we renew the Paekākāriki seawall a different way? PAGES 55-57**

Do you agree with the Council's recommended option: (please tick one)

- ☐ Yes – replace it like-for-like in timber at an estimated cost of \$17 million
- ☐ No – proceed with the design already agreed, at the revised estimated cost of \$27 million

If you have any views on this, please comment here:

The Trust is opposed to both options. In terms of the \$27million concrete option - this will last for over 50 years which is a long commitment in the face of an issue such as climate change. The Trust is opposed to the use of concrete to repair the seawall as it is a more permanent structure which is shown to have negative impacts on the dynamic sea profile.

The Trust supports managed retreat and considers this should be an alternative option Council explores immediately.

**Significant proposal 1: Should we set up a CCO (council-controlled organisation)? PAGES 58-59**

Do you agree with the Council's recommended option: *(please tick one)*

☐ Yes – we should set up a CCO

☐ No – we should not set up a CCO

If you have any views on this, please comment here:

The Trust requests direct engagement with its Treaty Partner, Council, on this matter.

**Significant proposal 2: Should Council explore ways to have a role in the airport? PAGES 60-61**

Do you agree with the Council's recommended option: *(please tick one)*

☐ Yes – Council should explore ways to have a role in the airport

☐ No – Council should not explore ways to have a role in the airport

If you have any views on this, please comment here:

The Trust requests direct engagement with its Treaty Partner, Council, on this matter.

## MAJOR PROJECTS AND INITIATIVES PAGES 64-73

Our proposed long-term plan includes progressing work on key projects:

Waikanae Library	Te Newhanga Kāpiti Community Centre	Town Centres
Link road	Drinking water safety and resilience	Stormwater upgrades
Waste minimisation	Footpaths	Ōtaki Pool upgrade stage 2
Indoor sports centre	Ngā Manu Nature Reserve	Playgrounds
Maclean Park	Ōtaki Pool upgrade stage 2	Kāpiti Gateway – Te Uruhi
Community Board Proposals		

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

Link road: Council have budgeted \$25 million to link Arawhata Road and Ihakara Street in Paraparaumu, to provide a strong east-west connection for the town centre, and respond to growth in the area. This road however will run across the Wharemaukū Stream and likely have major impacts on the sandhills within this section it will cross. The Taiao Unit of the Trust has not be advised of plans for this section of our rohe which has been designated for commercial development plans. The development of this area and link road will have major impacts on many sites of significance to Ātiawa. In order to have a transparent relationship with iwi it is important that any area council has designated for future commercial development is disclosed to iwi. The Trust asks that before anything moves forward with this Link Road project, that the Trust is consulted first.

The Trust requests that it is involved in any projects within the Ātiawa rohe as a Treaty partner.

## CHANGES TO RATING SYSTEM: PAGES 76-78

We are proposing some changes to our rating system.

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

The Trust considers that any changes to Council's rating system must ensure low socio-economic whānau are not put at risk through changes.

## CHANGES TO THE HELP COUNCIL PROVIDES WITH RATES: PAGE 82

We are proposing some changes to our rates remission policy.

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

The Trust considers that any changes to Council's rating system must ensure low socio-economic whānau are not put at risk through changes.

## CHANGES TO USER FEES AND CHARGES: PAGES 80-81

As part of managing increased costs, we are proposing some changes to fees and charges.

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

No comment

### CHANGES TO LEVELS OF SERVICE: PAGE 81

We are proposing one change to service levels.

If you have any views on this, please comment here:

No comment

### CHANGES TO POLICIES: PAGES 82-83

We are proposing some changes to four of our policies:

- *Revenue and financing*
- *Rates remission*
- *Development contributions*
- *Significance and engagement*

You can see our full draft policies on our website at [kapiticoast.govt.nz/longtermplan](http://kapiticoast.govt.nz/longtermplan)

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

The Trust requests further and specific engagement with Council on the proposed changes to each of these policies.

#### Significance and engagement policy specific questions

Do you agree with our criteria for assessing significance?

The Trust requests further and specific engagement with Council on the proposed changes to these policies.

Do you understand our framework for determining how and when we seek community feedback on key activities?

The Trust requests further and specific engagement with Council on the proposed changes to these policies.

### RATES FOR 2021/22 PAGES 84-86

If the long-term plan is adopted by Council with the work programme and proposals recommended, this would mean an average rates increase of 7.8 percent for 2021/22.

Which of the following best indicates your views? (Please tick one)

- ☐ I accept the need for the increase and I support the proposals
- ☐ I accept the need for the increase, but I will find it hard to manage
- ☐ I don't accept the need for the increase and I think that Council should find a different way to deal with cost increases

If you have any views on this, please comment here:

The Trust considers that any changes to Council's rating system must ensure low socio-economic whānau are not put at risk through changes.

Do you support Council exploring other ways to generate income? *(Please tick one)*

☐ Yes

☐ No

If you have any views on this, please comment here:

The Trust requests further engagement with Council on this matter

#### OTHER FEEDBACK

If you have any other feedback about the proposed long-term plan, please comment here:

The Trust requests that it is involved in the review of submissions to the LTP and the finalisation of the LTP as a Treaty Partner.

**We need to receive your feedback by 5pm Monday 10 May 2021**

#### YOUR DETAILS

First Name: Ātiawa ki Whakarongotai Charitable Trust

Last Name:

Address: 10 Parata Street

Email: taiao@teatiawakikipiti.co.nz

#### Iwi affiliation *(optional)*

If you identify as Māori, would you like to state the iwi with which you identify?

If so, please tick all that apply.

☐ Ngāti Raukawa au ki te Tonga   ☒ Ātiawa ki Whakarongotai   ☐ Ngāti Toa Rangitira

☐ Other iwi or hapū (please state):

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

Are you providing feedback:

☐ as an individual   ☒ on behalf of an organisation or group

Please state organisation name: Ātiawa ki Whakarongotai Charitable Trust

#### Publishing feedback

The feedback may be published on the Council website and provided in hard copy in our libraries. If you are providing feedback as an individual and you do not wish to have your name included when feedback is published, please tick below.

☐ I do not want my name published with my feedback.

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

**Speaking at a Council meeting (hearing) (optional)**

If you wish to speak to a Council meeting about your feedback, please provide your contact details so we can arrange a time on the 17th, 18th or 19th of May 2021. You can come to a meeting or present via Zoom.

Phone:

Email: [taiao@teatiawakikapiti.co.nz](mailto:taiao@teatiawakikapiti.co.nz)

Or, you can come along and hear what others are saying. The meetings will also be livestreamed.

**HOW TO RETURN THIS FORM**

You have three return options:

- drop it into a submission box at one of our libraries, pools or service centres
- post it to Long-term plan submissions, Kāpiti Coast District Council, Private Bag 60601, Paraparaumu 5254
- email to [longtermplan@kapiticoast.govt.nz](mailto:longtermplan@kapiticoast.govt.nz)

**WHAT HAPPENS TO MY FEEDBACK AND PERSONAL DETAILS?**

Your feedback will be reviewed. Councillors will consider it as they make final decisions on the content of the long-term plan and setting the rates for 2021/22.

Personal information will only be used as outlined above in 'Publishing feedback' or for providing a response or notifying you about decisions.

Thank you for your feedback.





*Ōtaki Sports Club is a community club for three sports: tennis, squash and football (soccer)  
based at Haruatai Park*

## **Submission to KCDC Long Term Plan**

### **Court lighting to be installed at Haruatai Park**

Ōtaki Sports Club submits that court lighting installed by KCDC at Ōtaki's Haruatai Park would be a significant asset to the district that would:

- maximise multi-sport use of the facilities year-round
- boost Haruatai Park as a significant community sports hub for Ōtaki
- help boost public health outcomes by encouraging increased participation in healthy sporting and recreational activities
- help break-down barriers to sporting access
- encourage Ōtaki-based sports activity from district-wide and regional participants
- provide quality community resources to enhance and nurture Ōtaki's amenities

Ōtaki Sports Club is liaising with community funders to seek funding for the project but the public benefits are such that funding from KCDC for the project would be appropriate.

Please find below:

1. A summary of benefits to Ōtaki of court lighting at Ōtaki Sports Club
2. A diagram of indicative lighting placement around four courts
3. A diagram of indicative light dispersement around four courts
4. A diagram of a representative light fitting
5. A diagram of a representative light pylon
6. A works description letter from a Kapiti electrician experienced in this type of work
7. An estimate of costs

#### **Contact:**

Ōtaki Sports Club, Tennis Club Captain

Gary Quigan | [garyquigan@yahoo.com](mailto:garyquigan@yahoo.com) | 027 256 0121

## **Benefits to Ōtaki of court lighting at Ōtaki Sports Club**

### **Maximising multi-sport facility use year-round**

Days are short in winter but tennis is a year-round sport. (For example, official Tennis NZ sanctioned interclub competitions run during winter).

The tennis community at Ōtaki Sports Club plays all year round but playing tennis during the week after work is currently not possible in winter.

The playing surface is also marked out for futsal (five-a-side, court-based football), and in addition could be used as a winter training surface for football (and potentially hockey) when grounds were too wet.

Court lighting would help maximise the use of the facilities via all four sports, and for both club members and the public.

### **Boosting Haruatai Park as a significant community sports hub for Ōtaki**

Haruatai Park is a fantastic sporting and recreational facility for Ōtaki – with the pool heavily used and the surrounding park filled with a wide range of well-used sporting and recreational activities, and several community and sporting organisations.

KCDC also uses the park as venue for its free sports and activities mornings with its Sport and Play trailer.

The football fields at the park already have floodlights for training.

Adding court lights would help develop and assert the park's role as a significant community sports and recreation hub for Ōtaki. Modern LED lights are very precise with little spill outside the areas they illuminate.

### **Improved club membership**

At the moment, the required open public access to the courts means decreased incentive for people to join Ōtaki Sports Club. Lighting could help turn that around.

A possible option is free lighting for club members and paid lighting for the public (via perhaps a token system) – i) to cover costs (as electricity will likely be the club's liability) and ii) to encourage joining the club to get free court use at night.

Club membership, through organised club activities, then encourages and supports increased healthy physical activity for Ōtaki residents.

## **Helping breaking down barriers to sport**

The tennis community at Ōtaki Sports Club is very active, both in playing the game and in growing, developing and supporting it.

Court lighting would be a massive boost to help continue and boost those goals and, in doing so, also meeting public health goals of people involved in physical and social activity.

### ***Notable recent tennis activities***

- Our senior interclub team numbers are growing -- 1 team last season, 2 this season (both won their grades), and possibly 3 or 4 next season.
- We currently have 3 junior interclub teams and are looking to add a 4<sup>th</sup> next season.
- Sunday club days were recently re-started (they include open access to the public – to encourage participation and possible membership)
- The club is always looking to the future and to progress/develop -- we have free inhouse coaching weekly for children and are currently fund-raising to bring in weekly professional coaching services for juniors.

## **Encouraging district-wide sports activity based in Ōtaki**

With court lighting we could hold evening events for other Kapiti clubs and district-wide players to participate in (twilight tennis, business house tennis).

This would i) boost tennis and Kapiti recreational opportunities; and ii) help as a revenue-builder for ŌSC through event fees.

Starting later (say 7pm) would give people time to get home from work and get ready.

Lighting would also enable interclub teams from Wellington to come here for mid-week after-work matches, as they currently do for weekend afternoon matches, against our senior interclub teams.

## **Ōtaki is growing in desirability as a place to live**

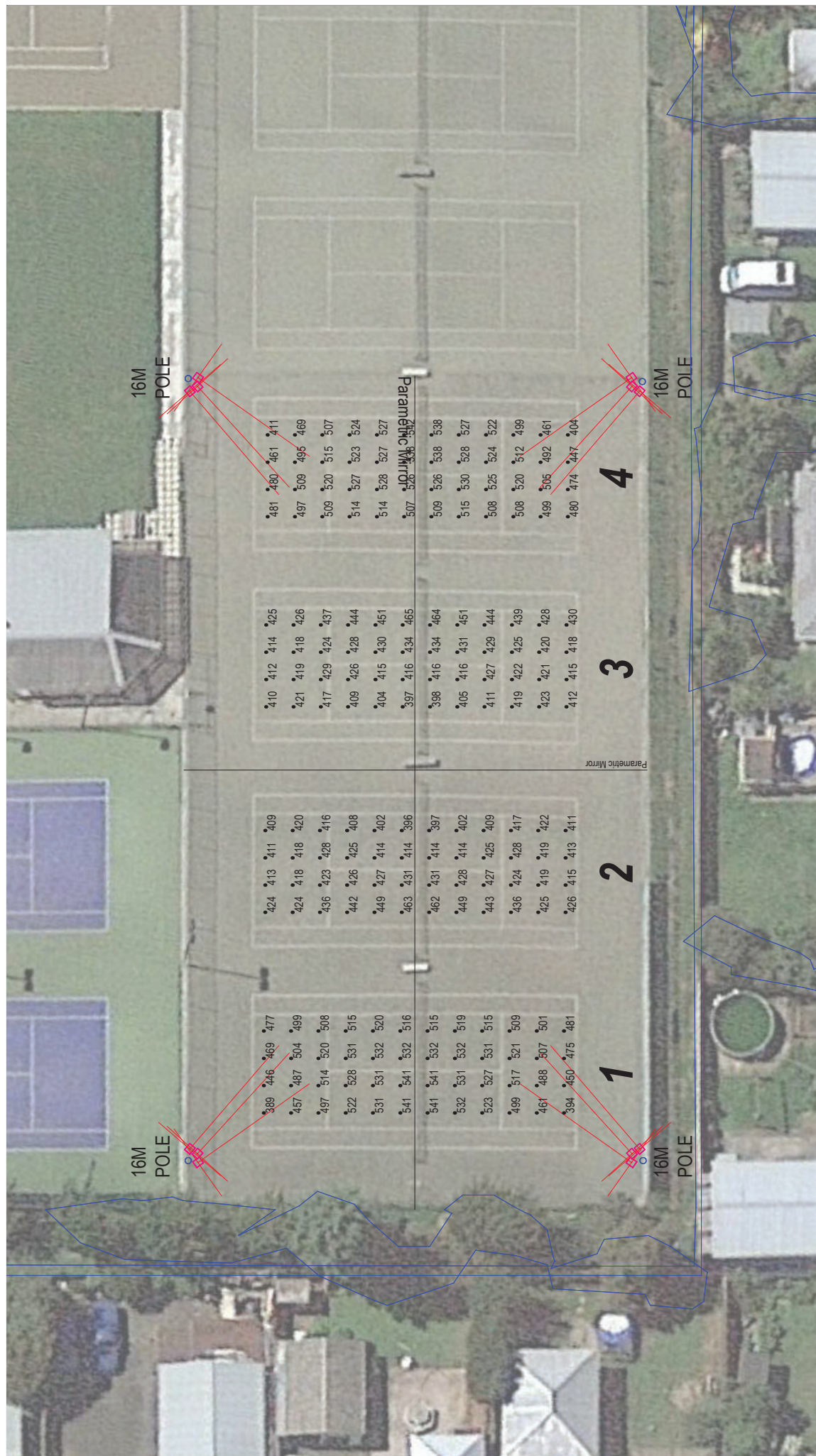
KCDC, in looking to provide quality community resources to enhance and nurture Ōtaki's amenities – and to encourage participation in healthy sporting and recreational activities – would benefit from enhanced, all-year, court facilities at Haruatai Park.



DESIGN REFERENCES :			Date: 00/12/2020
Item	Description	Details	Comm. / Summ.
A	Saltestrace no .	0000000	
B	Designed by -	RV	
C	Checked by -	AS, KM	
D	Design version -	SET: 01	REVISION: 02
E	DSGN HRS USED	Hrs: Rate: \$ /hr	Total:

DRAWING/DESIGN LIMITATIONS:

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- Other Notes:**
- Layout is NOT for construction unless approved by concerned person.
  - Layout and results are as per brief and drawings received.
  - Layout is valid if non-Philips fittings are used and when there are deviations from design in actual installation.



Calculation Summary						
Label	Avg	Units	Min/Avg	Min	Max	Max/Avg
1 - ppa PRECUREFW	505.19	Lux	0.77	389	541	N.A.
2 - p2 - ppa PRECUREFW	422.77	Lux	0.94	396	463	N.A.
3 - ppa PRECUREFW	424.35	Lux	0.94	397	462	N.A.
4 - ppa PRECUREFW	505.04	Lux	0.80	404	546	N.A.

Luminaire Schedule						
Symbol	Label	Description	LLF	Qty	Lum. Watts	Total Watts
■	A55-NMB	BVP528 LED21/30 757 OUT T20 100K A55-NMB	0.691	12	1500	18000

TS / CODES





## 4-COURT TENNIS

### 4 - COURT TENNIS

Lighting Prediction Plan 1  
Notes:  
- NOT FOR CONSTRUCTION  
- Not approved  
- Draft levels are shown to give  
- Draft levels can be achieved  
- for budgetary purposes.  
- Render is an impression only

SCALE: (on plan)

New Zealand



### MAIN PRODUCTS / CODES

Item	Description	Details	Date: 00/12/2020
A	Salesperson no. -	000000	Comm. / Summ.
B	Designed by -	RV	
C	Checked by -	AS, KM	
D	Design version -	SET 01	REVISION: 02
E	DSGN HRS USED	Hrs: Rate: \$ / hr	Total:

DRAWING DESIGN LIMITATIONS:  
1. This drawing is for information only and is not to be used for construction purposes.  
2. The drawing is for information only and is not to be used for construction purposes.  
3. The drawing is for information only and is not to be used for construction purposes.  
4. The drawing is for information only and is not to be used for construction purposes.  
5. The drawing is for information only and is not to be used for construction purposes.  
6. The drawing is for information only and is not to be used for construction purposes.  
7. The drawing is for information only and is not to be used for construction purposes.  
8. The drawing is for information only and is not to be used for construction purposes.  
9. The drawing is for information only and is not to be used for construction purposes.  
10. The drawing is for information only and is not to be used for construction purposes.

Calculation Summary	Avg	Units	Min/Avg	Min	Max	Max/Avg
1 - gpa PRECURE FW	505.19	Lux	0.77	389	541	N.A.
2 - gpa PRECURE FW	422.77	Lux	0.94	386	463	N.A.
3 - gpa PRECURE FW	424.35	Lux	0.94	397	465	N.A.
4 - gpa PRECURE FW	505.04	Lux	0.80	404	542	N.A.

Luminaire Schedule	Symbol	Label	Description	LLF	Qty	Lum. Watts	Total Watts
		A55-NMB	BVP28 LED2130 757 OUT T20 100K A55-NMB	0.891	12	1500	18000



# OptiVision LED gen3.5

## BVP528 2200/740 BV A35-WB D9 T15 LO 100K

OPTIVISION LED GEN3.5 LARGE - LED module 220000 lm - LED - Power supply unit with DALI interface - Asymmetrical axis angle 32° wide beam - Polycarbonate bowl/cover clear - 7° - 17° × 100° - DALI - Mounting bracket adjustable

The Philips OptiVision LED gen3.5 floodlighting system provides a complete lighting solution for the simplest through to the most complex area and recreational sports lighting applications. The high-efficiency floodlight comes with a single piece die cast housing, hosting 2 and 3 LED engines respectively, which also function with an external driver box – separate for use at a distance from the floodlight (BV), or pre-fixed onto the mounting bracket of the floodlight (HGB) for ease of installation and lower initial cost. It meets the highest performance standards, provides outstanding light, quality, uniformity and ensures safety and visual comfort.

### Product data

General Information			
Lamp family code	LED2200 [ LED module 220000 lm]	Flammability mark	For mounting on normally flammable surfaces
Light source color	740 neutral white	CE mark	CE mark
Light source replaceable	Yes	ENEC mark	ENEC mark
Number of gear units	1 unit	Warranty period	3 years
Driver/power unit/transformer	Power supply unit with DALI interface	Optic type outdoor	Asymmetrical axis angle 32° wide beam
Driver included	Yes	Constant light output	No
Optical cover/lens type	Polycarbonate bowl/cover clear	Number of products on MCB of 16 A type B	-
Luminaire light beam spread	7° - 17° × 100°	EU RoHS compliant	Yes
Control interface	DALI	Light source engine type	LED
Connection	Connection unit 5-pole	Service tag	Yes
Cable	-	Product family code	BVP528 [ OPTIVISION LED GEN3.5 LARGE]
Protection class IEC	Safety class I		



## OptiVision LED gen3.5

### Light Technical

Upward light output ratio	0
Standard tilt angle posttop	0°
Standard tilt angle side entry	-

### Operating and Electrical

Input Voltage	220-400 V
Input Frequency	50 to 60 Hz
Inrush current	20 A
Inrush time	0.160 ms
Power Factor (Min)	0.9

### Controls and Dimming

Dimmable	Yes
----------	-----

### Mechanical and Housing

Housing Material	Aluminum
Reflector material	-
Optic material	Polycarbonate
Optical cover/lens material	Polycarbonate
Fixation material	Aluminum
Mounting device	Mounting bracket adjustable
Optical cover/lens shape	Flat
Optical cover/lens finish	Clear
Overall length	441 mm
Overall width	695 mm
Overall height	737 mm
Effective projected area	0.512 m²
Color	Aluminum
Dimensions (Height x Width x Depth)	737 x 695 x 441 mm (29 x 27.4 x 17.4 in)

### Approval and Application

Ingress protection code	IP66 [ Dust penetration-protected, jet-proof]
Mech. impact protection code	IK08 [ 5 J vandal-protected]
Surge Protection (Common/Differential)	Surge protection level until 10 kV differential mode

### Initial Performance (IEC Compliant)

Initial luminous flux (system flux)	194000 lm
Luminous flux tolerance	+/-7%
Initial LED luminaire efficacy	138 lm/W
Init. Corr. Color Temperature	4000 K
Init. Color Rendering Index	>70
Initial chromaticity	(0.382, 0.379) SDCM <5
Initial input power	1420 W
Power consumption tolerance	+/-10%

### Over Time Performance (IEC Compliant)

Control gear failure rate at median useful life 100000 h	0.5 %
Lumen maintenance at median useful life* 100000 h	L80

### Application Conditions

Ambient temperature range	-40 to +55 °C
Performance ambient temperature Tq	20 °C
Maximum dim level	10%

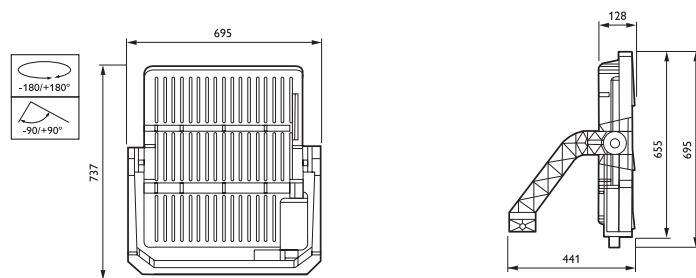
### Product Data

Full product code	871951420104000
Order product name	BVP528 2200/740 BV A35-WB D9 T15 LO 100K
EAN/UPC - Product	8719514201040
Order code	912300024662
Numerator - Quantity Per Pack	1
Numerator - Packs per outer box	1
Material Nr. (12NC)	912300024662
Net Weight (Piece)	33.000 kg



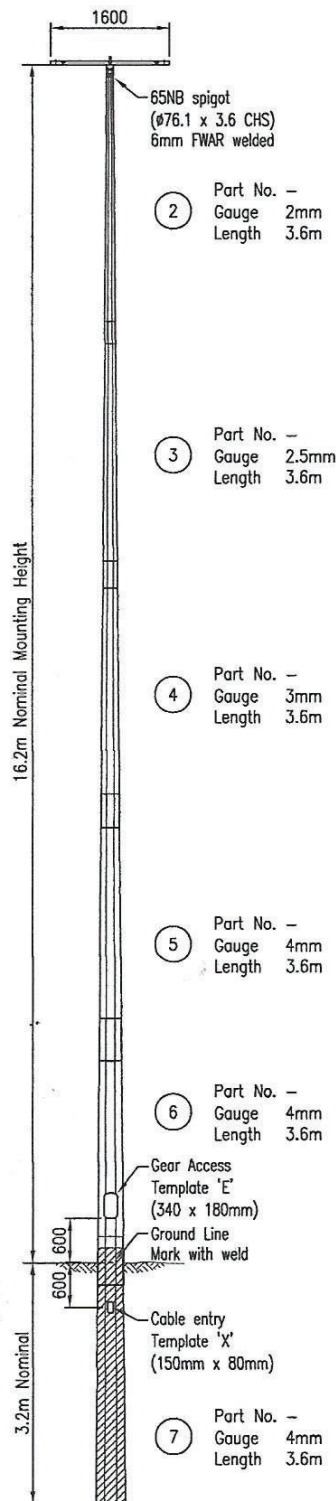
## OptiVision LED gen3.5

### Dimensional drawing



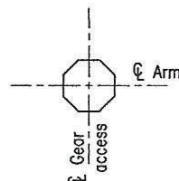
OptiVision LED gen3.5 BVP518/BVP528



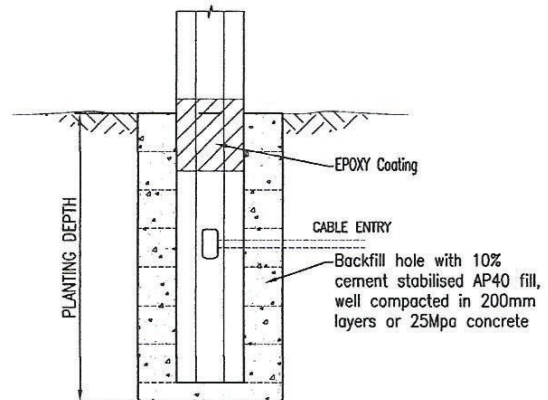


TOTAL WEIGHT OF POLE = 468kg  
BASE a.f. = 396mm

**ELEVATION**  
Scale 1:65



**POLE ORIENTATION**



**TYPICAL GROUND PLANTED FOUNDATION**

**MOUNTING PLAN**  
Scale 1:25

Rev	Amendment Description	By	Chk	Date	DESIGN PARAMETERS:		
1	Initial issue	—	—	—	Design Working Life	— 50	
2	Revised for project	SMW	—	12/20	Importance Level	— 2	
					Wind Region	— A	
					Terrain Category	— 2	
					Site Elevation	— N/A	
PROJECT: OTAKI TENNIS ADDRESS: OTAKI					PROJECT NUMBER	S22263	SHEET C1
TITLE: Nominal 16.2m Octagonal general purpose floodlighting pole with "Standard" arm attachment, 3.2m ground planted					DRG SIZE	A3	REVISION
SPUNLITE POLES LTD AND OR WINDSOR URBAN LTD CLAIM AUTHORSHIP OF THIS WORK & RETAIN INTELLECTUAL & ARTISTIC COPYRIGHT					SCALE	AS SHOWN	?

S22263 - Oct 16.2m Floodlight, 3.2m ground planted, Triple CA.dwg

Otaki Tennis Club  
118 Mill Road  
Otaki

9 December 2020

**RE: Court Illumination**

Hi Gary,

Please see attached documentation regarding a four pole, three lighting fixtures per pole scheme for illuminating the court.

The scheme utilizes the latest generation Philips BVP528 Professional LED flood lighting system. The flood lights and associated control gear have a rated life of 100,000 operating hours at 100% output.

The plan is to stand four 16.2m Spunlite (see attached document) columns at corners of the east and west courts, with the lights angles to achieve maximum uniform lux levels (see attached document). The control gear for the lights will be mounted externally on the base of the poles. There will be fuse cards for each light mounted inside the column service panel.

Trenching and mounting is assumed to be on the exterior of the courts on KCDC land close to the court fence.

This scheme and indicative investment is NOT a quote and does not make any allowance for Building & Resource Consents related costs.

Upon funding & consent approval, an exact quote will be calculated before any construction and ordering of materials.

For any further information, please contact us directly.

Thanks and regards



*André Stratford*

# Stratford

## Electrical Ltd

### QUOTE

Otaki Tennis  
118 Mill Road  
Otaki  
Otaki 5512  
NEW ZEALAND

**Date**  
09 Dec 2020

**Expiry**  
31 Jan 2021

**Account Number**

**Quote Number**  
Court Illumination

**Reference**

**GST Number**  
087-294-960

Stratford Electrical  
Limited  
10 Celtic Way  
Paraparaumu 5032  
NEW ZEALAND

Description	Quantity	Unit Price	GST	Amount NZD
Supply and install four new columns with three lights per column.				
Indicative price	1.00	98,864.81	15%	98,864.81
			Subtotal	98,864.81
			Total GST 15%	14,829.72
			<b>TOTAL NZD</b>	<b>113,694.53</b>

#### Terms

Please read estimate with attached documentation.









Expanded Luminaire Location Summary										
LumNo	Label	X	Y	Z	Orient	Tilt	X-Aimpt	Y-Aimpt	Z-Aimpt	
1	518 MB BL	-0.741	16.299	12	240	5	-1.266	15.39	0	
2	518 MB BL	0.655	16.299	12	300	5	1.18	15.39	0	
3	518 MB BL	29.952	9.274	12	180	5	28.902	9.274	0	
4	518 MB BL	29.952	7.962	12	180	5	28.902	7.962	0	
5	518 MB BL	29.952	-7.956	12	180	5	28.902	-7.956	0	
6	518 MB BL	29.952	-9.268	12	180	5	28.902	-9.268	0	
7	518 MB BL	0.655	-16.293	12	60	5	1.18	-15.384	0	
8	518 MB BL	-0.741	-16.293	12	120	5	-1.266	-15.384	0	
9	518 MB BL	-30.038	-9.268	12	0	5	-28.988	-9.268	0	
10	518 MB BL	-30.038	-7.956	12	0	5	-28.988	-7.956	0	
11	518 MB BL	-30.038	7.962	12	0	5	-28.988	7.962	0	
12	518 MB BL	-30.038	9.274	12	0	5	-28.988	9.274	0	

DESIGN REFERENCES:				Date: 22/01/2021	
Item	Description	Details	Comm. / Summ.		
A	Salesforce no. -	000000			
B	Designed by -	JM			
C	Checked by -	KM			
D	Design version -	SET 01			
E	DSGN HRS USED	Hrs: Rate: \$ /hr			
				LAYOUT 01.1	
				Total:	

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 2. The design is intended for use by the client and is not to be used for any other purpose without the written consent of Signify NZ.  
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 4. The design is intended for use by the client and is not to be used for any other purpose without the written consent of Signify NZ.  
 5. The design is intended for use by the client and is not to be used for any other purpose without the written consent of Signify NZ.



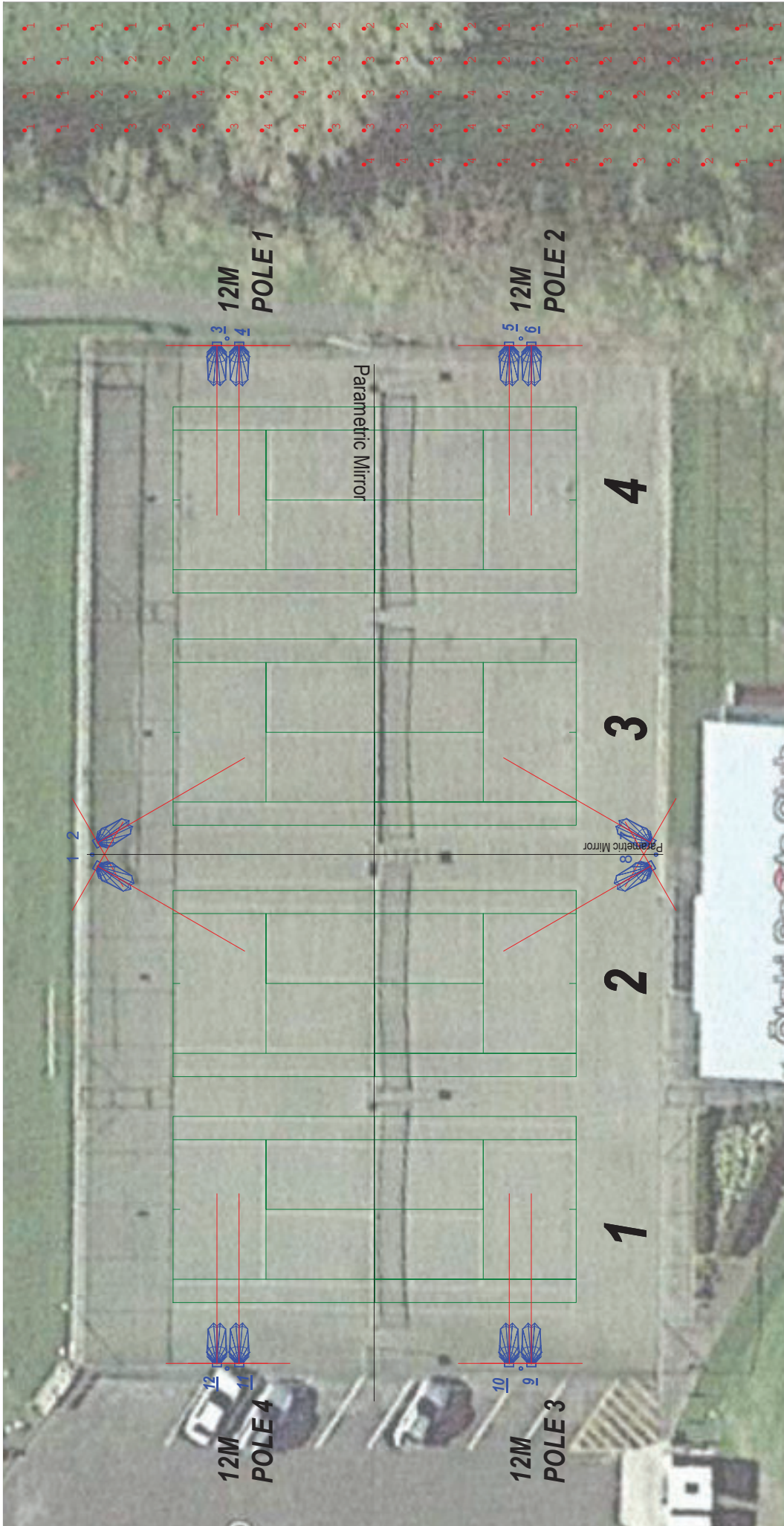
DESIGN REFERENCES:			Date: 17/03/2021
Item	Description	Details	Comm. / Summ.
A	Salesbroc no -	000000	
B	Designed by -	RV	
C	Checked by -	KM	
D	Design version -	SET: 01	LAYOUT O12
E	DSGN HRS USED	Hrs. Rate \$ /hr	Total:

## DRAWING/DESIGN LIMITATIONS:

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Luminaire Schedule		Description				Qty		Lum. Watts		Total Watts	
Symbol	Label	Description				LLF					
□	518 MB BL	BVP518 LED1420 757 OUT T20 100K A55-MB +BL				1,000	12	1000		12000	

Calculation Summary					Units			Min/Avg		Min		Max	
Label					Avg	Lux	NA.						
Spill to East Neighbours					N.A.					0		4	

**Lighting**  
4. Any lighting must be directed so that spill of light will be contained within the boundaries of the property. Light level from the activity on the property must not exceed 10 lux, measured 1.5 metres inside the boundary of any adjoining property. This standard does not apply to streetlighting on roads.





## Long-term plan 2021-41: Securing our future

First name Kerry

Last name Walker

What area do you live in? Te Horo

Are you providing feedback

☒ as an individual

### Our direction

**Our direction:** Council has developed four community outcomes to contribute to our community's wellbeing.

**Do you think these are the right priorities for Council at this time, and why?**

Admirable objectives but have to be affordable

**Do you think investing for resilience and growth is the right approach for Council to take at this time, and why?**

Yes as long as it is a considered approach

### Our financial and infrastructure strategies

**What do you think?**

Yes, unprecedented times require relaxation of normal parameters

### Our big issues

**What big issues would you like to give your views on to help guide our direction:**

☒ Managing growth

### COVID-19 recovery

### Access to housing

### Responding to climate change

### Managing growth

**As our district grows, what do you think good growth looks like?**

Remove some of the barriers that inhibit growth, and particularly constrain supply of land for building houses

## **Strengthening our resilience**

### **Government changes impacting Council: three waters services**

#### **Key decisions**

##### **Key project 1: Should Council take a bigger role in housing?**

**Do you agree with the Council's recommended option?**

☒ Yes – Council should take a bigger role in housing

**Do you have any views on this?**

Council must free up factors that inhibit land supply. Eg the costs of subdivision and infill housing is prohibitive

##### **Key project 2: Should we renew the Paekākāriki seawall a different way?**

##### **Significant proposal 1: Should we set up a CCO (council-controlled organisation)?**

**Do you agree with the Council's recommended option?**

☒ No – we should not set up a CCO

**Do you have any views on this?**

Council has poor track record in running commercial services. Leave it to the private sector

##### **Significant proposal 2: Should Council explore ways to have a role in the airport?**

**Do you agree with the Council's recommended option?**

☒ Yes – Council should explore ways to have a role in the airport

**Do you have any views on this?**

This cannot be at any cost. Must be carefully considered

## **Major projects and initiatives**

**Which of the following key projects would you like to comment on?**

☒ Kāpiti Gateway/ Te Uruhi

**Kāpiti Gateway/ Te Uruhi - share your views.**

Shouldn't be a council priority

## **Rates & Policy**

### **Changes to rating system**

**Do you have any views on this?**

Status Quo should be retained

## **Changes to the help Council provides with rates**

**Do you have any views on this?**

Agree with this

## **Changes to user fees and charges for 2021/22**

### **Changes to levels of service**

### **Changes to policies**

### **Revenue and financing**

### **Rates remission**

### **Development contributions**

### **Significance and engagement**

Significance and engagement

Yes

**Do you agree with the thresholds we apply to help determine if a matter may be significant?**

Yes

**Do you understand our framework for determining how and when we seek community feedback on key activities?**

Yes

## **Rates for 2021/22**

**Which of the below best indicates your views?**

☒ I don't accept it and I think that Council should find a different way to deal with cost increases

**Do you have any views on Rates for 2021-22?**

The way they have allowed some properties to have up to 3 times the average increase is inequitable (on top of 4x the average last rating cycle)

**Do you support Council exploring other ways to generate income?**

☒ No

**Do you have any views on Council exploring other ways to generate income?**

Let the private sector do this

## **Other feedback**

---

## Speaking at a Council meeting

Do you wish to speak to a Council meeting on 17, 18, 19 May 2021?

☒ Yes

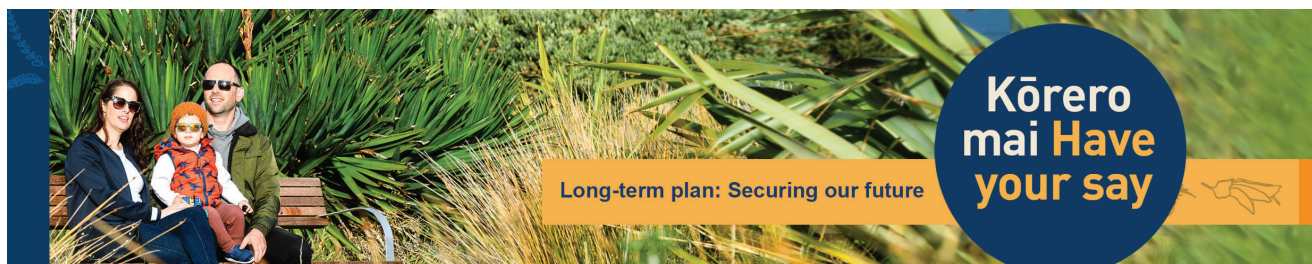
What area do you live in?

Te Horo

*Response ID*

3174075





## Long-term plan 2021-41: Securing our future

First name Bob

Last name Hargreaves

Are you providing feedback

☒ as an individual

---

### Our direction

### Our financial and infrastructure strategies

### Our big issues

### COVID-19 recovery

### Access to housing

### Responding to climate change

### Managing growth

### Strengthening our resilience

### Government changes impacting Council: three waters services

### Key decisions

### Key project 1: Should Council take a bigger role in housing?

### Key project 2: Should we renew the Paekākāriki seawall a different way?

### Significant proposal 1: Should we set up a CCO (council-controlled organisation)?

### Significant proposal 2: Should Council explore ways to have a role in the airport?

## Major projects and initiatives

### Rates & Policy

#### Changes to rating system

#### Changes to the help Council provides with rates

#### Changes to user fees and charges for 2021/22

##### Do you have any views on this?

Further to our meeting regarding Council plans and particularly your proposed rent increases for elderly tenants I wish to submit the following comments on that issue,

I am referring to Council flats which mine has a floor area of 34m<sup>2</sup>

From that small area I have concluded that 4.58 flats would fit into an average 3-4 bedroom home in New Zealand which is 156m<sup>2</sup> as published for 2019

As I live in a complex of 20 flats totaling 680m<sup>2</sup> I conclude that is equal to twenty tenants being accommodated in 4.35 houses with each house deriving \$519.54 per week with each tenant paying \$113.00 per week

From the 118 units currently tenanted by 118 tenants averaging 113.00 per week rent the estimated income generated on freehold units built some 40 years ago I estimate the income to be \$13,334.00 per week currently

I therefore submit my query as to why rent needs to be increased from \$113.00 per week to your proposed \$170.00 per week which I conclude is a 50% rent increase you are expecting from the elderly you purport to be caring for based on the false claim ratepayers are subsidising the elderly which I find offensive and refuse to accept

I believe there is a huge surplus from the current rents as per the following

Total rent generated from 118 units @ \$113.00 min each.....\$ 13,334.00 per week

Per year.....\$ 693,368.00

Income from rents .....\$693,368.00

Expenditure	Weekly	Yearly	%
Lawnmowing 6 contractors @ \$180.00 each Per fortnightly mow	540.00	28080.00	4%
Maintenance and renovations \$20,000.00 per unit Per 15 years	3025.64	157333.32	23%
KCDC staff salaries \$80,000.00 per year 4 staff	6153.84	320000.00	46%
One staff @20 hours per month \$40.00 per hour	184.61	9600.00	1.3%

Surplus

I am unsure what the remaining

25% surplus would be for 3333.50 173342.00 25%

As the above indicates 73% of rent is absorbed by KCDC for salaries and administration it remains that the direct cost of maintaining the units is 27% from the rents generated I therefore object to your claim the elderly are being subsidised by ratepayers

As tenants are now being expected to accept a fifty percent rent hike it goes against your claim that { as quoted by Government } a persons rent should not be more than 30% of income { the quote was not it should be 30% of your income which is what the tenants pay from their super currently} but with a fifty percent increase this results in pensioners paying 40% of their super on rent which you are proposing we accept

I look forward to your reply with considerable interest

## **Changes to levels of service**

## **Changes to policies**

## **Revenue and financing**

## **Rates remission**

## **Development contributions**

## **Significance and engagement**

## **Rates for 2021/22**

## **Other feedback**

---

## **Speaking at a Council meeting**

**Do you wish to speak to a Council meeting on 17, 18, 19 May 2021?**

☒ Yes

*Response ID*

3361364

# Submission on the Kāpiti Coast District Council Long-term Plan 2021-41

30 April 2021

By Low Carbon Kāpiti

## Who we are

Low Carbon Kāpiti (LCK) is a grassroots community organisation made up of local people who want to see more action to reduce the causes of the climate crisis. Established in 2017, we have a current membership of 200 based across the Kāpiti Coast District. Our focus is both national and regional.

We appreciate the opportunity to submit our views on the Kāpiti Coast District Council Long-term Plan 2021-41. Long-term plans are an important opportunity for residents to not only answer the specific questions posed by councils, but also to send a clear signal about our expectations for the future direction of our districts, and this submission will cover both of these areas.

**We would like to speak on this submission in-person before Council.**

## Our views on the key decision questions

### Should Council take a bigger role in housing

While others will be better placed to comment on the overall role of Council in combating the local impact of the national housing crisis, LCK wants to ensure that any role Council does play in housing takes into account climate change across a range of areas, including:

#### The location of future housing development

Where greenfields housing is planned, it must be done in places that are not at-risk from the increased coastal erosion and flooding expected as our climate continues to change.

Any greenfields housing projects must be limited to areas in our district where climate change is expected to have comparatively minimal impact over the next 100 years, so as to avoid contributing extra houses and costs to the inevitable managed retreat issue.

Council zoning should take into account the climate risks associated with development in particular areas.

## The type of future housing development

Council should consider options to incentivise climate-friendly building practices and buildings, where houses are contributing minimal emissions during the construction process and during their lifespan.

Certainly, any development directly by Council (whether for social or market housing) must adhere to the best environmentally friendly practices, creating lasting benefits for our climate as well as for the whānau who will live in these homes.

## Good urban design is vital

Council should ensure that all new developments are built with high-quality active transport options. While individual developers are responsible for the areas within their developments, Council has a key role to play in linking new developments with existing the active transport network and with local amenities once they leave the border of the development.

When consenting new subdivisions, Council should always ensure active transport connectivity, and connectivity to public transport spines (train and bus), are present.

## Encourage medium-density housing along public transport spines

Council should consider incentivising medium-density housing along public transport spines, in particular the Waikanae and Paraparaumu train stations.

This will also require an easing of the regulations around infill housing and tiny houses, in order to provide additional options for densification to building up.

## Planning for future growth

Council should plan now for public and active transport in the areas identified by the Regional Growth Framework as being necessary for new housing development.

Mode shift is difficult, but if we can ensure that these new/densified areas have high-quality public and active transport options ready for use at the same time as the houses are built, then we can create positive and climate-friendly transport habits for those new residents from day one.

## What should happen with the Paekākāriki seawall

With increased storm surges, sea level rise and coastal erosion, the continued rebuilding of the Paekākāriki seawall is fundamentally unsustainable in the long-term.

We support the rebuilding of a like-for-like wooden seawall, in order to provide the community with 25 years to determine a locally-driven plan for the long-term future of beach access and any necessary managed retreat.

Fundamentally, in the long-term LCK believes maintenance of The Parade is not possible, and Council should support Paekākāriki residents to identify the best way to protect access to properties on The Parade without continued reinvestment in a seawall that will see diminishing returns every couple of decades.

Over the coming 25 years, it is expected that central government will develop a national framework for managed retreat, including some form of funding for those whose properties will become victims of climate change.

A commitment to rebuilding the seawall to last for the next 25 years will give Paekākāriki residents the time needed to understand their options and collectively decide on the best way forward.

### Should KCDC set up a council-controlled organisation

Firstly, LCK believes strongly that this process is a terrible one, putting the structure ahead of the need. LCK believes that Council should decide what it is trying to achieve and then consider the best mechanism for doing so - and if that is a CCO, then it can consult on it at that point.

Asking residents to agree or disagree with creating a holding organisation without any stated purpose is poor consultation and shows a complete lack of direction or strategy.

If a purpose is later identified, and Council believes a CCO is the best way of achieving that purpose, then LCK expects that the CCO must still sit within KCDC's climate obligations.

Having committed to being carbon neutral by 2025, KCDC cannot outsource its emissions to a CCO and so any emissions generated by the CCO's activity must continue to be calculated as part of KCDC's overall total position.

### Should KCDC be involved in the airport

No. Kāpiti Coast Airport is a significant contributor to emissions on the Kāpiti Coast. In 2019 air travel was estimated at 9% of total emissions on the Kāpiti Coast.

For those who need to fly, improved public transport links in the coming years are likely to make low-carbon travel to both Palmerston North and Wellington airports significantly easier and faster.

Meanwhile, improved rail infrastructure investment will continue to provide better alternative domestic transport options for both business travellers and holiday makers.



Any involvement in the airport will cost significant money for Council, while providing benefits mostly to the wealthiest residents on the Coast who use the airport for business and hobby flying. In effect it would be a money transfer from all Kāpiti residents to the richest few.

LCK believes it should be closed and the land returned to the hapū it was taken from for them to use as they see fit.

LCK believes that if the hapū agrees, the land the airport currently sits on would be ideally suited to a mix of papakāinga and other housing, with parks and active transport links to the coast, the train station and shopping areas. Restoration of further wetland areas around the Wharemauku Stream would also assist with flooding in the area.

KCDC should have no involvement in the airport as an airport. Instead, KCDC should work alongside the hapū, central government and the current owners to return this land to its rightful owners, and to support them to develop it as they see fit.

## Other issues

### Waste

LCK supports an increased focus on waste minimisation but does not believe the current plans will achieve their goals, let alone come close to what is needed or is possible in our district.

We believe KCDC should bring waste collection back in-house, with the following benefits:

#### Fewer trucks

With waste collection controlled by KCDC, there would be only one set of trucks on the streets, rather than competing companies each sending their own trucks. This would result in less noise for residents and less damage to roads by heavy vehicles. It also provides the opportunity for KCDC to follow other councils and consider moving to fully electric trucks for further emission reduction.

#### Green waste collection

Centralising waste collection allows the introduction of districtwide green waste collection. This will provide significant emissions reductions, while also creating cheap or free compost for schools, community gardens, social housing and other uses.

#### Methane capture

With Hokio Landfill soon to close, KCDC will need to find a new location to dispose of our district's waste. While this challenge is not an easy one to resolve, it is one that Council must take responsibility for addressing directly, rather than trying to pass it on to private providers to dump wherever they can get the cheapest rates.

Methane capture should be part of Council's consideration when finalising where our district's waste will go in the future - while improved recycling, green waste collection and other tools will significantly reduce waste to landfill, it will not completely eliminate it, so we must mitigate emissions created through this process.

## Expanding the income base for waste collection

Currently waste collection is paid for to private providers by individual households. The Kāpiti Coast is home to a significant number of properties that are used as weekend homes for Wellingtonians or as AirBNB rentals, and these generally do not pay for rubbish collection. Many of these use Council-provided bins (e.g. in parks) for their waste.

Bringing waste collection back in-house allows it to be rolled into the base rates take, ensuring that all residential properties are contributing to waste collection that benefits us all, not simply those living here full time.

## Transport

### Vulnerability assessment

We believe Council should undertake a vulnerability assessment of all roads it maintains, to assess expected future repair and maintenance needs due to climate change. In particular, this should begin with roads along our coastline and waterways.

This assessment will help to ensure future transport planning is done in a sustainable way, by encouraging development of alternative options to what will become our most high-risk roads.

### Cancel the link road

At a time of rising groundwater levels, building a new road through a wetland / stream area is a terrible idea. Rather than building additional roads in this area, Council should be further restoring the Wharemauku Stream and wetlands to prevent flooding to nearby properties.

This could be done in conjunction with the development of the land currently occupied by Kāpiti Coast Airport (see earlier section for details of this).

### More footpaths

While we appreciate that the previous LTP provided a significant boost to funding for the maintenance and creation of footpaths, it is still insufficient and we believe this should increase further.

Quality footpaths are a key provider for active transport through enabling easy walking routes to public transport, local amenities and schools. They also provide a safe place for children to cycle in areas where full shared paths or separated cycleways are not built.

We also believe it is time to work with local communities who have previously requested not to have footpaths put in (e.g. Otaihanga) to encourage them to revisit this position. These decisions were made some time ago and the demographics of these neighbourhoods have shifted, along with the appreciation for footpaths more generally. LCK is aware of many residents in these areas who wish to turn some of their grass verges into footpaths.

## Safe crossings for cycleways

Our district is blessed with many excellent active transport and recreational cycle paths, and these are widely used by children and adults alike. However, there are a number of dangerous crossings where these interact with roads, and these need to be addressed for safety and mode shift reasons.

We know that where high-quality safe cycling options exist, many people will use them, however encouraging mode shift among the majority requires making it as easy as possible. We want to see cycle priority (through zebra crossings) along these corridors, or at the very least safe regulated cycle crossings (through pedestrian crossing lights).

Examples of these crossings include Poplar Ave between Te Ara o Whareroa and the M2PP shared path, the crossing of Rimu Rd between the Wharemauku Stream Track exits and Coastlands, and Kapiti Rd at the entrance to Kapiti Landing.

## Further Stride and Ride funding

We understand though not listed in the consultation document, that the overall budget includes funding for a second tranche Stride and Ride programme, and we support this.

We would like to see Stride and Ride funding, for the development of additional walking and cycling infrastructure, expanded further and taking its place as one of the Major Projects and Initiatives listed. Council's commitment to carbon neutrality and declaration of a climate emergency requires a prioritised significant investment in active transport now.

## Focus on mode-shift

Nowhere in this document do we see a focus on mode-shift - policies and investment decisions aimed at moving people out of cars and into active or public transport. Without this, Kāpiti risks being left behind as Waka Kotahi and many of our neighbouring councils (including Greater Wellington) understand the importance of transport in taking serious action on climate change.

## Otaki pool upgrade

We strongly support this investment and commend Council for including it. Reducing the carbon footprint of our district's built infrastructure through more efficient heating processes is the exact type of investment that we want to see Council continue to undertake.

## Contact details

Asher Wilson-Goldman  
Chair, Low Carbon Kāpiti

[ashergoldman@gmail.com](mailto:ashergoldman@gmail.com) / 021 818 694



**SURF LIFE SAVING®**  
NEW ZEALAND

30/04/2021

Kapiti Coast District Council

Re. Submission to 10 year Long Term Plan

This paper is being submitted as part of the council's Ten Year Plan discussions on behalf of Surf Life Saving New Zealand for the provision of Regional Lifeguard Services at Otaki and Paekakariki Beaches during the peak summer holiday period. We are grateful for the on-going funding for the Lifeguard service at both beaches over the summer holiday period. Without this funding this service would not happen.

Surf Life Saving New Zealand believes that these services are catered for in the Kapiti Coast Community with Community Outcomes in the following key areas:

- **Vibrant Kapiti Coast** - We provide a safer beaches for people to recreate and participate in sport
- **Secure and Healthy Kapiti Coast** – We provide an essential safety service on the Kapiti Coast
- **Sustainable Kapiti Coast** – We enhance people's ability to use the natural environment
- **Connected Kapiti Coast** – Our members are well connected nationally and internationally and we create a safer place for visitors.

The budgets within the attached documents show the main costs associated with the Regional Lifeguard Service at Otaki and Paekakariki for the 2021-22 summer. Please note these are subject to change but are provided to give a likely estimate to assist in long term budget planning.

- 2021-2022: \$ 63,142
- 2022-2023: \$ 64,089
- 2023-2024: \$ 65,050

Surf Life Saving New Zealand understands that council are obliged to apply annual inflation to these annual budgets as per the CPI adjustment and appreciates this consideration as our costs continually to incrementally increase.

We would like to take the opportunity to present our submission and answer any questions the councillors may have regarding the Provision of a Regional Lifeguard Service at Paekariki and Otaki beaches.

SLSNZ acknowledges and values the on-going support of the Kapiti Coast District Council and is proud of the collaborative relationship shared both with the council and the Lifeguard Services which provides positive impact to those who live and choose to recreate at Beaches and within the wider community.

Yours Sincerely,

Charlie Cordwell  
Regional Manager – Central Region  
Surf Life Saving New Zealand

m 0275 5571015

e [Charlie.Cordwell@surflifesaving.org.nz](mailto:Charlie.Cordwell@surflifesaving.org.nz)



*In it for life*





**Surf Life Saving New Zealand**

**Provision of a Regional Lifeguard Service -  
Kapiti Coast**



**SURF LIFE SAVING**  
NEW ZEALAND



me huri whakamuri, ka titiro whakamua



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# **1. Background**

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## **1.1 Executive Summary**

Surf Lifesaving New Zealand's purpose is based around "Protecting our Community in the Water"; this is a massive undertaking and remains a constant challenge. As an organisation we rely on building strong partnerships on a national and local scale. Surf Lifesaving - Central Region consists of 20 clubs stretching from Wellington and the Capital Coast to Hawkes bay and Taranaki. We are aligned nationally with three other Regions (Northern/Eastern/Southern) and together we provide Regional Lifeguard Services across most beaches throughout New Zealand. This allows us to take a consistent approach to Council Funding Submissions and Service Delivery.

Our current focuses are

- To be New Zealand's leading aquatic essential service
- To be recognised as the #1 authority in drowning and prevention
- Have effective partnerships in the aquatic sector
- Be flexible and responsive to community needs in water safety
- Have Clubs and the national Association functioning effectively and will be vibrant and well resourced
- Have a 'one organisation' view to drowning prevention and our sport
- Have members who do better in life than non-members
- Ensure all stakeholders reflect positively on their relationship with SLS

We have a range of activities, services and programmes that enable us towards achieving our purpose including:

- Lifesaving – all levels of support to the 73 active voluntary lifeguard services throughout the country which last year alone provided 199,000 hours of patrolling on our beaches; managing and administering the Regional Lifeguard patrols – Monday to Friday throughout the main school holiday period.
- Education – Beach Education, City Nippers and Surf to Schools programmes to over 40,000 children nationwide. Education pathways for membership from junior through to master's level.
- Sport – from junior surf to high performance and everything in between: full events, coach development, athlete and membership opportunities.
- Volunteer support – full or heavily subsidised first aid, radio operators, Inflatable Rescue Boats, Instructor, National Lifeguard School. Coaching and other courses available for our 16,000+ members. Fulltime, paid professional support with the provision of Club Development Officers throughout the country to support the sustainable development of our volunteer lifeguard services and their members.
- Community – all of our programmes and services focus on enhancing the community wellbeing of our members and those that benefit from the services we provide – both on and off the beach (workplaces, events, pools, research and education forums, rescue emergency services collaboration etc.)
- Event Safety – provision of highly qualified event safety services to community events.

## 1.2 Kapiti Coast

In Kapiti there has been a service contract for Regional Lifeguard Services at Paekakariki and Otaki Beaches. The Regional Lifeguard Service is only a part of the overall supervision of the public while on beaches. There are a great deal more volunteer hours put in by the SLSNZ membership in Kapiti that provide the same service, these volunteer hours are not part of the Regional Lifeguard Service.

One of the key safety interventions as defined by the Coastal Public Safety Assessment (CPSA); surf lifeguards on beaches; has been subject to additional risk modelling. The recommendations provided are based on analysis of the following data:

- Beach morphology and physical hazard rating.
- Visitation profile.
- User demographic.
- Activity profile.
- Projected population growth/trends (Census Data, Statistic New Zealand).

The risk modelling has yielded the following with regards to surf lifeguarding servicing within the Kapiti Coast Area (assessed sites only):

The professional lifeguarding service should continue to run from mid-late December to the end of January (to cover the summer school holidays) at Paekakariki and Otaki Beach.

A minimum of three lifeguards should be stationed at all sites due to the nature of the beach and wave conditions. This is the minimum number required to safely utilise an inflatable rescue boat (IRB) in the lifeguarding operation, and thus 3 lifeguards are necessary as an IRB should be utilised at all sites. Further lifeguards are required over peak periods due to greater beach use.

## **2. Community Needs Identified**

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### **2.1 Objectives**

The main objective of the service is to prevent death and injury at Kapiti Coast Beaches. Funding will provide the means to have patrolled beach areas during the busiest weeks

A regional lifeguard service provides a safe swimming area for beach users during the summer holiday period. Qualified lifeguards assess the safety of the conditions, and establish a patrolled area if conditions are suitable. Swimmers who follow the directions of lifeguards and swim between the flags can enjoy the beach safely. Lifeguards also monitor areas outside the flags and perform preventative actions to reduce the risk of drowning and injury.

A key objective is to reduce the number of rescues required by performing preventative actions. This may include advising against swimming in a designated area because of:

- Sea conditions such as rips, holes, strong undertows, the size of the surf and force of waves which may be considered dangerous,
- Presence of stingers in the water such as jellyfish and stingrays,
- Presence of dangerous/high risk sea life such as sharks,
- Pollution problems,
- Inappropriate or incorrect use of surfboards, boogie boards or other floatation devices used in the water, or
- Warning swimmers who are venturing past safe limits in relation to their swimming abilities.

Proactive preventative actions aim to prevent beach users from getting into danger while at the beach and educate them in ways to enjoy the sea environment safely through interaction with the surf lifeguards. If conditions are deemed unsafe for swimming, the lifeguards remain on duty to advise the public against swimming, and perform any preventative actions or rescues as required throughout the day.

Should people become endangered, the safe return of people to the beach, without drowning or injury, is a surf lifeguard's main objective.

Regional Guards also provide the following services to the public and emergency services should the need arise:

- Administer first aid,
- Carry out searches (shore or sea based),
- Call emergency services should the seriousness of an incident require it,
- Work with the Coastguard and Police as required,
- Provide important information to the public,
- Deliver public education messages proactively and directly to beach users.

## 2.2 Who Will Benefit

- People of all ages, gender and cultural backgrounds
- Local residents
- Beach going public
- Visitors to the Region
- Will provide employment for local youth
- Local businesses

## 2.3 Link to Council Priorities

There are a number of key areas this service will link into Council strategies and priorities these are the following:

- There are healthy natural systems which people can enjoy
- Local character is retained within a cohesive District
- The District is a place that works for young people
- The District has a strong, healthy, safe and involved community

## 3. Service Provision

### 3.1 Current Service Provided

Location	Total Number Days	No of Lifeguards	Days per Week	Hours Per Day
Paekakariki	30	3	5	7.5
Otaki	30	3	5	7.5

### 3.2 Recommended Service

Location	Total Number Days			No of Lifeguard	Days per Week	Hours Per Day
	2021-22	2022-23	2023-24			
Paekakariki	30	30	30	3	5	7.5
Otaki	30	30	30	3	5	7.5

## 4. Funding and Resources

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### 4.1 Current Funding Provided

- Kapiti Coast District Council \$63,142

### 4.2 Funding Requested from Kapiti Coast District Council

- 2021-22 : \$ 63,142 + GST
- 2022- 23: \$ 64,089 + GST
- 2023-24: \$ 65,050 + GST

### 4.3 Total Cost to Deliver Recommended Service (Both locations)

Expenditure	2021/ 2022	2022 / 2023	2023 / 2024
Uniforms	\$1220	\$1238	\$1256
Club support	\$8000	\$8120	\$8242
Equipment / Repairs	\$5000	\$5075	\$5151
Wages	\$42,204	\$42,837	\$43,479
Supervision	\$5242	\$5320	\$5400
ACC/ Kiwi saver	\$1476	\$1498	\$1520
<b>TOTAL EXPENDITURE</b>	<b>\$63,142</b>	<b>\$64,089</b>	<b>\$65,050</b>

- Allows for 1.5% inflation

### 4.4 Kapiti Coast District Council

The Councils will be responsible for the

1. Funding of the Regional Lifeguard service to the level recommended in the Coastal Public Survey for the expenses identified by SLSNZ.

### 4.5 Surf Life Saving New Zealand

Surf Life Saving New Zealand will be responsible for and supply the following:

1. Recruitment, appointment and human resource management related to this service along with any transportation of personnel and equipment.
2. Supply of rescue and first aid equipment, IRB's (inflatable rescue boats), communication equipment at locations where a SLSNZ affiliated Club is located.
3. Supply of Clubrooms for administering first aid, storage of all equipment, and staff requirements at locations where a SLSNZ affiliated Club is located.



## **5. Reporting**

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Surf Life Saving New Zealand will undertake a full review of the service on completion of the services provided. This review along with a written report will be completed and reported back to the Council within one (1) month of the contract completion.

Report provided to each Council will include:

- Summary of patrol statistics
- Type of rescues performed, equipment used
- Details on types of first aids performed and cause
- Detail of any influences on the delivery of the service, e.g. weather conditions, king tides, events occurring in the area.
- Any other information that will assist in the delivery of the service now and in the future.
- Any recommendations to improve the service, or the safety of beach goers.

I am writing to ask that the Kapiti Coast District Council consider the forming and implementation of a formal Disability Strategy for Council (in line with some councils in NZ) as part of its Long Term Plan.

Everyone has a need for accessibility at some point in their lives, from parents with young children in pushchairs, to older people, to disabled people. In New Zealand 24% of the population (2013 Census) identify as disabled, and in addition we have an ageing population and many people become disabled as they grow older. So, it is essential that our district is designed to cater to the diversity of New Zealand today and in the future.

New Zealand signed the United Nations Convention of the Rights of Persons with Disabilities (the Convention) on 30 March 2007 and ratified it on 26 September 2008. This ratification followed the passing of the United Nations Convention on the Rights of Persons with Disabilities Bill and the Human Rights Amendment Bill (No.2).

The Convention recognises that people with impairments often face discrimination because of their disability and from not being recognised in Government policy and services.

The Convention describes measures and actions (such as legislation and policy) that governments should undertake to ensure that disabled people are able to enjoy rights and opportunities on an equal basis with others. It does not provide any more rights than those enjoyed by non-disabled people. However, sometimes extra or different things are needed to enable disabled people to reach the same level of enjoyment and have an opportunity to live a good life.

To meet the obligations of the convention the New Zealand Government adopted the New Zealand Disability Strategy 2016-2026 and the Disability Action Plan 2019-2023. The NZDS also encourages local authorities and other organisations to incorporate the strategy into their work programmes.

Whilst there is no legal requirement for local authorities to give effect to these documents, the strategy and action plan does acknowledge that local authorities have a significant impact on the lives of disabled people by the decisions they make.

People with disabilities should be able to enjoy the same access, value, respect, and inclusivity as others in the Kapiti district. Having a local disability

strategy would focus on KCDS's opportunity to consider how a Disability Strategy and accessibility considerations fit into its annual and long-term planning. Currently, there are multiple strategies targeted at child-friendly cities or age-friendly cities but in Kapiti we do not have a disability strategy to inform thinking and direction across all Council work programmes.

KCDC needs to consider the formation of a disability strategy in conjunction with the local disability community and the Kapiti Disability Advisory Group. Such a strategy could include values, focus areas, goals, and council aims. It would link to the Council's vision for the district as well as the UNCRPD and the NZ Disability Strategy 2016-2026.

I'd like to now draw your attention to 5 specific areas:

### **Leadership**

Just over 30 percent of councils responded that "disabled people are 'at the table' when significant decisions are made". In addition, 13 percent reported that, in relation to accessibility, "disabled people are employed in areas of leadership".

This indicates more needs to be done to employ disabled people in local government positions in order to take a lead on accessibility. However, it is not clear in Kapiti that "disabled people are at the table when significant decisions are made" or to what extent. A disability strategy could make improvements in this area by giving clear guidance and authority.

### **Participation**

Thirty-nine percent of councils rated the accessibility of their processes for disabled people's participation in the community as "developing".

When asked how they include the voices of disabled people in election processes, policy development and implementation, almost 40 percent reported that they do not have any form of accessibility or older people's advisory group. While Kapiti does have a disability advisory group – high staff turnover means it is easily overlooked. Covid likely made that situation worse. Kapiti, along with other councils needs to improve in this area, and a disability strategy can help provide a framework to progress disabled people's participation in policy development and implementation at the local level. It is about working with us.

## **Planning**

When asked to report on what helps to inform their thinking on accessibility issues, the most commonly selected answer was the New Zealand Disability Strategy (78 percent) followed by the United Nations Convention on the Rights of Persons with Disabilities (61 percent).

When asked about priorities and timeframes to progress accessibility, the most frequent answer provided by the surveyed local authorities was that they do not have specific or directed priorities for progress.

Involving the disability community early in planning around Council's work programmes is essential to ensure accessibility. Having a disability strategy helps to give that focus on planning.

## **Strategic Overview of Disability Issues**

Currently disability issues are likely being addressed to some extent at an operational level but are less evident at a strategic level. Given the increasing age of our population, it would be prudent to encourage a disability perspective for planning and strategic purposes. This includes the design of community assets and strategies on how those assets are utilised. And it is important to note that this encompasses far more than just physical accessibility.

At an operational level there are prompts (such as the reactive maintenance programme) to address immediate disability issues subject to budget restraints and future life of the assets. One option could be more of a focus on incorporating a disability perspective into the planning process to limit the risk of disability issues in the future.

Formalising the requirement for a disability perspective to be incorporated at an early stage of project development would provide consistency and improve the final outcome.

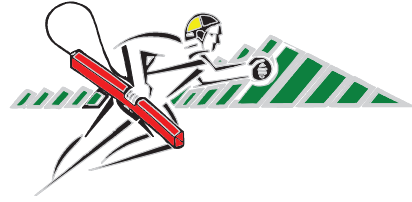
## **Disability Awareness in the Community**

The Council could more actively promote greater disability awareness through its communications with the community. This includes the use of more images of disabled people in Council documents and promoting the different ways in which the Council has made its documents and communications more accessible.

There is an urgent need for accessible information on the council's website and social media platforms.

Having an active and living disability strategy can help guide direction and make improvements for the local disability community.

Joanne Dacombe  
Chair – Kapiti Disability Advisory Group  
027 810 1725  
joannedacombe@gmail.com



## PAEKAKARIKI SURF LIFEGUARDS (Inc.)

P O Box 11  
PAEKAKARIKI

2 October 2020

Chris Pearce  
Kapiti Coast District Council

Dear Chris

### **LONG TERM PLAN SUBMISSION – PAEKAKARIKI SURF LIFEGUARDS**

The Paekakariki Surf Lifeguards is currently planning the replacement of its current club house in Paekakariki. During the course of developing the proposal we have met with and made presentations to the Mayor, Councillors and Community Board members. The club was pleased with the positive responses received during the course of those meetings and presentations.

One of the points discussed was funding for the project, where one of the options is to seek some funding from the Council towards the costs to undertake the project. In accordance with this attached is a submission to the 2021/24 annual plan seeking council contribution towards the costs likely to be incurred by the club to progress the project during that period. The club will be very pleased if the council can view the submission in a favourable light and make provision within the Long Term Plan for financial contributions towards construction of the new club house.

Representatives of the club would be pleased to attend any Council workshops on the Long Term Plan to make a presentation and answer any questions. We would also be happy to host a site visit for Councillors to familiarise themselves with the situation.

Please let me know if you require any further information.

Yours faithfully

Matt Warren  
Chairman

Direct contact details:  
Telephone 027 4757323  
Email [mattwarren505@gmail.com](mailto:mattwarren505@gmail.com)





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## Appendix 1: PSL New Building Brief Document

### **Executive Summary**

- A.** The current 55 years old Paekākāriki Surf Lifeguards club house requires replacement because of operational, structural and coastal erosion issues.
- B.** Replacement of the club house to a new suitable location meets the Greater Wellington Regional Council managed retreat policies for Queen Elizabeth park.
- C.** A site for a new club house has been identified by the club and Greater Wellington Regional Council that meets both the club's and GWRC requirements. A lease in principle for the site is in the final stages of approval by GWRC.
- D.** Consultation on the project has been initiated and will be ongoing with the local community and Iwi.
- E.** The cost of the new building project is expected to be in the region of \$3.5 million.
- F.** Funding for the project is to be met by a range of fundraising initiatives including from community funding organisations, local and regional councils and in-kind contributions from consultants, contractors and club members.
- G.** The Paekākāriki Surf Lifeguards seek inclusion in the 2021/24 Long Term plan for amounts of \$250,000 in each of the 2021/22, 2022/23 and 2023/24 financial years as a contribution towards the costs that will be incurred by the club.

## 1. Introduction

Paekākāriki Surf Lifeguards currently operate patrols from a club house located on the beach front in Queen Elizabeth Park at the end of The Parade, Paekākāriki. The club house currently has structural issues which are uneconomic to repair and is subject to risk from coastal erosion.

The club is therefore looking at relocating the club house to a new location in line with Greater Wellington Regional Council managed retreat policies for Queen Elizabeth Park.

This submission to the Long Term Plan is to seek contributions from the Kapiti Coast District Council towards the costs of design, construction and fitout of a new club house that will better meet the future needs of the club.

## 2. Club History

Paekākāriki Surf Lifeguards celebrated its centenary in 2013, making this iconic club one of the oldest in the country. The club was born following a drowning event that occurred in 1913 to meet the needs of a population that was spending their leisure time at the beach. That need has not changed in the past 100+ years and the club still provides an essential lifeguarding service.

The club has had a much-sustained period of growth in the past 20 years and now has over 200 members. It is estimated that the efforts of club members have rescued well over 1000 people from life threatening situations during the past 100+ years.

The club initially had club houses on the beach front towards the Southern end of The Parade which were washed out. It then constructed a club house in the 1930's which is the current Memorial Hall. A new club house was built in 1965 in Queen Elizabeth Park at the northern end of the Parade. This served as an excellent base for patrol and life saving operations.



### 3. Current Situation

While the population of the local community is small, as the only patrolled beach for some 40 kilometres it acts in the summer as a draw card for many swimmers from throughout the greater Wellington region, including the Kapiti Coast. Its location on Queen Elizabeth Park and proximity to the Paekākāriki Holiday Park provides an attraction for many holidaymakers in weekends and over the summer holidays. QEP is the most highly visited of all the parks in the regional network and this adds to the numbers of swimmers at the surf beach.

In the past 20 years the beach has changed considerably. From the Surf Club south the high tide now consumes the beach up to the sea wall. The beach section around the stream next to the Club and in front of the picnic area is now the biggest area of beach for users. The Club is keen to focus on attracting people to a central area and make this a destination for beach goers and park users.

Membership and Patrol Statistics for the 2019/20 summer:

- 201 members - 50% female;
- Seven patrol teams and 83 lifeguards were rostered over the season and completed 2,436 Patrol hours;
- 6 Rescues of people in danger, 122 people assisted from dangerous situations;
- 8 First Aid actions were performed; one of the most notable being a mountain biker treated and later transferred to hospital by helicopter.
- 911 preventative actions keeping 5978 people safer while at the beach.
- Led and provided members to the regional call out squad supporting police and coastguard rescue activities
- Provided support to community activities and events such as swim events, Kapiti women's tri and the duck race

Other achievements included:

- Lifesaving training resulted in 12 members receiving new Surf Lifeguard Awards and 76 lifeguards were refreshed;
- The members of the club received 54 awards for development programmes and courses.

Note that patrol hours and development programmes were adversely affected by Covid 19 this season.



#### **4. Rationale for Moving the Club House**

Over the past 55 years the club house has been battered by the environment and is now in a poor state of repair. The building now needs a major upgrade to keep it in a usable state and a more effective configuration for operations is required.

The current building is on a section of land that has been subdivided within the park and was under a lease that has recently expired.

A feasibility study that the club had commissioned recommended that a new building be constructed in a new location. The rationale for this is:

- The current building is in a poor state and needs urgent repairs or a rebuild.
- The current size of the club and projections indicate that a bigger and reconfigured building is required.
- The GWRC have indicated that a new building would need to be placed further back to mitigate against erosion, in accordance with their managed retreat policy.
- GWRC have approved in principle a new lease covering the proposed location for the new building.

The primary driver for the development of the new club house is the need to address some structural degradation and to reconfigure patrol, meeting and storage spaces to improve their performance and reflect the growing size of the club. There is also a need to mitigate against coastal erosion and meet the GWRC managed retreat policy.

A Seismic Assessment was completed by Chris Pine of Sawrey Consulting Engineers in 2011 and updated in 2018. Sawrey's report included a number of recommendations for further investigation work and remedial work required to bring the building up to an acceptable level against the current National Building Standard. The main recommendation was that the club move out within 5 years.

#### **5. Summary of need to relocate**

The club house is currently requiring redevelopment because of:

- Increased club use, particularly by juniors and their families;
- Requirements for multiple concurrent use, driving a more effective layout;
- Increased demand and expectations by other users;
- The current facility is no longer fit for purpose;
- The building is structurally unable to withstand a large seismic event or tsunami;
- The location of the facility is within the forecast erosion zone;
- Club membership and use has outgrown the current available space;
- Possible use as a Civil Defence command centre;
- Other community groups and users are keen to use the facility.

The key needs are therefore:

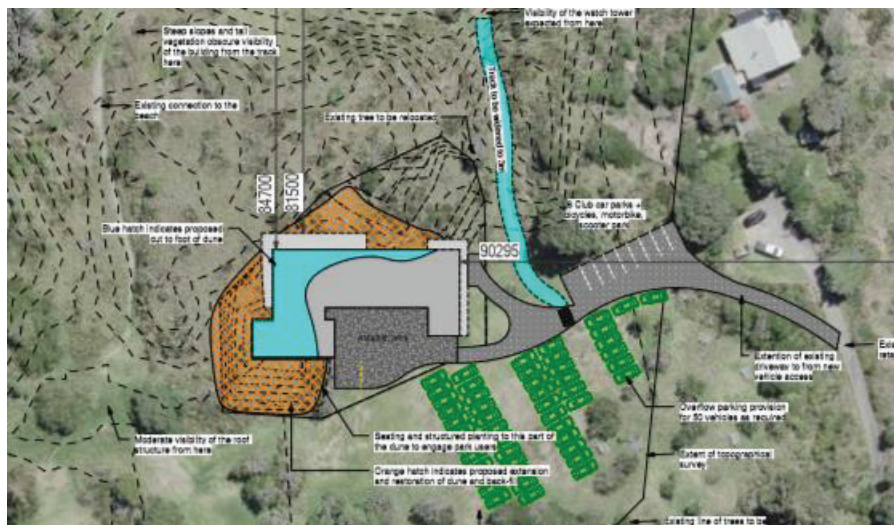
- Improved changing and toileting facilities;
- Improved and increased storage;
- Separation of patrol and meeting/function rooms;
- Improved kitchen and bar facilities;
- Space for other community groups and activities.



## 6. Proposed Site and Building Concept

Allowing for the forecast beach erosion, management of the fragile fore-dunes and continued surveillance of the beach, a site has been identified by the Paekākāriki Surf Lifeguards and Greater Wellington Regional council that fits with the GWRC coastal erosion plans. The site proposed for the new building is directly behind the current one. This will be built behind the dune with beach access over the existing access track. Vehicle access is proposed to be from Wellington Road to the back of the new club house using the current caretaker's access road.

A concept drawing was developed to give an idea of the area that a new building could be built in and how that would fit into the current landscape. The grey block in the first diagram below (marked #4) represents the approximate location of the new club house and the old club house is inside the orange block which is to be restored to fore dune. Following consultation on the concept plan detailed design drawings have been developed. The second diagram shows the proposed layout of the new building. The third and fourth diagrams show perspectives of the proposed building.





The selection of this site followed consideration of three other sites that were rejected following discussions with neighbours and/or GWRC staff because of visual impacts on neighbours, building in or on the dunes and location within the erosion zone.

The building process is in the final design and consultation stages preparing for lodgement of resource consent and building consent applications.

Design drawings have been developed incorporating feedback from Club members, Greater Wellington Regional Council and Kapiti Coast District Council Staff and local community members. The design has been developed to add value to the area without being intrusive visually or spatially. The design has been developed to fit in with the landscape and we will look at using natural materials that are low maintenance and suit the harsh environment. We will be working with GWRC staff to develop the best plan for the area.

## 7. Building Use

Under the proposed lease Paekākāriki Surf Lifeguards will be undertaking the same activities that the club has been operating under for over 100 years. The primary role of the club is to provide a surf lifesaving patrol to keep visitors to the beach safer over the summer months. The activities that will need to be included in the lease for the building:

### Primary use:

- Essential Lifeguard service
- 24/7 emergency response
- Equipment storage
- Meeting space
- Training and surf sport (lifeguard skills)
- Education

**Secondary use:**

- Sports events
- Community Activities
- Club functions
- Corporate hire
- Public gatherings

**8. Lease**

Negotiations have been ongoing with GWRC in regard to a lease for the area to be occupied for the new Club House. GWRC have approved in principle a new lease for the identified site. Finalisation of the lease is expected within the next two months.

**9. Consultation**

Since the start of working on this project we have been in discussions with a range of GWRC staff including planners, environmental and park staff to identify sites, work through GWRC requirements and consult on lease requirements. These consultations continue at the present time.

In 2013/14 consultations were held with neighbours on a possible siting of a building further south from that being considered at the moment. As a result of those consultations that proposed site was abandoned and moved to another location.

Earlier in the year club representatives met on site with the chair of GWRC Daren Ponter and Regional Councillor Penny Gaylor to brief them on the project. The club was pleased with the positive responses received.

Another meeting was held with the KCDC mayor, councillors Holborow and community board representatives where a presentation was made on the project. This was followed up by making a presentation at the Paekākāriki Community Board meeting on 11 February.

Discussions have also been held with KCDC staff with a pre-application type meeting held on site on 20<sup>th</sup> February.

Consultation has been undertaken with Karl Farrell of Ngati Haumia.

Near neighbours were visited on 23 August 2020 and information provided on the proposed new club house.

A presentation to Paekākāriki residents of the clubs' proposals was undertaken on 13 September which provided information on the location, design and operation of the new club house. Feedback on the proposals was sought and received during the course of this presentation.

Further formal consultation with neighbours and Iwi will be undertaken as part of the resource consent application process.

#### 10. Project Timeline

Now that we have agreement in principle for the lease, we are now proceeding to finalising a proposal for resource consent applications and building consents. We will start detailed planning and fundraising in 2020 & 2021. We would like to begin building in 2021 and have the building completed in 2022.

The completed and planned timelines are:

• Feasibility Study	Completed 2011
• Project planning and initiation	Undertaken 2011-2015
• Concept design	Ongoing from June 2016
• Lease application	Ongoing from July 2017
• Stakeholder meetings	Ongoing from June 2019
• Detailed design	March Oct 2020
• Fundraising initiation	Ongoing from July 2020
• Resource and Building consents	Dec 2020
• Build initiation (Best case)	April 2021
• Fundraising completion	May 2022
• Building Complete	October 2022

#### 11. Project Budget

At this stage it is not possible to establish a final cost for the project because of uncertainty arising from Covid19 (many quantity surveyors are uncertain of material and labour costs in the next 6-18 months). However, based on similar developments by other Surf Clubs throughout the country over recent years we anticipate an all up cost of around \$3.5million, including construction and consultant fees. This cost is anticipated to be met by in-kind contributions from contractors, consultants and club members, grants from community funding organisations and trusts, and club fund raising initiatives. Contributions are to be sought from both Kapiti Coast and Greater Wellington Regional Councils.

At this stage approximately \$51,100 has been expended on concept designs, feasibility study and technical reports.

Additional to the Club funds spent to date we have had work done by members and private companies to assist the development to date to the value of \$25,500.

Estimated costs (excl GST) for the project are:

• Employment of a Project Manager	\$75,000
• Legal fees relating to the lease	\$1,000
• Updating environmental reports	\$3,500
• Architecture design & documentation	\$114,000
• Structural engineering Fees	\$67,500
• Building services design fees	\$31,000
• Environmental design fees	\$5,000
• Engineering design Fees	\$23,000
• Quantity Surveying fees	\$5,000
• Planning consultant Fees	\$13,500
• Resource Consent and Hearing Fees	\$10,000
• Building Consent Fees	\$6,500
<b>Sub Total</b>	<b>\$355,000</b>
• Construction Costs (Estimated)	\$3,000,000
• Contingencies	\$145,000
<b>Total</b>	<b>\$3,500,000</b>

## 12. Funding

Now that we have some certainty over a lease for the building site a fundraising plan is being developed and implemented. It is planned that funding will be sought from community funding organisations as well as the local authorities that have an interest in the area. However we do have some commitments for contributions to the project. We also have some funds that have been raised over the last few years which are held in a building reserve account. This amounts to \$223,500.

Covid 19 will have a major impact on our ability to raise funds from traditional sources. Grant funding is extremely uncertain and community fundraising will be much harder as the effects of covid take hold.

In-kind commitments to date include:

- Hamish Wakefield Architecture – discount on architectural fees.
- Cuttriss Consultants – discount on engineering and planning services.
- Goodman Earthmovers – discount for required earthworks. (TBC due to Covid)
- Mills Albert Ltd – discount for drainage works required. (TBC due to Covid)
- Club members with requisite skills undertaking building work on a voluntary basis.
- Greater Wellington Regional Council – Preparing landscape plan.

### 13. Request for Contribution from Kapiti Coast District Council

Paekākāriki Surf Lifeguards respectfully request the Council include in the 2021/24 Long Term Plan contributions towards the costs the club will incur in progressing the new club house project.

Funding sought during the following three financial years is:

- 2021-22      \$250,000      Contribution towards design, engineering, consents & project management.
- 2022-23      \$250,000      Contribution towards build cost.
- 2023-24      \$250,000      Contribution to Fit out costs.

Many Surf Life Saving Club rebuilds around NZ have been well supported with funding from Local Councils. This highlights the importance of the essential service that Surf Life Saving provides the local community. In many cases the council have been the cornerstone funder that has allowed the build to go ahead and given other funders the confidence to contribute.

Matt Warren  
Chairperson  
Paekākāriki Surf Lifeguards inc.

#### Contact details

Phone:            027 4757323  
Email:            mattwarren505@gmail.com





# NEW BUILDING PROJECT

BRIEFING DOCUMENT - SEPTEMBER 2020



## 107 YEARS OF HISTORY

Paekakariki Surf Lifeguards celebrated its centenary in 2013, making this iconic club one of the oldest in the country. The club has had a very good period of growth in the past 20 years and now has over 250 members. It is estimated that the efforts of the club have rescued well over 1,000 people from life threatening situations in the past 100 years on the Kapiti Coast.

Over the past 50 years the club house has been battered by the environment and is now in a poor state of repair. A Seismic Assessment was completed by Chris Pine of Sawrey Consulting Engineers in 2011 and updated in 2018 which included a number of recommendations. The main suggestion was that the club move out of the building within 5 years.

The primary drivers for the club to move are:

- Address major structural degradation
- Mitigate against coastal erosion
- Reconfigure patrol, meeting and storage spaces to improve performance and reflect the growth of the club.

The Pavilion is currently requiring redevelopment because:

- the current facility is no longer fit for purpose
- increased club use, particularly by juniors and families
- requirements for multiple concurrent use, driving a more effective layout
- the building is structurally unable to withstand a seismic event or tsunami
- the location of the facility is in the forecast erosion zone
- other community groups are keen to use the facility



### 2019 SEASON PATROL STATISTICS

85 lifeguards completed  
3,408 Patrol hours

3 rescues of people in danger,  
58 people assisted from  
dangerous situations

2 major first aids and 16 minor  
first aids were performed

6,266 preventative actions  
keeping people safer while at  
the beach

## THE SITE

The site proposed for the new building is directly behind the current one (marked #4 on the map). This will be built behind the dune with beach access over the existing access track. Vehicle access will be from Wellington Rd at the back of the club using the current caretakers access road.

Allowing for the forecast beach erosion, management of the fragile fore-dunes and continued surveillance of the beach, a site has been identified by the Paekakariki Surf Lifeguards and the Greater Wellington Regional council and fits with the GWRC coastal erosion plans.

## THE DESIGN

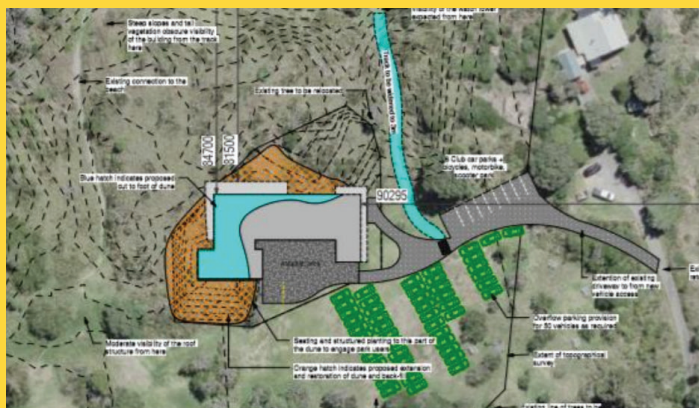
A concept drawing has been developed to give an idea of the area that a new building can be built in and how this will fit into the current landscape. Concept drawings have been completed with feedback from Club members, Greater Wellington Regional Council Staff and local community members. The design has been developed to add value to the area without being intrusive visually or spatially. The design has been developed to fit in with the landscape and we will look at using natural materials that are low maintenance and suit the harsh environment.

The building process is in the planning and consultation stage and to date we have not confirmed the final site or building design. The cost for the projects is estimated to be around \$2.5-3.5m and a major fundraising and partnership programme has been initiated to raise the funds for the build.

## BUILDING USE

Under the proposed lease Paekakariki Surf Lifeguards will be undertaking the same activities that the club has been operating under for over 100 years. The primary role of the club is to provide a surf lifesaving patrol to keep visitors to the beach safer over the summer months. The activities that will need to be included in the lease for the building:

- Essential Lifeguard service
- 24/7 emergency response
- Equipment storage
- Meeting space
- Training and surf sport (lifeguard skills)
- Education
- Sports events
- Community activities
- Club functions
- Corporate hire
- Public gatherings







## PROJECT TIMELINE

- > Stakeholder meetings July-Aug 2020 (+ongoing)
- > Detailed design July 2020
- > Fundraising initiation July 2020 ongoing
- > Resource and building consents July-Dec 2020
- > Build initiation Apr 2021 (best) - April 2022 (worst) case
- > Fundraising completion May 2021
- > Building Complete October 2021 - if COVID funding received

Build timelines may be pushed out 12 months depending on funding and consents.

## CONTACT

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10<sup>th</sup> May 2021

**The Mayor  
K Gurunathan.  
The Chief Executive Officer  
Wayne Maxwell**

There has been publicity in recent months about the status and future of Kapiti Airport.

Anecdotal commentary suggests that the airport is not economically viable; that previous adjacent property spin-offs have subsidised its existence; that it has changed ownership escalating in value each time; and that a group of Auckland investors have recently purchased the airport with a view to applying for rezoning for residential development.

I grew up in Lower Hutt and Wellington, and my family have owned a property on Te Horo Beach for 35 years, so I have a great interest and affection for the area.

Paraparaumu has a pivotal place on the Kapiti Coast, not the least because of its geographical relationship with Kapiti Island, but also because of its rich history and contemporary importance as the centre of the Coast. With its beautiful beach and related residential areas and amenities, together with the establishment of the airport, it has grown in population, and will continue to grow, with Wellington's need for growth, and the completion of the Transmission Gully motorway and the coastal expressway through to Levin.

I am aware of the way that the airport was established through Government intervention in acquiring Maori land for an essential service for the greater Wellington area.

As Paraparaumu has grown, so the pressure on public open space has increased, such that it is at risk of losing its identity and clarity as an urban conurbation.

In my view, it is imperative that the open space of the airport is retained as the 'lungs' of the local area and the region. Once it is gone, it is lost forever. I am reminded how important the establishment of Wellington's town belt was in the 19th century, as it creates a pivotal role in the clarity of the city.

Kapiti Airport is a transport hub for the region, and it is great to see Air Chathams operating a daily service at near capacity seating. The associated uses for the aero club and commercial operators for scenic flights and service uses, together

with possible use for civil defence purposes, are also of great benefit to the whole region.

Given that the economic viability of the airport is in question; and that Paraparumu will need future residential growth; I have turned my mind to the possibility that residential development could be achieved together with the retention of the airport in such a way that the benefits to all parties might be achieved.

My architectural practice has been involved in a number of significant public projects, such as Wellington 'Civic Centre, Sky Tower and related adjacent city blocks, Auckland's waterfront developments, and a number of housing developments covering a range of housing types - premium through to affordable models.

From these recent experiences, we analysed five recent planning studies that we have done - varying from 2 storey, 2-bedroom terrace houses, 3 storey walkups 1 and 2 bedroom apartments, and 6 storey 1,2, and 3 bedroom apartments with lift and stairs.

The land allocation needed was:

-- 110 M2 per residential unit for the combined terrace house /walk up apartment schemes.

-- 60 M2 per residential unit for the combined terrace house and 3 to 6 storey apartments.

To apply this analysis to the airport land, I prepared a quick planning study which is attached. This drawing is a 1:5000 scale planning study together with the equivalent aerial map.

Working from the South end of the runway and the existing site width and clearance, we have extended this to the North to widen a curtilage for aircraft manoeuvring, hangar /terminal, and aero club facilities and parking. The entry to the airport is shown off Kapiti Road [which is where it should always have been] and there are various access points available around the perimeter of the airport.

Allowing for what appears to be private ownership land to the west zone and east zone, there are two pieces of land which could be available for new housing environments :--

--West Zone 330,000 M2 net-- which using the M2 noted above could realise between 2500 and 5000 residential units

--East Zone 140,000 M2 net which could realise between 900 and 2000 residential units .

This allows for circulation /roading /pathways --but probably needs to be reduced by 'say' 10 % to create generous open spaces and landscaping , so maybe a total of in excess of 3000 residential units

This would suggest that it may be viable to provide residential development for Paraparumu and retain the airport as a viable public asset and important hub for the region

Civil Aviation will have guidelines for operational and safety issues, but the existing Southern end of the runway gives an indication of these, and as noted above, I have extended these distances and areas to the North.

I hope that these ideas and concepts are useful for the Council and I would be keen to provide further commentary if you so wish.

Ngā Mihi | Regards

A handwritten signature in black ink, appearing to read 'G Moller', with a long horizontal flourish extending to the right.

**Gordon Moller**  
ONZM  
Dip Arch.FNZIA,PPNZIA  
Hon D Litt (Well) Hon RAIA  
NZIA Gold Medal 2006  
Architect  
**Moller Architects Limited**

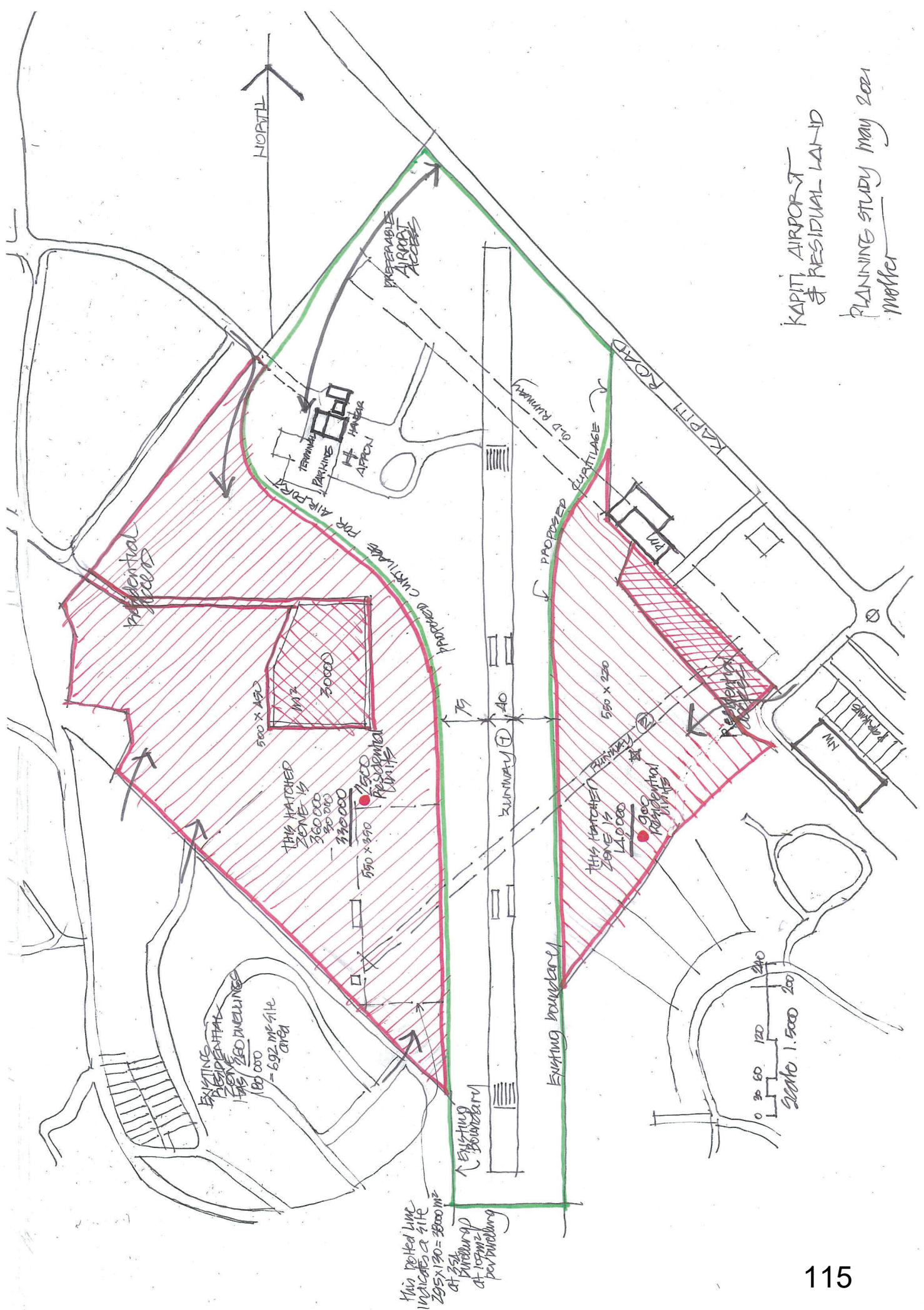
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## Key to map symbols

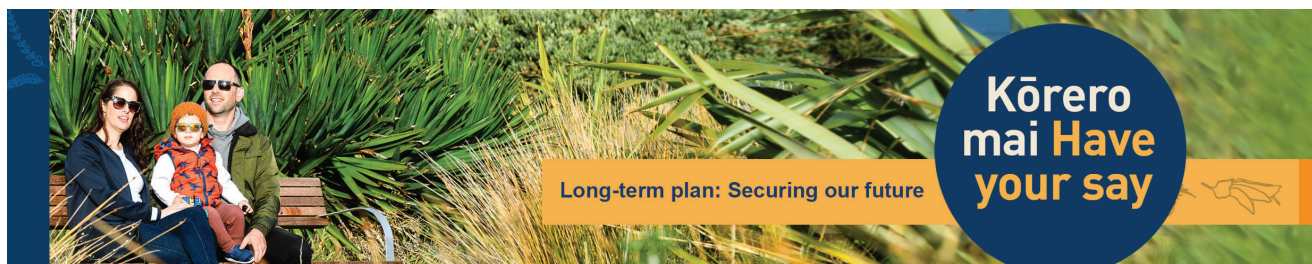


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Date Printed: May 5, 2021

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## Long-term plan 2021-41: Securing our future

**First name** Diana

**Last name** Loubser

### Are you providing feedback

☒ on behalf of an organisation or group

### Please state organisation name

Ecosystem Services Ltd.

## Our direction

**Our direction:** Council has developed four community outcomes to contribute to our community's wellbeing.

**Do you think these are the right priorities for Council at this time, and why?**

Yes

**Do you think investing for resilience and growth is the right approach for Council to take at this time, and why?**

Yes

## Our financial and infrastructure strategies

**What do you think?**

Definitely

## Our big issues

**What big issues would you like to give your views on to help guide our direction:**

- ☒ COVID-19 response and recovery
- ☒ Access to housing
- ☒ Responding to climate change
- ☒ Managing growth
- ☒ Strengthening our resilience
- ☒ Government changes impacting Council: three waters services

## COVID-19 recovery

**If there's a COVID-19 resurgence, are there particular things you'd like Council to do – are these the same things we did previously, or are there other things?**

The same things again.

**What are the positives that have come out of the pandemic you would like us to keep**

## **doing or support in the community?**

Communication is key. Encouraging individuals as well as the community to take ownership of compliance and good behaviour.

## **Access to housing**

### **Do you have any views on access to housing generally?**

With the increase in population growth that is expected, it is essential that housing availability is increased. The planning of said housing should take into account the surrounding environment and not detract from Kapiti's sense of place.

## **Responding to climate change**

### **We have made good progress on reducing Council's emissions, however, achieving further gains will cost more. Should we continue to prioritise emissions reduction within Council?**

Definitely. Council should also encourage communities to adopt ideas for collective benefit.

## **Managing growth**

### **As our district grows, what do you think good growth looks like?**

'Sensitive' and appropriate planning for expansion in our coastal environment is vital. Improvement of existing transport options such as bus and rail routes is essential but controlled number of new roads.

More facilities for youth as Kapiti's population is getting younger with more families moving to the district. Another primary school should be built in Waikanae/Peka Peka.

Parking for additional cars in the Waikanae CBD needs to be planned for. Currently, there is a shortage. Car ownership needs to reduce in favour of public transport. The cost of public transport needs to be reviewed if the public are to be encouraged not to use their own cars. A one car limit per household would be ideal and lower emissions at the same time.

## **Strengthening our resilience**

### **What else can Council do to help build community resilience?**

The capture of rain water by each home where possible is essential to alleviate drought conditions. Outdated rural bylaws such as house soaking pits need to be reviewed. Dune restoration needs to be improved upon together with invasive plant/weed control. The use of hard infrastructure (concrete gabions) and a mixture of hard and soft infrastructure should be limited in favour of natural dune rehabilitation and coastal forest replanting. Beach properties should be advised as to how they can contribute towards coastal resilience, e.g. lines of soft infrastructure plantings to reduce wind and wave effects. Riparian planting should continue to take place especially at river mouths.

### **How can Council encourage households' emergency preparedness?**

As Kapiti Coast does not have its own siren for tsunami or earthquakes, a designated team of vehicles with loudhailers/megaphones to advise communities on what to do and where to go.

Rain tanks on individual homes would provide extra water resources during an earthquake event. Wellington suburbs already have 400-500 litre tanks strapped to house walls.

Earthquake preparedness kits should be checked regularly and education programmes rolled out in all schools, retirement villages, shopping malls and offices.

### **Should we explore different options for how we insure our assets? We could: reduce our cover/increase our excess/self-insure more/increase our reserves?**

Definitely. Self-insure/increase reserves. Insurance of natural assets against Climate Change is necessary because without it, flooding of coastal assets cannot be paid to affected community households.

## Government changes impacting Council: three waters services

### What's important for you about Council's role?

I believe that the highest water standards that are possible should be legislated as a bench mark to work towards or improve upon.

### What should we advocate for?

Waste water treatment zones should be created with suitable wetland plants to filter pollutants before water enters rivers. Soaking pits should be removed from the bylaws for new builds. Storm water should be treated and harnessed for community drinking water fountains and reuseable bottle refill stations. Monitoring and evaluation of water runoff in terms of Nitrates and Phosphates from catchment zones, major roading infrastructure, commercial forestry, agricultural lands and livestock farms is essential.

## Key decisions

### Key project 1: Should Council take a bigger role in housing?

#### Do you agree with the Council's recommended option?

☒ Yes – Council should take a bigger role in housing

#### Do you have any views on this?

Council housing was sold off under the National government. Council housing would reduce the costs of motel occupancy which is more expensive in the medium to long term.

### Key project 2: Should we renew the Paekākāriki seawall a different way?

#### Do you agree with the Council's recommended option?

☒ Yes – replace it like-for-like in timber at an estimated cost of \$17 million

#### Do you have any views on this?

Mixed (hard and soft) sea wall infrastructure is more environmentally appropriate.

### Significant proposal 1: Should we set up a CCO (council-controlled organisation)?

### Significant proposal 2: Should Council explore ways to have a role in the airport?

#### Do you agree with the Council's recommended option?

☒ Yes – Council should explore ways to have a role in the airport

#### Do you have any views on this?

As a result of reduced medical facilities on the Kapiti Coast, an airport is vital for patients who need immediate health care. Smaller planes are useful during emergencies and eco-tourism is important for the region.

## Major projects and initiatives

## Rates & Policy

## Changes to rating system

**Do you have any views on this?**

Rates increases are necessary to ensure the functioning of the Kapiti Coastal zone.

## **Changes to the help Council provides with rates**

**Do you have any views on this?**

Absolutely required for community buy in.

## **Changes to user fees and charges for 2021/22**

**Do you have any views on this?**

Nil.

## **Changes to levels of service**

**Do you have any views on this?**

Agreed.

## **Changes to policies**

## **Revenue and financing**

## **Rates remission**

## **Development contributions**

## **Significance and engagement**

**Significance and engagement**

Yes

**Do you agree with the thresholds we apply to help determine if a matter may be significant?**

Yes

**Do you understand our framework for determining how and when we seek community feedback on key activities?**

Yes

## **Rates for 2021/22**

**Which of the below best indicates your views?**

☒ I accept it and I support the proposals

**Do you support Council exploring other ways to generate income?**

☒ Yes

**Do you have any views on Council exploring other ways to generate income?**

As part of community feedback, Iwi have been approached to give input. I would like to see the three environmental consultancies on the Kapiti Coast give their feedback into the long term plan. Working together is critical to the success of the Council Plan.



## Other feedback

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### Speaking at a Council meeting

Do you wish to speak to a Council meeting on 17, 18, 19 May 2021?

☒ Yes

*Response ID*

3356059

Submission to Kapiti Coast District Council's Long-Term Plan 2021 - 2031



To Kapiti Coast District Council

Thank you for the opportunity to make a submission to your proposed long-term plan 2021 – 2031.

We have looked at your plan through a wellbeing and physical activity lens. We implicitly believe in the value that being physically active can add to increasing and maintaining wellbeing at an individual, city and district, and regional level.

Consideration of your proposed projects through a wellbeing and physical activity lens involves taking account of several factors including:

- the impact of proposals on play, active recreation, active transport, and sport opportunities
- the extent to which proposals support diversity and inclusion that help to address inequity of opportunity
- spaces and places that are designed for multi-use and multi-domain purposes
- the opportunity to activate cities and towns and communities

At the same time, we are taking the opportunity to introduce you to the changes we have made here at Nuku Ora (formerly Sport Wellington) with a view to understanding how your council and Nuku Ora can work more effectively together on physical activity opportunities and experiences that encourage and support greater wellbeing in your communities.

We would welcome an opportunity to talk to you about our submission.

Nga mihi



Phil Gibbons  
Chief Executive  
[philg@nukuora.org.nz](mailto:philg@nukuora.org.nz)  
021 650 604

## Introducing Nuku Ora

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Kia rau nuku

Kia rau wai

Kia rau ora

Like the water that flows through our region, connecting us and providing energy and life, we want physical activity to flow through our lives, connecting us and bringing health, wellbeing, and joy.

Our whakatauki was developed from the common themes arising from conversations we had with mana whenua around the meaning and value of physical activity and the importance to our work of the land, the people, physical activity, and health and wellbeing.

This in turn led to the creation of our new name and visual identity.

### ***Why change?***

Our previous name did not accurately reflect the purpose of our organisation, the scope of the people and partners we work with, and the mahi we do every day to ensure that everyone has equitable opportunities to be active, healthy, and happy.

We have been working in the health, sport, and recreation space for over twenty years but because our name has always been Sport Wellington, many of our stakeholders and community have perceived our focus, indeed our sole focus, to be sport.

Sport is important to the wellbeing of the region and will remain a key component of our work; but it is not the answer for everyone. Our communities are telling us they need more diverse ways to be physically active; they are looking for opportunities through active recreation, active transport, play and sport. Each of these has a role to play in improving the wellbeing of communities in this region.

We needed an identity that removed any barriers to building relationships with partners and communities in all the sectors we operate in. We needed an identity that all our staff could proudly wear on their t-shirts, no matter who they are working with or what they are doing.

While for some people it might just be a 'name change', for us this process has been about creating a unifying identity for the organisation. Something that truly reflects the outcomes we want to achieve, and the work each of our staff do every day.



## Nuku Ora Strategy 2032

Strategy 2032 is our 12-year strategic plan. It signals a departure from previous strategic plans in that it:

- Highlights wellbeing as a critical outcome, in particular the aspects of wellbeing that can be enhanced through physical activity
- Focuses broadly on physical activity (play, active recreation, active transport, and sport)
- Emphasises the need to address inequitable access to physical activity.

Our communities have told us that things are changing for them and while there is incredible value to individuals, for whanau, for communities, and for our region through being physically active, not everyone in our region has equitable access to opportunities.

We know that the gap between active and inactive populations is widening and that traditional offerings are not the solution for everyone meaning we must respond differently.

### Strategy 2032

Our Vision: Hauora. Everyone active, healthy, and happy

Our 12-year Strategic Outcome: Improved wellbeing through increased physical activity

Our Purpose: Transforming lives in the Wellington region.

Although our new strategy has a 12-year focus we will work on three four-year blocks. This gives us the ability to adapt and adjust to the changing needs of our communities.

We have identified three strategic priorities for the first phase from 2020-2024. These priorities are:

- 1. Less active people become more active**
  - Our approach here is to target specific communities where there are higher rates of inactivity and focus our effort on changing this.
- 2. Opportunities to be active better meet the needs of participants**
  - We want providers to understand the importance of removing barriers and understanding better the needs of participants to support and encourage ongoing, regular participation as well as creating quality experiences that realise the value of physical activity for maximum wellbeing benefit.
- 3. A connected and effective regional physical activity system**
  - Our focus here is on building a system that supports physical activity through facilitating and working in partnership with organisations that have an interest in wellbeing through physical activity and ensuring that there are enough of the right resources – people, money, spaces and places, insights, and opportunities to enable more physical activity.

To implement Strategy 2032, we will:

- Recognise community differences within a regional context
- Collaborate meaningfully to create value for partners and communities
- Be advocates for inclusion as we recognise the diverse nature of our communities so that no-one misses out.

## Our focus on less active people and communities

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Covid's impact has heightened the inequities in the regional physical activity system from both a provider and participant perspective. Participation numbers have not returned to pre-Covid levels and providers are struggling to address the financial and membership challenges that exist with reduced capacity (another consequence of Covid) for many. The effects of Covid will continue to have an impact on their operations for some time to come.

In response Nuku Ora is garnering its resources and focusing on specific communities within the region. Our work is increasingly focused on less active people and communities - specifically:

- Tamariki and rangatahi
- Women and girls
- People with a disability
- Maori and Pasifika communities
- Those living in high deprivation areas
- Older people

These are communities of interest to our two organisations, and we would welcome the opportunity to work with officials on collaborative responses.

## A focus on physical activity (play, active recreation, active transport, and sport)

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Our insights tell us that people in our communities are looking for different ways of being physically active while also facing different barriers to accessing opportunities that may already be on offer.

Levels of play amongst our children are declining. We want to address this decline given that a playful childhood is a critical element in living a physically active life. We are building our knowledge about the importance of self-directed play for children as a means of supporting their development and wellbeing. This goes beyond the provision of a playground – it is about having a broader focus on creating playful environments and communities giving children time, place, and permission to play in a way that works for them.

Sport remains an important part of the physical activity landscape, but participation in sport is declining (in some sports more than others) and in general, people are wanting to be active at a time and place that fits their lifestyle rather than in a scheduled manner. Volunteering is also changing as people look to fit this into their lives. Volunteers are giving less time and looking for shorter, less time-consuming commitments through episodic volunteering or project-based volunteering. Changes occurring in our communities such as an ageing population, greater ethnic and cultural diversity, and changes to work also impact volunteering.

Active recreation is non-competitive physical activity for the purpose of wellbeing and enjoyment. It includes activities that occur in built, landscaped and natural environments (including outdoor recreation, fitness/exercise, community recreation, aquatics), which are undertaken by individuals and by groups, and occur with and without the involvement of a 'provider' group or organisation (that is, can be undertaken independently).

Active recreation provides a significant opportunity to attract people who are seeking a broader range of activity experiences. In the wider Wellington region, we are almost spoilt for choice when it comes to active recreation - walking, swimming, cycling, equipment-based exercise, fishing, running, yoga and more. And, we have lots of opportunities to participate regardless of our age, life stage, income, culture, place of residence, physical ability, or other factors.



People want physical activity to be an easy fit with their everyday lifestyles. Active transport, whether it be walking, biking, scootering, or skateboarding, provides a great opportunity for people to integrate physical activity into their daily routines. Our interest is in ensuring that active transport is supported through the presence of connected networks of walkways and cycleways and that active design principles are widely applied to create active environments.

## Nuku Ora's feedback on your projects

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### **Project: Footpaths**

We support your proposed investment and focus on footpaths.

Footpaths that are safe and in good condition support movement and provide a way to connect communities. They are a proven mechanism for activating cities and towns. We believe footpaths create urban walkways that make it easy for people to integrate physical activity into their daily lives and connect with their personal places of interest. Given that paths connect people and places we believe that Council could also use them to create opportunities for the inclusion of play-along-the-way activities as part of those journeys without much additional expense.

### **Project: Indoor Sports Centre**

We support your approach to explore options with Paraparaumu College.

Given the planned development at Otara Park and the Council's current long-term engagement with the College we believe this is a smart way to progress the development of an indoor venue for Kapiti, especially given the growth predictions and consequent increase in demand for indoor venues. We know already from the work done to develop the Regional Spaces and Places Plan that indoor venues are at a premium and supply is insufficient to meet any increase in demand. We also know that the growth sports in our region all rely on access to indoor spaces to run their activities. As with any facility development project we believe there is an opportunity to consider these developments using active design and universal design principle to ensure that the centre is accessible to everyone.

### **Project: Playgrounds**

The evidence on the positive benefits of play is overwhelming. Play has been proven to contribute to a child's brain development and is a key factor in the development of their predisposition to be physically active, social skills acquisition, ability to learn, creativity and emotional development.

For many in our communities play equates to playgrounds. However, while playful experiences are important at playgrounds, for children to get the value that play offers they do not always need expensive equipment. Facilitating play can be achieved through consideration of city and town design and thinking about the play opportunity of things such as at waiting zones and in under-utilised spaces and thinking about concepts such as play journeys, travel routes to school, amongst others.

We support the need to maintain existing playgrounds to ensure they are safe spaces but would encourage consideration of other options for supporting play that are likely to be less expensive.

We would like to continue to work with your Council on developing play in your district.

### **Funding request: Spaces and Places (Facilities) shared role**

The Regional Spaces and Places (Facilities) Plan was signed off by the region's Mayors in December 2019. The plan provides a strategic framework for joint decision-making about facilities deemed regional, national, and

international facilities while also advocating for local planning at city and district levels that considers the broader regional network of facilities. While implementation of the plan began in early 2020, progress has been slowed by the impact of Covid-19.

Nuku Ora has undergone a strategic review of its structure and made changes to ensure it can deliver its new strategy and that it can continue to operate in a fiscally responsible way given the impact of Covid-19.

A dedicated resource to support the implementation of the Regional Spaces and Places plan is one of the at-risk roles in the new structure, hence this proposal to consider a shared role across the region's councils and Nuku Ora.

### ***Proposal***

The proposal seeks consideration by each of the region's councils to support a Regional Facilities Advisor role which would be housed and managed by Nuku Ora. The purpose of this role is to:

- Guide the implementation of the Wellington Region Spaces and Places (Facilities) Plan through working alongside local authority partners, investors, and user groups.
- To provide a regional view on facility developments, ensuring that new facility developments and re-developments are aligned to the principles identified in the regional plan.
- To provide support and advice to facility development partners to ensure regional plan outcomes are met.
- To work alongside your council's staff and provide support to their work including connecting with the sector and Sport NZ on facility matters.

Nuku Ora has secured some funding for this role and is looking for investment from council partners to create a shared role from 1 July 2021 through to 30 June 2024 with a review of the arrangement to be carried out at the end of the first year (during July/August 2022). Nuku Ora will also continue to contribute to the role.

We are asking for your consideration of investing in this role. Note that should this proceed, there will be detailed accountabilities back to individual councils against any investment received. Additionally, it is proposed that progress reports against the regional plan will be provided to Council CEO and Mayoral forums.

We are asking for your consideration of a contribution of \$10,000 on an annual basis for the next three years.

We welcome an opportunity to talk further with you on all these matters.

Nga mihi  
Phil Gibbons

## 2021-41 Long Term Plan Submission

### Paekākāriki Community Board

9 May 2021

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#### Key project 1: Housing

The lack of affordable, suitable housing options was a common theme in the pre-consultation we engaged in with the Paekākāriki community. Many members of our community and experts in the field believe this unprecedented crisis needs some unprecedented responses. Doing what we have always done is not working. Therefore, we ask Council to review and make changes to their policies to make them more proactive, creative and imaginative. We would like council to be seeking out grassroots organisations and innovative ideas through consultation with the community and the housing sector. To actively support any voluntary housing initiatives such as the Paekākāriki Housing Trust or iwi projects in the budgeting of KCDC staff time and expertise, and the easement of consenting charges where applicable.

In Paekākāriki our sections are often large and bringing with them heavy rates. A simple solution but with potentially far reaching benefits, is for Council to encourage home-owners to build secondary dwellings through the development of a 'secondary dwelling kete' — a kit outlining regulatory and consenting options and character guidelines specific to each of its communities.

In the Paekākāriki Local Outcomes document (2007), it states in Outcome 3.1 *'That Paekakariki remains a low density village, of single dwellings on the current large sections, provided that within this general pattern there is housing choice for older residents.'*

Unfortunately, in 2021 the provision of housing for older residents within the village is desperately inadequate. This has an impact across the community as;

- older people are forced to relocate to other areas away from support networks
- older people remain in homes too large or unsuitable for their needs which incur high rates and maintenance
- the lack of housing options for older people to move into increases housing pressure for young or large families to find accommodation within the village.

By working alongside the community and community groups, Council can define and set guidelines for the development of secondary dwellings sympathetic to environment and character and thus increasing housing options for our mana whenua, our older people, our artists, our rangatahi, and our families and helping Paekākāriki remain the diverse and resilient community it is regarded for.



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## Key project 2: The Paekākāriki seawall

The Paekākāriki Community Board **fully endorses the attached submission from the Paekākāriki Design Group**. We are grateful to the enduring effort made by this collective, and note their reasonable and creative approach and dedication to working successfully with Council to deliver the best result for our community.

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### Significant proposal 1: Should we set up a CCO (council-controlled organisation)?

Without clarification of how this is proposed to be applied, the Paekākāriki Community Board cannot offer its support.

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### Significant proposal 2: Should Council explore ways to have a role in the airport?

We recognise Puketapu hapu as the rightful owners of the airport land and support the Puketapu hapu in pursuing **their** vision for their land and implore Council to do the same.

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## Key priorities: Climate change

Concern around climate change is very strong in our community as was expressed repeatedly in the pre-consultation engagement we undertook as a Community Board. A common theme was a desire to see KCDC translate the declaration of a climate emergency into concrete action and supporting policies.

Regarding the idea of 'equity in response to climate change' threats across the district vary and we feel that this is not quite the emphasis that is needed. We are a string of communities, with distinct needs and challenges. It's not necessarily about equity across the district in terms of dollars spent or like-for-like projects, but instead about equal opportunities for all communities to be involved and specific solutions and plans based on the wants and needs of each community.

We also encourage Council to have an overview of how different local climate mitigation projects interact and impact on each other.

We strongly support the proposed principles of the Climate Emergency Action Framework and are happy to see the foundations of it progressing through consultation alongside the Long Term Plan consultation. We look forward to seeing it progress to act as an overarching framework; to sit above and around everything Council does, to ensure we tackle the climate crisis.



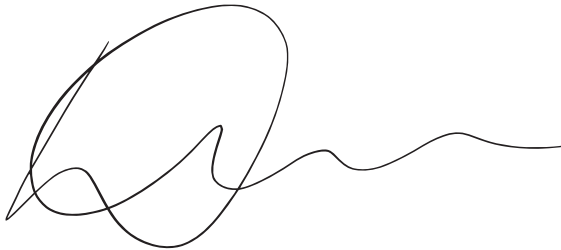
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## Key priorities: COVID-19 response and recovery

The Board believes a better approach would be to widen this topic to 'emergency response and recovery'. Although the impacts of COVID-19 thrust us into unknown waters, it is important to apply the learnings from the pandemic to any other emergency response and recovery processes.

Council should provide general guidelines and recommendations for Community Boards in the case of operating within the context of an emergency. In order to ensure that Community Boards are able to continue to meet virtually, each Board must be allocated with a Zoom or Microsoft Teams account — before any other disaster hits. It's imperative that Community Boards have access to quick-release emergency funding for emergency allocation at their discretion.

Council to create and share a database of key initiatives, organisations and community groups who operate at ground-level. In the case of any emergency this provides for rapid, consistent and successful comms, engagement and action. It strengthens Council's connection to community and provides to increase the sharing of resources, knowledge and initiatives across the district.



Signed:  
Paekākāriki Community Board

Holly Ewens (chair)



LTP Submissions Team  
Kapiti Coast District Council

E. longtermplan@kapiticoast.govt.nz

**Re: Securing Our Future – Kapiti Coast District Council's Long Term Plan Consultation  
2021-2041**

10 May 2021

Tēnā koe,

Wellington Regional Healthy Housing Group (WRHHG) welcomes the opportunity to provide a written submission on the Kapiti Coast District Council's Long Term Plan.

Wellington Regional Healthy Housing Group (WRHHG) is a cross-sectoral group working toward the vision: *"Everyone in the Wellington region lives in warm, dry and safe housing by 2025."* Our Steering Group includes Energise Ōtaki and Sustainability Trust who are partnering on the Warm Up Ōtaki programme with Te Puna Oranga o Ōtaki, to improve health and affordability of homes in Ōtaki. WRHHG value the role that Kapiti Coast District Council continues to play through its representatives on the WRHHG Steering Group.

Over 50 organisations are represented on WRHHG Steering Group,<sup>1</sup> including central government departments, other local councils, district health boards and Regional Public Health, industry bodies, as well as research, social outreach, health and other community organisations. We operate a collective impact model and commit to upholding Te Tiriti o Waitangi principles and articles.

New Zealand's housing stock is of a very low standard compared to other developed countries. Poor quality housing contributes to carbon emissions through high operational energy use and has huge costs for whānau and taxpayers in health and education, and broader intergenerational wellbeing outcomes.

Poor housing and its negative impacts disproportionately affect Māori and Pasifika people, people on low incomes, people living with disability and single-parent households.

**WRHHG commend Kapiti Coast District Council for recognising the central role of housing for a thriving community**, articulated in the LTP Community Outcomes that identify as a priority "access to suitable housing in Kapiti so [people] can live and thrive." We recognise that Kapiti Coast District Council has an existing role in providing social housing and has committed to investment to upgrade this to meet the Healthy Homes Standard.

**We strongly support the recommendation that KCDC should take a bigger role in housing.** New housing supply is needed. We emphasise however that simply supply is inadequate, new supply must include a significant proportion of **affordable** housing, and must meet **high performance**

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<sup>1</sup> For details, see <https://www.wrhhg.org.nz/members-list/>



**standards to support occupant health and minimise carbon emissions.** Actions to increase supply must be properly considered to ensure they do not exacerbate other environmental issues.

Addressing the **affordability and climate performance of existing housing** is also essential to ensure suitable, safe and healthy housing, realisation of carbon targets, and a resilient and thriving community. Efforts to address housing affordability must consider **rent costs and operational energy expenditure.**

Kapiti Coast District Council in its LTP has reaffirmed its commitment to achieve carbon neutrality by 2025. Ensuring new house builds meet low carbon goals is an important step, however existing housing stock performs poorly<sup>2</sup> and if not upgraded will contribute to significant carbon emissions in the next decades.<sup>3,4</sup> It is estimated that, nationally, improving the energy efficiency of NZ homes can create \$60million worth of carbon savings, contributing to the realisation of the 2050 zero carbon target.<sup>5</sup> KCDC support for improved energy efficiency of existing homes can contribute.

A warm dry home is the foundation of health and wellbeing throughout life<sup>6</sup>. Poorly performing homes – those that are un- or badly insulated, draughty, damp – are difficult and expensive to keep warm and healthy. Damp, cold and unhealthy homes and household crowding are significant risk factors for respiratory illnesses such as asthma, skin infections and acute rheumatic fever. This in turn impacts on school and employment outcomes, and on financial and mental health. In 2019, 1,539 New Zealand children aged 0-14 years were admitted to hospital with a preventable, housing related, illness. Māori children were 3 times as likely and Pasifika children 3.7 times as likely to be hospitalised as children of all other ethnicities.<sup>7</sup>

**COVID-19** has further highlighted the dangers of unhealthy homes and particular vulnerability of those on low incomes, younger and older people, single-parent households and Māori and Pacific people.<sup>8</sup>

On the other hand **we know improving house performance works.** Research has shown that investment in improving housing through retrofitting insulation provides a benefit: cost ratio of more than 5:1 including healthcare savings, carbon emissions reduction.<sup>9,10</sup> Research commissioned by EECA found retrofitting reduced days off school by an estimated 23% and days off work by 39%.<sup>11</sup>

Incentivising and resourcing improvements in existing housing stock will also contribute to **employment creation** in the region, supporting KCDC “investing for growth” financial strategy. Wellington Sustainability Trust estimated that new insulation and heating retrofit of 10,000 homes would result in 75-100 new direct jobs and up to 30 indirect jobs.

In summary, raising the quality of housing contributes to the following outcomes:

- i) Improved **affordability of housing costs** (as ongoing maintenance as well as operational energy costs will be reduced)

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<sup>2</sup> BRANZ House Condition Survey 2015

<sup>3</sup> Dowdell, D, 2020. Build 176: <https://www.buildmagazine.org.nz/articles/show/cutting-carbon-is-a-material-issue>

<sup>4</sup> Noting that emissions levels will also be dependent on the carbon intensity of future grid electricity

<sup>5</sup> The case for energy efficiency action - Concept Consulting report for EECA 2018

<http://www.concept.co.nz/uploads/2/5/5/4/25542442/concept-electricity-efficiency-report.pdf>

<sup>6</sup> New Zealand College of Public Health Medicine (2013). "Housing Policy Statement." Available from: [https://www.nzcphm.org.nz/media/120350/nzcphm\\_healthy\\_homes\\_standard\\_submission\\_2018.pdf](https://www.nzcphm.org.nz/media/120350/nzcphm_healthy_homes_standard_submission_2018.pdf)

<sup>7</sup> NDMS, MoH 2019

<sup>8</sup> Labour 2020 Election Factsheet on Housing

<sup>9</sup> Cost Benefit Analysis of the Warm Up New Zealand: Heat Smart Programme. <https://tinyurl.com/yxg68gjf>

<sup>10</sup> The impact of retrofitted insulation and new heaters on health services utilisation and costs, and pharmaceutical costs. Evaluation of the New Zealand Insulation Fund. <https://tinyurl.com/y555towc>

<sup>11</sup> The impact of retrofitted insulation and new heaters on health services utilisation and costs, and pharmaceutical costs. Evaluation of the New Zealand Insulation Fund. <https://tinyurl.com/y555towc>

- ii) **Reduction of carbon emissions** related to household energy use.
- iii) Improved **physical and mental health** outcomes
- iv) Positive impact on **employment and school attendance** outcomes
- v) An opportunity to **address inequities in housing** that see Māori and Pasifika people disproportionately impacted by unaffordable and unhealthy housing

## RECOMMENDATIONS FOR LONG TERM PLAN

We recommend that KCDC include the following in the Long Term Plan 2021-41:

### Action to ensure affordable, healthy and climate-friendly new housing supply

We fully agree that KCDC must incentivise the increase of affordable and high performing housing supply, as suggested in the LTP Consultation document. We recommend that this include:

- review district plan provisions (eg. inclusionary zoning)
- review development contributions policy (eg. decreased contribution for high performing and/or affordable or social housing, slightly increased contribution for developments that don't meet this criteria in order to offset)
- See first dot-point below - 1 FTE advisory role for high performance build and renovation.

### Action to make existing housing affordable, healthy and climate-friendly

- (re-)establish 1FTE position to provide advisory and information support for energy efficient and climate-friendly building and renovation/retrofit work – or alternatively, fund such a role housed in a community-based organisation such as Energise Ōtaki who have existing community connections and can attract complementary funding. This could be based on the Eco Design Advisor (EDA) model that KCDC has used in the past and/or the Home Energy Saver model used by Wellington City Council in partnership with Sustainability Trust.
- include performance standard certifications such as HomeFit, Homestar, Passive House on LIMs to incentivise homeowners to meet these standards
- establish a Voluntary Targeted Rate (VTR), with a low or zero interest rate that ratepayers can access to make improvements to their homes that increase energy efficiency and performance. Such a VTR could be used in combination with central government support such as the Warmer Kiwi Homes subsidies for insulation and heating, or as stand-alone financing.

WRHHG would like to appear before the KCDC LTP Hearings Committee to speak to our submission and answer questions. We are also happy to provide further information in writing upon request.

*Please contact:*

Dr. Roger Blakeley, Chair Wellington Regional Healthy Housing Group

Email: [Roger.blakeley@outlook.com](mailto:Roger.blakeley@outlook.com)

Phone: 021 229 6928

Amanda Scothern, Executive Officer Wellington Regional Healthy Housing Group

Email: [info@wrhhg.org.nz](mailto:info@wrhhg.org.nz)

Phone: 0223 196 313

Nāku noa, na



Dr. Roger Blakeley, Chair Wellington Regional Healthy Housing Group

## Proposed Toilet

This portable self-contained toilet has been proposed and with full consultation with SWRC approval has been agreed and confirming of the best site is currently being viewed.

This very much needed facility with the support of a local group will have the full capital and installation cost covered.

The Canoe Polo and FOTOR are making application to this LTP asking KCDC to have this toilet cleaned as part of the cleaning routine in line with the existing public

toilets in OTAKI.

We see this facility essential for the recreational activity that take place on a regular basis with the youth at canoe Polo and the many users of the CWB network on the OTAKI River Trails. The facility would also be used by the strong FOTOR volunteer group that contribute thousands of man hours per annum who have created this popular environmental recreation Paradise.



We emphasize the importance of this clean Facility to help keep our plantings as a clean healthy site for every body especially the volunteer workers who require a clean working environment under our health and safety Plan.

We look forward to your consideration and I am very happy to be contacted and speak to council at any time

Max Lutz,  
Chair FOTOR.

0273437249. max.lutz@ixtra.co.1372



## Long-term plan 2021-41: Securing our future

First name	Stuart
Last name	Webster
What area do you live in?	Paraparaumu
Are you providing feedback	<input checked="" type="checkbox"/> as an individual

### Our direction

**Our direction: Council has developed four community outcomes to contribute to our community's wellbeing.**

#### Do you think these are the right priorities for Council at this time, and why?

Introduction and overview

We have two broad themes to our response

1. The allocation of any increase is disadvantaging higher value properties and we are tired that Council think we can just keep paying more and more. For our own personal circumstance if this goes ahead we will end up paying \$388 more when the average is \$251 this would take our rates to \$6092 pa when the average is \$3426 pa. Over the last 20 years we have owned our property we have paid approximately \$52,000 more in rates than the average (20x\$2600). We are happy to pay our fair share but the gap is getting ridiculous. There is only two of us living in the property my wife and me and we really use only minimal Council services. Any increase going forward should be assigned equally over all properties not based on capital and land value otherwise the gap just gets bigger and bigger.

2. The Council should stick to its core business / functions and not expand its activities. When times are tough businesses hunker down and focus purely on core activities, that's what the Council should do. In general terms that means as examples make sure land is available through zoning for development and growth not be the developer, set the environment to attract business not be the business owner - you get the theme. We see far too much aspirational thinking so we say - no to CCO, no to involvement with airport (at this point see comments later), limit Mana Whenua input, limit a lot of the community thinking, limit environment, no to any involvement to Council involvement in housing to town planning and zoning and in this instance I suggest we sell Council owned properties. Housing is a government responsibility and the demand for age care housing is being catered for by retirement homes. I have been involved in business and government all my career and yes there role is to set the foundation and framework to attract business but no they typically not good at business or delivery of business outcomes, so let the market and business focus on delivery. There are a lot of direct, indirect and hidden costs in some of these activates that the plan asked us to comment so our view is stick to the Council core business and do that well and tightly manage costs.

In summary – the focus should be on core responsibilities, this means;

- o Focus on roading, public transport, town planning, open up land for growth, encourage private development. Businesses will come based on supply and demand.
- o Limited support to Iwi partnership only



- o Limited strong for communities – let the market take the lead.
- o Vibrant economy - limited involvement let the market and private business drive growth, no to CCO that's not Council business or skill set.
- o No to involvement in the airport at this point. The land was specifically rezoned to allow the airport to cross fund airport activities. Just because the ownership has changed does not mean the community should step in. The new owners need to come to the community with a plan not the community to the owners.
- o No to housing, if anything sell the current stocks, that would help raise capital for community projects. This is a government responsibility and there is a huge retirement private sector addressing this need. Community outcomes

Mana Whenua – Would support limited partnership. Our concern is that too much say will be given to Maori which has the potential of constraining what the balance of the community want. Be careful yes have a say but not with power to veto what the community wants and not a point where we have to fund Mana Whenua representatives.

Resilient safe – We want the council to focus on its core business again limited investment would be supported but not a full programme of work. Just do what is necessary and let the market lead in building services and private sector facilities for the community

Vibrant economy – Agree that should be seeking as much government funding as possible and support events that benefit the economy and promote Kapiti as a good location for business. Otherwise let the market develop – i.e. Council set the framework for a good place for business to locate, supply and demand, cost structure will attract business.

Thriving environment – Do what is core Council i.e. storm water. Do not be an early adopter, follow others and don't over invest in "green" thinking. While we support green initiatives it's too easy to over invest.

Housing – Absolute no to more community housing if anything sell the current stocks that would help raise capital for community projects. This is a government responsibility and there is a huge retirement private sector addressing this need.

### **Do you think investing for resilience and growth is the right approach for Council to take at this time, and why?**

Covid-19 – frankly I am struggling to understand what the Council role is in Covid-19. This is a central government responsibility as said previously stick to core business.

- For land growth in general the developers should pay for cost of services on new land and contribute to costs to upgrade the core infrastructure. I think that is the Council positions
- We do not support the climate emergency position, be mindful but limit expenditure in this category
- In terms of investment we do not accept that this should be accelerated investment in response to pandemic. Yes take advantage of low interest rates but \$221m over 3 years seems excessive. Only invest in essential assets and those that have long term benefits.

## **Our financial and infrastructure strategies**

### **What do you think?**

It's extremely difficult to provide constructive responses to the financial strategy without detailed analysis and proposing alternate positions.

In terms of rate increases over the next 3 years is to excessive (7.8%, 8.3% and 8.3%). For our property as mentioned above due to the value that would mean increases of \$388 year 1, c\$420 year 2 and c\$460 year 3. This is an uneven and unfair distribution of costs and as stated above increases should be less and spread evenly. We will be retired in a year so the impact will be greater with reduced income. If the Council wants to invest more then sort out a more even and fair distribution of the costs.

## **Our big issues**

### **What big issues would you like to give your views on to help guide our direction:**

- ☒ COVID-19 response and recovery ☒ Access to housing

## COVID-19 recovery

**If there's a COVID-19 resurgence, are there particular things you'd like Council to do – are these the same things we did previously, or are there other things?**

Don't use Covid-19 as a reason to invest. Central government is addressing and has invested significant funding NZ wide in funding of Covid-19 related pressures. Come up with a better long term investment plan aligned with community growth. In reality NZ has done very well through the pandemic, yes tourism is down but in general NZ has been one of the better positioned nations and we see investment due to pandemic reasons unnecessary. Do what needed when needed.

**What are the positives that have come out of the pandemic you would like us to keep doing or support in the community?**

Just focus on Council business and limit investment to what necessary. We don't see why the Council needs to take responsibility for Covid-19 effects.

## Access to housing

**Do you have any views on access to housing generally?**

Council should not be involved in housing at all, if anything sell current housing stock and invest returned funds in community facilities and to reduce rate increases. This is a central government responsibility plus there is a whole retirement industry addressing this. It is unfortunate that central government is changing rules on interest deductibility of people who own rental properties (note we do not own rental properties) we think that will impact costs. However this is not a Council responsibility to address, central government has to deal with any fall-out.

## Responding to climate change

## Managing growth

## Strengthening our resilience

## Government changes impacting Council: three waters services

## Key decisions

### Key project 1: Should Council take a bigger role in housing?

**Do you agree with the Council's recommended option?**

☒ No – Council should not take a bigger role in housing

**Do you have any views on this?**

No as stated previously Council should not be involved in housing at all, if anything sell current housing stock and invest returned funds in community facilities and to reduce rate increases. This is a central government responsibility plus there is a whole retirement industry addressing this. It is unfortunate that central government is changing rules on interest deductibility of people who own rental properties (note we do not own rental properties) we think that will impact costs. However this is not a Council responsibility to address, central government has to deal with any fall-out.

### Key project 2: Should we renew the Paekākāriki seawall a different way?

**Do you agree with the Council's recommended option?**

☒ Yes – replace it like-for-like in timber at an estimated cost of \$17 million

### **Do you have any views on this?**

Yes do the job properly but watch costs

## **Significant proposal 1: Should we set up a CCO (council-controlled organisation)?**

### **Do you agree with the Council's recommended option?**

☒ No – we should not set up a CCO

### **Do you have any views on this?**

A big No – the Council has not put a case forward for CCO its just floating an idea without any substance. As I understand it a number of the CCO have been set up with assets passed to the Councils CCOs and our position is we will have to start from scratch. At this point we see no reason to set up a CCO it simply will distract from core business and as stated – “its can bring expertise” which presumably means the Council is not equipped for or does not have the skills. If you have to bring in skills then you should not be getting involved or risking our funds. As stated earlier “no” to housing and focus on the core Council role. Promote Kapiti but let private enterprise invest.

## **Significant proposal 2: Should Council explore ways to have a role in the airport?**

### **Do you agree with the Council's recommended option?**

☒ No – Council should not explore ways to have a role in the airport

### **Do you have any views on this?**

No at least not at now – my view is the Council are going around this the wrong way. The airport was rezoned many years ago to allow for development to subsidise the operation on the airport. Noel Robinson led that and as an adjacent landowner to the airport we supported that plan change. Since then the airport has been sold twice and we are very strong in our opinion that we are not responsible for private business transactions. If the current owners paid too much for the airport which limits their return on investment then that is their problem not ours.

In saying that we would like the airport to stay as it does have value to the community. From a negotiating standpoint the current owners should be making proposals in relation to the airport use or zoning to the Council we definitely should not be making initial offers to the new airport company. I have significant experience in commercial and negotiations and I would recommend that the Council just maintains a watching brief and wait for the airport owners to come to you. For example I see the airport is or should be profitable based on the plan change, if they are saying the airport is not sustainable financially then the airport company are re-positioning the original rezoning and need to disclose the issues and what has changed. This would have to be based on financial performance of the whole company and should not be judged on return on investment of what the new owners paid for the company. I would also question if we were looking at investing solely in the airport operations then why would we want to invest in a loss making activity.

## **Major projects and initiatives**

### **Which of the following key projects would you like to comment on?**

☒ Waikanae Library ☒ Link road ☒ Waste minimisation

### **Waikanae Library - share your views.**

In today's internet world we question the investment in libraries, at least in its traditional form. It is something we do not use so we question why some services should be free (library) and some we pay for (pools and rubbish). If the Council wanted to invest in library look at a user pay model just like other similar services.

### **Link road - share your views.**

I am not sure about the merits of this road and I would expect Council can justify a business case and yes obtain shovel ready government funds. My observations are it may create a bottle neck intersection of Ihakara and Rimu Rd. I also note there is limited space for parking at the west end of Ihakara and the call centre parking is spread across adjacent properties, that will have to be addressed.

### **Waste minimisation - share your views.**

We would not support subsidising of home composting. We would be happy to recycle some things we currently put in the waste this issue is we have to pay, for example if it was free to recycle metal products / wood etc. at the transfer station then we would do that

## **Rates & Policy**

### **Changes to rating system**

#### **Do you have any views on this?**

No we do not support such an increase in rates - The allocation of any increase is disadvantaging higher value properties and we are tired that Council think we can just keep paying more and more. For our own personal circumstance if this goes ahead we will end up paying \$388 more when the average is \$251 this would take our rates to \$6092 pa when the average is \$3426 pa. Over the last 20 years we have owned our property we have paid approximately \$52,000 more in rates than the average (20x\$2600). We are happy to pay our fair share but the gap is getting ridiculous. There is only two of us living in the property my wife and me and we really use only minimal Council services. Any increase going forward should be assigned equally over all properties not based on capital and land value otherwise the gap just gets bigger and bigger.

2. The Council should stick to its core business / functions and not expand its activities. When times are tough businesses hunker down and focus purely on core activities, that's what the Council should do. In general terms that means as examples make sure land is available through zoning for development and growth not be the developer, set the environment to attract business not be the business owner - you get the theme. We see far too much aspirational thinking so we say - no to CCO, no to involvement with airport (at this point see comments later), limit Mana Whenua input, limit a lot of the community thinking, limit environment, no to any involvement to Council involvement in housing to town planning and zoning and in this instance I suggest we sell Council owned properties. Housing is a government responsibility and the demand for age care housing is being catered for by retirement homes. I have been involved in business and government all my career and yes there role is to set the foundation and framework to attract business but no they typically not good at business or delivery of business outcomes, so let the market and business focus on delivery. There are a lot of direct, indirect and hidden costs in some of these activates that the plan asked us to comment so our view is stick to the Council core business and do that well and tightly manage costs.

In summary – the focus should be on core responsibilities, this means;

- o Focus on roading, public transport, town planning, open up land for growth, encourage private development. Businesses will come based on supply and demand.
- o Limited support to Iwi partnership only
- o Limited strong for communities – let the market take the lead.
- o Vibrant economy - limited involvement let the market and private business drive growth, no to CCO that's not Council business or skill set.
- o No to involvement in the airport at this point. The land was specifically rezoned to allow the airport to cross fund airport activities. Just because the ownership has changed does not mean the community should step in. The new owners need to come to the community with a plan not the community to the owners.

### **Changes to the help Council provides with rates**

### **Changes to user fees and charges for 2021/22**

### **Changes to levels of service**

## Changes to policies

## Revenue and financing

## Rates remission

## Development contributions

## Significance and engagement

## Rates for 2021/22

### Which of the below best indicates your views?

☒ I don't accept it and I think that Council should find a different way to deal with cost increases

### Do you have any views on Rates for 2021-22?

Read comments to 21 and earlier response to capital investment. The rates increase are to much especially for higher value properties.

Also read response to Investment needs to be better spread. i.e. In terms of rate increases over the next 3 years is to excessive (7.8%, 8.3% and 8.6%). For our property as mentioned above due to the value that would mean increases of \$388 year 1, c\$420 year 2 and c\$460 year 3. This is an uneven and unfair distribution of costs and as stated above increases should be less and spread evenly. We will be retired in a year so the impact will be greater with reduced income. If the Council wants to invest more then sort out a more even and fair distribution of the costs.

### Do you support Council exploring other ways to generate income?

☒ No

### Do you have any views on Council exploring other ways to generate income?

A big No – the Council has not put a case forward for CCO its just floating an idea without any substance. As I understand it a number of the CCO have been set up with assets passed to the Councils CCOs and our position is we will have to start from scratch. At this point we see no reason to set up a CCO it simply will distract from core business and as stated – “its can bring expertise” which presumably means the Council is not equipped for or does not have the skills. If you have to bring in skills then you should not be getting involved or risking our funds. As stated earlier “no” to housing and focus on the core Council role. Promote Kapiti but let private enterprise invest.

## Other feedback

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## Speaking at a Council meeting

### Do you wish to speak to a Council meeting on 17, 18, 19 May 2021?

☒ Yes

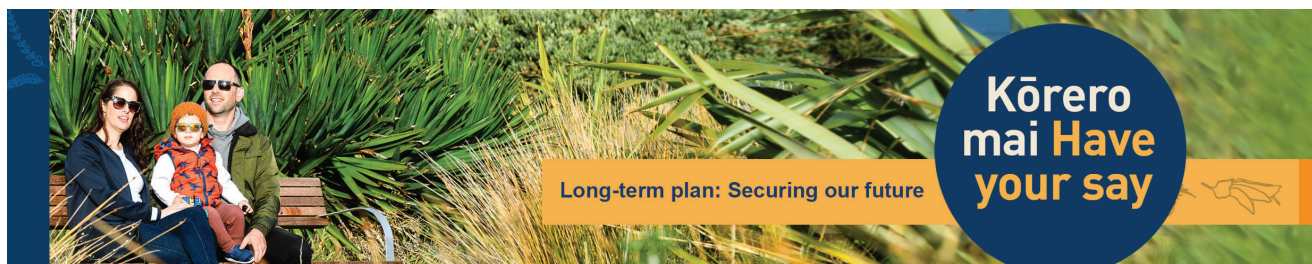
### What area do you live in?

Paraparaumu

Response ID

3358976





## Long-term plan 2021-41: Securing our future

First name	Jon
Last name	Wallace
What area do you live in?	Paraparaumu
Are you providing feedback	<input checked="" type="checkbox"/> as an individual

### Our direction

**Our direction: Council has developed four community outcomes to contribute to our community's wellbeing.**

**Do you think these are the right priorities for Council at this time, and why?**

Council needs to pay more attention to the impact of rates increases on the local economy-when for many residents and businesses, incomes have decreased over the past 18 months.

Trust that Council exercises competent judgement in the management of the district's priorities and funds has frankly been eroded through the recent pursuit of the gateway project.

Many current ratepayers do not have the luxury of discretionary income to pay rates increases and tied to a history of poor and wasteful project selection and execution by Council does not earn it the right increase the funding burden on ratepayers.

**Do you think investing for resilience and growth is the right approach for Council to take at this time, and why?**

Investing implies a return.

Borrowing is the right funding stream for well-considered future-facing initiatives, including preparing for growth and improving resilience. The benefits from successful initiatives will accrue to future residents.

### Our financial and infrastructure strategies

**What do you think?**

The adjustments proposed and at the margins and overall appear sensible

However I do not trust the Council's execution and communications. The Council's own rates calculator forecasts that my KCDC rates will increase 14% in 21/22 (and GWRC rates increase 17.8%) despite my 2020 property revaluation impact being negative.

### Our big issues

**What big issues would you like to give your views on to help guide our direction:**





## **COVID-19 recovery**

### **Access to housing**

#### **Do you have any views on access to housing generally?**

I agree with the implied direction in the LTP - Council should be active in creating the environment in which other developers and agencies can deliver housing-related projects.

Council's own role in owning / providing social housing should be managed with care - focused on a small portfolio of safe & liveable emergency housing.

Any move into a wider portfolio of direct or in-partnership ownership should be subject of a long-term-return/asset value investment approach and funded by borrowing.

### **Responding to climate change**

### **Managing growth**

#### **As our district grows, what do you think good growth looks like?**

Mixed density will be important. Focused commercial/shopping areas and small local stores are to be preferred over endless strip malls.

More work is required to ensure the district develops character - this is very important to well-being of residents.

### **Strengthening our resilience**

### **Government changes impacting Council: three waters services**

### **Key decisions**

#### **Key project 1: Should Council take a bigger role in housing?**

##### **Do you agree with the Council's recommended option?**

☒ Yes – Council should take a bigger role in housing

##### **Do you have any views on this?**

See earlier comments

#### **Key project 2: Should we renew the Paekākāriki seawall a different way?**

##### **Do you agree with the Council's recommended option?**

☒ Yes – replace it like-for-like in timber at an estimated cost of \$17 million

##### **Do you have any views on this?**

Council needs to find a way of linking cost to benefit. Most of the district and most of the ratepayers do not benefit from this expensive local requirement.

In the rural back blocks we have not benefitted from the large increases in waterfront property values over the years. A fair balance will be hard to find but should be sought.

## Significant proposal 1: Should we set up a CCO (council-controlled organisation)?

**Do you agree with the Council's recommended option?**

☒ No – we should not set up a CCO

**Do you have any views on this?**

Despite a chequered history in NZ to date, I am not fundamentally opposed to CCOs. However I strongly reject the intent to set one up "in case".

Setting up an "on the shelf" CCO should not be proceeded with. It's not that hard or lengthy a process that it should be done before there's a specific identified need.

## Significant proposal 2: Should Council explore ways to have a role in the airport?

**Do you agree with the Council's recommended option?**

☒ Yes – Council should explore ways to have a role in the airport

**Do you have any views on this?**

A suitably scaled airport operation provides commercial and resilience benefits to the district that Council has identified. Its is a long-term asset that cannot be replaced or reinstated in the future.

Council should continue to lobby central government for support - while that appears to be unlikely to result in central government stepping in, e.g. to purchase a stake, explicit central government support of a position by council that it will oppose rezoning of the core airport area for other uses may assist in leveraging a negotiated outcome with the current owners.

Purchase of the core airfield assets may appear to be beyond council's ability or intent - but some form of partnership should be explored - and the current value of the asset as a commercial property is afterall determined by it's future income potential - so it is not that high.

There are several examples of successful local airfield ownership by councils around NZ. The ability of an airport/airfield to be self-funding depends largely on the value that can be obtained from the immediately surrounding business opportunities - as evidenced by the previous owners' development of Kapiti Landings.

## Major projects and initiatives

**Which of the following key projects would you like to comment on?**

☒ Kāpiti Gateway/ Te Uruhi

**Kāpiti Gateway/ Te Uruhi - share your views.**

This appears to be a very poorly performing and expensive asset in the creation. Council has certainly failed to bring the community along with it. The apparent failure to consult with likely tenants suggests a poorly judged process by council officers. This albatross should be scaled back.

## Rates & Policy

### Changes to rating system

**Do you have any views on this?**

This appears to be tinkering at the margins.

## Changes to the help Council provides with rates

## Changes to user fees and charges for 2021/22

**Do you have any views on this?**

These changes seem to be almost in line with inflation and unremarkable

## Changes to levels of service

**Do you have any views on this?**

Is this the Otaihangā site? I presume not

## Changes to policies

## Revenue and financing

## Rates remission

## Development contributions

## Significance and engagement

## Rates for 2021/22

**Which of the below best indicates your views?**

☒ I accept it, but I will find it hard to manage

**Do you have any views on Rates for 2021-22?**

I am mistrustful. The Council is campaigning on the basis of an average 7.8% rates increase. The council website calculator forecasts my rates increase will be 14% (and 17.8% for GWRC). The contribution of the 2020 revaluation shown in the calculator for my property is negative. So I don't trust council's figures.

14-17.8% is a very large increase and more increases are forecast for following years. Where is this money to come from? My income is substantially reduced as a result of covid.

As a lifestyle property we pay for rubbish collection, pay for our own water supply and sewerage disposal, have no kerbside recycling, no footpath, no street lighting. So our benefits are limited to district roading and amenities.

**Do you support Council exploring other ways to generate income?**

☒ Yes

## Other feedback

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## Speaking at a Council meeting

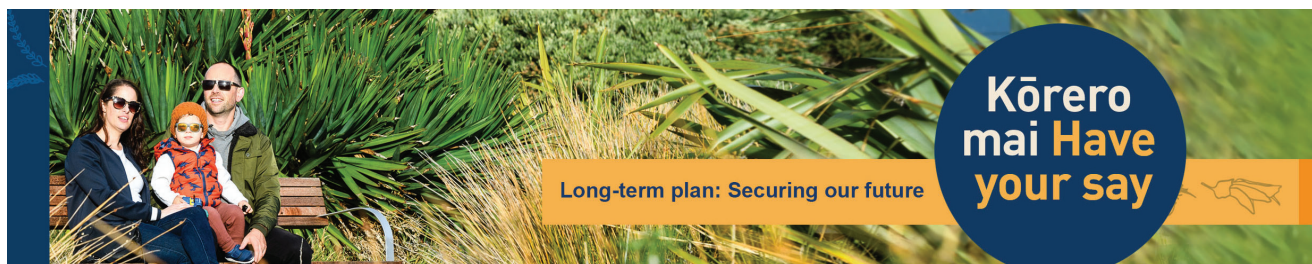
**Do you wish to speak to a Council meeting on 17, 18, 19 May 2021?**

☒ Yes

**What area do you live in?**

Paraparaumu





## Long-term plan 2021-41: Securing our future

First name Joe

Last name Buchanan

What area do you live in? Paekākāriki

Are you providing feedback

☒ as an individual

### Our direction

**Our direction:** Council has developed four community outcomes to contribute to our community's wellbeing.

**Do you think these are the right priorities for Council at this time, and why?**

Probably, but I find some of the language confusing. Not using compound sentences would help.

**Do you think investing for resilience and growth is the right approach for Council to take at this time, and why?**

Broadly, yes, but growth should be predicated on greenhouse gas emission reductions.

### Our financial and infrastructure strategies

**What do you think?**

yes

### Our big issues

**What big issues would you like to give your views on to help guide our direction:**

☒ Access to housing ☒ Responding to climate change ☒ Managing growth

### COVID-19 recovery

#### Access to housing

**Do you have any views on access to housing generally?**

Council should facilitate access to genuine low cost housing and place obstacles in the way of high end housing developments and urban sprawl.

Housing should be focussed on public transport hubs. In particular there is substantial opportunity for housing development east of the Paraparaumu railway station. Much of this area is underutilised, with a mix of open spaces, light industry and a run down appearance. This should be considered for medium

density housing. Unfortunately the consultation document suggests new growth housing “south of Waikanae” (I have no idea what this means – presumably Otaihanga – as much of the Kapiti district is south of Waikanae), and Te Horo and Peka Peka. Both these areas are as far from public transport hubs as it is possible to get, and rely almost entirely on private cars for access. I can’t see any evidence that the council is considering emissions reductions in proposing these areas for housing development.

## **Responding to climate change**

**We have made good progress on reducing Council’s emissions, however, achieving further gains will cost more. Should we continue to prioritise emissions reduction within Council?**

Like much of the Long Term Plan consultation document, much of the Climate Change section is intangible. There are plenty of processes and intentions, but little substance that can be engaged on. For example the Strategic framework principles address leadership, decision making, participation, advocacy and equity, but have little to say about reducing carbon emissions. This flies in the face of the declaration of a climate emergency by the council. In an emergency one would expect immediate actions, not the development of processes to implement future planning.

The only specific mention of emissions reduction refers to the council’s own emissions. The council has set a goal of carbon neutrality by 2025. I presume this stands, although it is unclear from the document whether the question on further emissions reduction within the council means meeting this goal or accelerating it. The council should certainly reduce its own emissions as quickly as possible.

On the specific question of low-emission vehicles, the council should immediately phase out petrol and diesel vehicles in favour of public transport, cycling and electric vehicles. Council staff should be able to move around the district without using cars. If they can’t there is obviously a public transport problem that the council needs to address.

The major area of emissions reduction that the council should work on is transport. This is a major source of emissions in New Zealand and the Kapiti district. Unfortunately transport investment over the last 40 years (since climate change was flagged as a major problem) has been dominated by unsustainable transport development, particularly road building. Often the KDCD has supported expansion of roads and air travel, both unsustainable options, and at odds with the Strategic Climate principles.

The council needs to restrict new roading to safety improvements and address growth through other avenues. Rail and cycleways are popular but poorly provided for.

The council should be strongly advocating for the extension of passenger rail services to Otaki.

Cycleways need to be prioritised and built properly. In particular the Kapiti road cycle lane needs extensive upgrading. The lane is narrow, often occupied by patches of gravel and drain covers, and interrupted by far too many vehicle entrances. It appears to be the minimal possible provision for cycling.

Over my lifetime, long distance passenger rail services have almost vanished. Electrification of the NIMT has stalled, the last significant upgrade to the NIMT was the Mangaweka deviation in the late 1970s. Concurrently, domestic air travel has increased. The Paraparaumu airport is a small but significant emitter of greenhouse gases. Air travel should be reduced in favour of long distance rail. The council should act consistently with its climate change framework and cease advocating for easier air travel. Instead advocate for better connectivity with Wellington airport, where necessary, for example by a light rail connection between the Wellington railway station and the airport, and advocate for long distance passenger services, particularly a overnight train to Auckland, which could be viable without significant track upgrades, and a longer term plan for a fast passenger rail network.

**The effects of climate change are being experienced in different ways across the district, for example, for our coastal communities and infrastructure such as the seawall in Paekākāriki. As climate change impacts become more severe and costs to respond increase, how do we ensure equity across the district?**

Generally by aiming spending at poorer sections of the community, particularly by upgrading housing and infrastructure in areas like Otaki. But beyond this, council can’t ensure equity. It does not have that power. Climate change impacts will be wide ranging and diverse. Council should focus on practicalities.

**We have developed a strategic framework to guide our decision making and we want to know if you think we’ve got it right. What are your views?**

Some of this is badly phrased and hard to interpret. But broadly I agree with the principles, but as noted above, I don’t see them being implemented yet. For example how has the council “given effect to the climate change emergency”? How about advocating emissions reduction immediately and the cessation of road building? I would strongly suggest that emissions reduction be a priority (especially in the face of



an emergency) and that this be included in the principles. Similarly, how is "climate change-related work [being] integrated and coordinated across council" when the topic is missing from many sections of the LTP consultation document (e.g., Covid 19 recovery and Growth)?

## **Managing growth**

### **As our district grows, what do you think good growth looks like?**

Intensification around public transport hubs. Not sprawl or "greenfields" development, certainly not housing development on former wetlands, and not the big box retail/low rise commercial and car parking mode of development that has turned Paraparaumu into possibly the ugliest and most lifeless town centre in New Zealand. Seriously, I have to shop in Porirua sometimes because the Coastlands area depresses me.

## **Strengthening our resilience**

### **Government changes impacting Council: three waters services**

#### **Key decisions**

##### **Key project 1: Should Council take a bigger role in housing?**

**Do you agree with the Council's recommended option?**

☒ Yes – Council should take a bigger role in housing

**Do you have any views on this?**

Low cost housing is essential to alleviating poverty and inequity. Even though I'm a homeowner I'd love to see the housing market crash so I can live in a decent society.

##### **Key project 2: Should we renew the Paekākāriki seawall a different way?**

**Do you have any views on this?**

This is hard to respond to, despite asking I'm not sure where the \$27 million figure comes from. It seems as if council is consulting on a guesstimate. I am not too unhappy with a timber wall, but it should not be like for like - it should be sloped, shelved and better landscaped. The council seriously needs to acknowledge the enormous amount of unpaid work put into these consultations by the Paekakariki community over the last ten years and acknowledge that people thought they had reached a conclusion - only to be told the project was to be reconsulted on. Whatever happens it needs to be in place soon, before more rock dumping makes the whole thing even harder.

##### **Significant proposal 1: Should we set up a CCO (council-controlled organisation)?**

**Do you agree with the Council's recommended option?**

☒ No – we should not set up a CCO

**Do you have any views on this?**

If council can't point to a specific use for this they should not be asking. CCOs have pitfalls that the council does not mention in the consultation document, which is poor consultation. Pitfalls include loss of democratic control, CCOs making a loss and requiring bailouts, CCOs becoming advocates for themselves rather than the community and CCOs being absent from ethical and social norms (such as paying living wages or carbon emission reductions).

## **Significant proposal 2: Should Council explore ways to have a role in the airport?**

### **Do you agree with the Council's recommended option?**

☒ No – Council should not explore ways to have a role in the airport

### **Do you have any views on this?**

As mentioned above, the airport is a significant carbon emitter, according to the council's own documents, but the consultation document makes no mention of this which seems to fly in the face of the principles in the Climate Change Strategic Framework. The need to fly up to Auckland for a day can be addressed in other ways that the council should advocate for - overnight trains, or online meetings.

## **Major projects and initiatives**

### **Which of the following key projects would you like to comment on?**

☒ Link road   ☒ Waste minimisation

#### **Link road - share your views.**

Build decent cyeways, not new roads. Actually I'm confused about what this even is. Parts of the consultation document refer to the "East-West link Road" Other parts to the Ihakara-Arawheta road. Are these the same thing? The different terminology is confusing for people who aren't following council processes. The council should be focussed on equitable solutions such as public transport rather than trying to relieve traffic congestion (which acts as some brake of carbon emissions as people are incentivised to find alternative travel modes).

#### **Waste minimisation - share your views.**

Obviously needs to be taken more seriously. Pressure to phase out unnecessary packaging is a start, and the council needs to reverse its support for the phasing out of volumetric charging for waste through pay by the bag rubbish bags in favour of fixed volume wheelie bins by local operators, when wheelie bins have been shown to increase waste.

## **Rates & Policy**

### **Changes to rating system**

### **Changes to the help Council provides with rates**

### **Changes to user fees and charges for 2021/22**

### **Changes to levels of service**

#### **Do you have any views on this?**

No, we need more local recycling not less.

### **Changes to policies**

### **Revenue and financing**

### **Rates remission**

### **Development contributions**

### **Significance and engagement**

## Rates for 2021/22

Which of the below best indicates your views?

☒ I accept it, but I will find it hard to manage

Do you support Council exploring other ways to generate income?

☒ No

## Other feedback

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## Speaking at a Council meeting

Do you wish to speak to a Council meeting on 17, 18, 19 May 2021?

☒ Yes

What area do you live in?

Paekākāriki

*Response ID*

3362675

## Submission to Kāpiti Coast District Council (KCDC) 2021-31 Long Term Plan (LTP) Consultation

**Contact:** Karyn Burgess, Regional Coordinator, Enviroschools Te Upoko o te Ika a Māui [karyn.burgess@gw.govt.nz](mailto:karyn.burgess@gw.govt.nz) ph 021 133 2569



### We would like to speak to our submission.

Thank you for the contribution Kāpiti Coast District Council has made over many years to supporting an Enviroschools Network on the Kāpiti Coast.

We would like to continue partnering with Mana Whenua and KCDC to secure the future we want for our mokopuna.

We therefore request continued funding for a Kāpiti Coast Enviroschools Network.

### Significance of the Enviroschools kaupapa in creating a sustainable future

In today's world we face a myriad of complex environmental, social, cultural and economic challenges. Active, empowered, environmentally aware citizens who know how to work as part of a community and understand what it means to honour Te Tiriti o Waitangi are essential in responding to these challenges.

The Enviroschools Network provides schools and early childhood centres with a framework and support system to develop these citizens and connect them with their environment and community. Investing in an Enviroschools Network is therefore highly valuable for any community at this time. Young people are making change now and providing us with the leaders of the future. Let's support that.

### Enviroschools - A great fit with Te Kaupapa Mātua, the Vision and Community Outcomes at KCDC

Enviroschools prioritises strengthening relationships with Mana Whenua and restoring connections with Papatūānuku as essential foundations for taking environmental and social action. We are privileged to be associated with a district in which there is the genuine partnership between council and Mana Whenua expressed in Te Kaupapa Mātua.

The holistic nature of the Enviroschools kaupapa is a natural fit with the vision: Thriving Environment, Vibrant Economy, Strong Communities.

Our recent mahi on the coast has involved working with Liana Stupples and Mana Whenua representatives Matua Bill Carter and Sharlene Maote Davis (Te Atiawa ki Whakarongotai, Ngāti Haumia, Ngāti Mutunga o Wharekauri), to help teachers connect with their place and with nature and to inspire them to incorporate this into their everyday learning and action at school.

This has been highly successful in terms of inspiring teachers and has also prompted additional schools to



start a whole school journey with Enviroschools and broaden their undertakings with sustainability. Paekakariki and Waikanae Schools are participating in our Exploring Enviroschools workshop this month with the hope of being able to begin a deeper journey with Enviroschools this year.

We also look forward to contributing to the large scale projects on the Coast including Waikanae ki Uta ki Tai, Wharemauku and restoring wetlands in Queen Elizabeth Park. There are numerous opportunities for our young people to be involved in these projects which can be linked to their work in school through relationships with Enviroschools.

### **Kāpiti Coast District Council is not alone - A nation-wide movement for positive change**

Enviroschools on the Kāpiti Coast is part of a strong collaborative model nationally, regionally and locally. Such collaboration is essential if we are to address the complex challenges we face as a society. Central government, other regions and all the councils of the Wellington region are working together to support a network that provides knowledge and inspiration to its participants who find it highly valuable to be part of.

The funding partner collaboration in the Wellington region is outlined in the attached *Regional Statement of Collaboration, Enviroschools in Te Upoko o te Ika a Māui*.

We really look forward to continuing working with you to secure a positive future for our community.



Submission to the Long-Term Plan on behalf of the  
Economic Development Kotahitanga Board

10 May 2021



## Introduction

This submission from the Economic Development Kotahitanga Board (EDKB) seeks funding for a feasibility study to ascertain the financial viability of an Education Hub based in Paraparaumu to provide a local training option to meet recognised skills gaps within local industry.

The Kāpiti Coast District Council (KCDC) has a unique set of labour market challenges and opportunities. Local stakeholders are committed to working in partnership to create more opportunities for young people and those wishing to retrain across the District to enter into employment, grow and progress and realise their potential. At the same time there is also a commitment to ensuring local employers can recruit a skilled and talented workforce, supporting their competitiveness and growing a productive and resilient economy.

In the 5 years 2015 to 2020 tertiary enrolments from Kāpiti and Paraparaumu Colleges have increased 65.8% with a 2.11x increase in the number of learners enrolled in apprenticeships. However, there are limited local options for these learners to enrol within the Kāpiti Region resulting in a loss of talent to other centres.

Tertiary Enrolments  
Kāpiti & Paraparaumu Colleges

Type	2015	2020	Increase
Apprenticeships	121	377	211%
Level 4 – 7 (non-degree)	189	336	77.8%
Level 7 (Degree)	658	892	35.6%
<b>Total</b>	<b>968</b>	<b>1,605</b>	<b>65.8%</b>

Source: Tertiary Education Commission

When our rangatahi and older generations seek training opportunities they find themselves having to travel outside of Kāpiti to secure this training, as their needs are not being met here in Kāpiti. We believe that Kāpiti can and should provide local educational opportunities.

This submission advocates for funding to assess the setting up of an education and training hub in the heart of Kāpiti.

## Education Hub Concept

### Rationale

To support planned economic growth Kāpiti must be able to close skills gaps within key industries. Training to support growth sectors will include fulltime enrolments in educational institutions, apprenticeships, bespoke industry-based training and will be a mix of vocational and formal qualifications.

Given the varied nature of both delivery and style of training and qualifications a multi-purpose campus is required. It is unlikely that any one institution would commit to the

development of a single use campus in Kāpiti. Therefore, we are suggesting a purpose-built Education Hub with multiple institutions as tenants.

Developed correctly this could become a hub for education, youth health and mental health, community education services and industry training.

EDKB is seeking funding for a feasibility study to ascertain whether an Education Hub can be financially viable. The Board seeks to work with and further build relationships with multiple training providers including; WelTec/Whitireia, Te Wānanga o Raukawa, Victoria University, UCOL Kiwi Can Do, Horowhenua Learning Centre (HLC) and others in the education sector.

Each of these institutions currently have students enrolled from the Kāpiti region and are delivering programmes using a blended learning model inclusive of online learning and block courses outside the region. In the case of HLC programmes funded by the Tertiary Education Commission and Ministry of Social Development are delivered from the top floor of Coastlands for up to 110 learners per year.

It is our belief that should a facility be available, each institution would improve the delivery of training and develop more focussed programmes closely aligned with targeted sectors for economic growth, as the cost of campus development could be shared through joint tenancy.

The needs of the community **must** be assessed and due diligence will be required and carried out to ascertain these needs.

The feasibility study will look at these questions:

1. What does the community need?
2. Are these needs currently being met?
3. How might they be met.

This may mean a purpose-built hub to house an existing education provider or it may mean the cost of an FTE or part time project manager to act not only as the conduit for the existing providers but also to actively seek ways of bringing new providers to Kāpiti.

The establishment of an educational and training hub aligns directly with more than one of the Council's five strategic pillars:

**Kaitiakitanga:** open for opportunity - this is manifest - by providing relevant and suitable training facilities here in Kāpiti it is clear to all that Kāpiti is open and willing to train its residents. This not only provides resources to existing businesses in Kāpiti but also those that may look to relocate here.

**Whanau:** growing skills and capability - this pillar involves developing a Workforce Plan including a youth initiative - the education hub fits squarely and easily under this pillar as a direct pathway for growing skills and capability in our rangatahi.

**Manaakitanga:** supporting key sectors - by establishing an education and training hub, the KCDC will be directly supporting key sectors by providing trained workers to existing and new and relocating businesses

### **Funding Request**

EDKB is seeking \$50,000 for the 2021 financial year to complete a feasibility study for the development of an Education Hub in Paraparaumu. This will include a full assessment of the needs of the community, viability of a development and possible tenants.

It will seek to answer if there is a clear opportunity to improve how local partners work together in the Kāpiti region to better coordinate their service offerings and better coordinate their engagement in local and national programmes.

To undertake the feasibility study, we propose:

- A review of background documents including key research reports and strategies provided by KCDC
- An analysis of labour market data, including from Informetrics, Statistics New Zealand, Education Counts, Tertiary Education Commission and Ministry of Social Development
- A series of interviews with key stakeholders and partners across the district to identify the current range of training provided and develop an understanding of the barriers, gaps and opportunities for development
- To hold a series of workshops with key stakeholders focussed on identifying priority areas of focus and how these might be addressed through a joint local facility
- Analyse options and develop them into a long and short list along with recommendations for a local solution.

### **Conclusion**

The Kāpiti Coast Recovery Plan 2020-2021 outlines aims, objectives and actions to stimulate recovery, considering the impacts of Covid 19 on environmental, cultural, social and economic wellbeing. Its overall aim is to enable greater inclusive local employment, innovation, creativity and entrepreneurship and improve capacity for mana whenua participation.

Stated desired medium-term outcomes are:

- To improve the match between workforce needs and skills
- To improve the skills gap by providing the right type of training and education
- To increase the employment and training pathways for all
- To increase business networking and awareness of training and support

Stated longer term outcomes are:

- To increase the level of qualification attainment
- To decrease the proportion of young people/rangatahi not in education, employment or training (NEET)
- To decrease the rates of unemployment and
- To increase investment into key industries and businesses

Kāpiti is growing rapidly. The Board, along with KCDC cannot fail to see the need for quality and effective education and training for the many rangatahi and multi-generational residents in the region as a key driver of future economic growth.

We believe the addition of a focused Education Hub in the region will improve pathways for young people/rangatahi reducing NEET rates and through the development of targeted skills attainment, reduce unemployment for both young people and those wishing to retrain while delivering a highly skilled workforce to support planned economic growth.

## Submission to the Kapiti LTP from the Paekākāriki Seawall Design Group

### About us

The Paekākāriki Seawall Design Group was formed around 8 years ago. The group was created by a number of local volunteers to advocate for the community regarding the replacement of the failing Paekākāriki seawall along The Parade. The aim was to ensure a good consultation process with all parties, and, at the time, to ensure no more rocks were placed on the beach.

Over the years our group came to play a key part in consultation with the council, helping to connect and consult with the community as well as to discuss and brainstorm various design ideas that could address those priorities (including budgetary priorities). Many hours of volunteer work were provided by our group to help in this process, some of it from subject matter experts who happened to live in the village. Throughout the process attention was of course paid to staying within the indicated budget and we worked closely with council staff and other consultants to discuss details and arrive at solutions that were affordable but also addressed the key concerns as much as possible. Council staff and consultants then put forward the agreed proposals which were approved by community and local council, drawn up and consented with the regional council and, we were assured, within the long term budget as estimated.

Overall, we have worked hard over many years to promote and reflect the Paekākāriki community's vision for a seawall that is both functional and protective as well as able to make the best of our beach and its surroundings.

### General comments

#### 1. On the choice between a \$27m or \$17.1m 'like for like' replacement

We understand the budgetary constraints in place for the council.

The already approved and consented, stepped back concrete sea wall design is the most cost effective solution in the long term / 50 year target lifespan. However, we accept the need for a less expensive option, given that the council is now setting a shorter 25-30 year target lifespan.

***We support the need for a less expensive option, but we do not think the council should be hamstrung by the simplistic idea of a 'like for like' replacement.***

We understand that budgetary constraints suggest replacing the now fraying timber sea wall with another wall built from similar materials - and we support this idea. But, even within the

context of a timber wall, a lot of *specific design concepts* from the consented design can be used to significantly improve on the design of the timber sea wall that is already there.

Fortunately we already have a clear understanding of community priorities as well as a number of *specific design concepts* that could significantly improve on outcomes. Many hundreds of thousands of dollars and hundreds of hours of volunteer work has been incurred in consulting and coming up with these design concepts.

We urge the council to think ahead when building a seawall. \$17 million dollars is way too much money to spend without proper planning. We urge the council to crib extensively from the existing work that has already been done. It is true that design itself can cost money but, within a \$17 million budget, improving on the current design may actually improve utility *and actually cost less*.

## **2. “Design and build” tendering**

We advocate for a ‘design and build’ tendering process that allows for the very real possibility that smart local contractors may be able to deliver many of the key amenities desired for even less cost than the current \$17 million estimate. By building in stages, risk of tendering can be reduced further.

Given that the council can reuse the outcomes documentation and design work already done as part of the consented design we urge the council to create a document outlining the key priorities and constraints of the current project, in the context of the consultation already completed, and then invite design and build tenders from interested local contractors.

We have reason to believe that local contractors, who are familiar with the conditions and materials available in our area may well have some very useful and interesting ideas. Properly incentivizing these people to provide suggestions on how to design and build the seawall in a cost effective way may save the council significant funds and at the same time support local businesses. This is especially important at a time when work related to the local motorway/s is starting to dry up.

## **3. Building in stages**

We support the suggestion that the council might build the seawall in stages from the southern end north. While erosion protection is important across the whole length of our beach, the need is most pressing towards the south.



## Key outcomes from consultation

Many of the outcomes from the consultation are already documented, however we wish to draw attention to the following key points.

### **1. Preserving the beach through stepped back designs**

No rocks on the beach and preserving as much dry sandy beach as possible were a couple of key priorities that came through very loud and clear

After much design work and discussion with experts it was determined that the key thing here is to avoid large lengths of vertical wall. Specifically, designs which start low and step back gradually are to be preferred.



There is a simple and critical reason for a stepped back design - the conservation of sand:



To preserve a sandy beach, the key thing to avoid is scouring of the sand through wave action. During a storm, waves slamming into a large vertical wall push down hard into the sand with equal force to the waves they throw into the air.

We have good reason to believe that scour from vertical walls is a problem wherever such walls are built; you can see this here in Paekākāriki as well as in the wider Kapiti area (and elsewhere).

Scouring of sand also destabilizes the wall and limits its useful life time.

On the other hand, low walls with stepped back designs are often associated with areas of the beach where sand is preserved.

Specifically we advocate, *as a priority*, a stepped back design that can minimise sand and beach loss. We urge the council to reduce the first seaward wall's vertical height above the sand as much as possible and then step back in progressive stages from there.

## 2. On the use of rocks and rock revetments



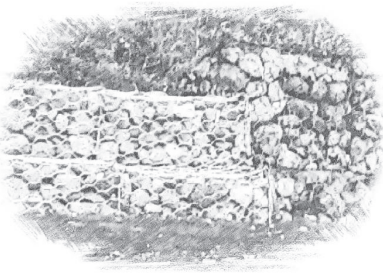
Stepped back rock revetments can effectively absorb wave action and avoid the worst wave scour problems.

However, rocks *placed directly on the sandy beach* become a problem in and of themselves.

Specifically they push down the level of the beach, effectively reducing usable beach area versus high tide. Worse, they slump down over time and get pulled out into the sea - thus

eliminating the sandy beach that a stepped back design is trying to protect.

Placed correctly, however, rocks, boulders or rock revetments can create a very effective secondary wall, away from the sandy beach - a design which is cost effective and efficient at preventing erosion from bigger waves and storm events. Design sketches already presented



by the council to the public during earlier consultation suggested the use of boulders as a secondary line of defence and we are in favor of rocks or boulders as an option in this role.

It is true that the cost of large boulders has gone up in recent years. However, perhaps when discussed with local contractors as part of a design/build process, gabions can be an effective way to reduce cost while retaining amenity, especially if coupled with plantings.

## 3. Easy access to and from the beach

Easy access to and from the beach was another key point that came out as a clear priority during consultations.

The consented design had many specific access points marked in, and those locations were the result of some discussions and compromises on specifics with local residents. We hope that the new design can incorporate access to the beach at all the same points as already in the consented design. It's also worth noting that with a low enough seawall the beach can be directly accessible to able bodied people (including children and pets) along the whole length of the seawall, and also avoid a fall hazard, as exists currently.

#### 4. Lower path and the road

Another theme that arose in much of the consultation is that people really appreciate walking along the path directly above the seaward wall - as already exists at most points on the beach. Rather than walking right next to the road the preference is generally (though not always) for a lower path, or "upper beach" - preferably with areas of seating - just above the sea wall.

The design group urges the council and other parties to make smart use of the horizontal space and reflect the values of our residents that prioritizes a walking path at a lower level.

#### 5. Plantings, protection from the elements and other niceties

We urge the council to pay close attention to the vegetation planted on and around the wall. Relative to the overall budget it is very cost effective to get proper advice on these matters and to ensure there are hardy plantings growing in soil that can grow around and onto the wall. Coupled with rocks above the lower sea wall, this can have the double benefit of being visually more attractive while making the secondary wall stronger and more resistant to being pulled into the sea during large storms.

Often it is the small things that make the most difference and another often requested feature is for there to be small nooks and crannies where it is possible to escape from the wind. Also there is a desire for occasional artistic features. The council could do this very cost effectively if they simply ask the local community, the local community board and perhaps the design group to help facilitate with such extra features.

### Summary

The design group sees an urgent need to progress this project, but without losing the design features that 8 years of community consultation has given us.

We advocate for a design and build tendering process that allows for the very real possibility we might be able to deliver many of the key amenities *even more affordably* than the \$17 million estimate. We also advocate for building in stages from south to north along our beach.

Whatever we do should incorporate the key features from the consultation done to date.

Which include:-

- A *lowered* seaward wall and *stepped back* design to reduce scour and provide easy access.
- Retaining an upper beach, or lower path, as in the permitted design, both for amenity and wave diffusion.
- No rocks on the beach, nor on the edge of the seaward wall.
- Boulders, timber, or rock gabions could be suitable for the rear wall supporting the road especially when coupled with strategic plantings.
- Retain the access points as per the consented design.
- Retain the social, cultural and amenity values that arose from 8 years of consultation.

The Paekākāriki Seawall Design Group looks forward to further consultation with KDCDC to progress this project, with the ultimate aim of a design that is fit for purpose, financially viable and community approved.

Signed for, and on behalf of, the Paekākāriki Seawall Design Group,

Kirsty Anderson,  
Ric Cullinane,  
Peter Handford,  
Bride Coe,  
Graham Coe,  
John Mills,  
Miles Thompson

*Endorsed by the Paekākāriki Community Board*



## **Paekakariki Seawall replacement.**

Submission. LTP 2021

### **Background**

Consultation with the community began over 8 years ago. The Paekakariki Seawall Design Group was formed around the same time. This group was formed by a group of volunteers to advocate for the community regarding the replacement of the failing Paekakariki seawall along the seafront of The Parade.

The main aim was to ensure no more rocks were placed on the beach seaward of the wall, thus retaining as much usable beach as possible and ensuring no more degradation caused by rocks migrating down the beach. The community were intimately involved in the years of consultation with their views being aired at the many open days. The design that came out of this consultation with the community, KCDC, the Design Group, the Community Board and the various consultants resulted in the community approved, and fully consented, design we have today. The process was an exemplar of community engagement under RMA guidelines and won accolades both for the consultants and KCDC.

### **Design**

The consented design embodies the aspirations of the community regarding amenity, social and cultural values, functionality, and longevity. The design includes access for all levels of physical ability. An 'upper beach/walkway', that is, an area where the sea can over-top and diffuse energy in a storm but be used as a safe recreation area at other times. This was another particularly important amenity that the community advocated for and is a significant feature of the consented design.

The seawall, including the area from the seaward wall to the road kerb, is the full extent of the consented seawall design. In the consented design the seaward wall would be lower than the existing timber wall, or of a like-for-like replacement. This design feature helps to prevent scour and sand loss. A lower wall also negates the need for a handrail or some form of edge protection, which would be unlikely to survive high seas one suspects. The 'upper beach,' as mentioned above, is also another arm of protection in high seas, with over-topping wave energy being diffused, thus again reducing scour and sand loss. This is especially important as scour can quite rapidly undermine a seawall;



thus, it is an important factor that needs fully addressing early in the design process.

Behind the 'upper beach' is a rock revetment retaining the new upper shared pathway and road edge. The 'upper beach' and rear revetment both serve to diffuse wave energy. With the increased price of boulders, it is suggested that this retaining wall could be made of gabion baskets, using smaller material, or be constructed of timber. This would retain amenity, and the functionality of the wall design in diffusing wave energy. A stepped design such as this is less likely to fail with the increasingly frequent rough seas, it also retains all the amenity values that the community designed in and believed were enshrined in the design of any replacement seawall. This area would also have suitable plantings.

The consented seawall design features would enhance the beach frontage, already a focal point for locals and visitors. The beach is a major asset and a large part of the identity, and the social and economic wellbeing of Paekakariki. A lower, more deeply positioned seawall will lessen erosion of the beach, thereby retaining amenity value. The setback rear wall will support ecosystems, with planting that will attract lizards and other species.

### **Currently the community is being given two options.**

1) The fully consented, and community endorsed, design.

2) A like-for-like replacement, using the existing consent covering ongoing maintenance of the current failing wall

**Option 1.** enshrines all the hard-won features that the community consulted long and hard for.

- No rocks on the beach
- Lower seaward wall
- Upper 'beach' recreation and wave energy diffusion area
- Seating on upper beach
- Several new well designed access ways and some mobility ramps
- A main beach access and amenity area near Ocean Rd
- Shared pathway on seaward side of the Parade
- Plantings

## **Option 2.** Like-for-like.

- As yet there is no detail available, so one must extrapolate.
- A like-for-like wall would be higher than the consented design, thus increase scour.
- There would be no upper beach, thus reducing amenity, and an area for diffusing wave energy with high seas.
- Rocks would be positioned out to the top edge of the wall risking rock fall onto the beach in high seas. The rocks would also need to be very large.
- There is no detail around accessways, just they will be 'improved'. This does not indicate they will be as agreed in the consented design.
- There is no detail on the shared path, just 'improvements for walking and biking'. This could mean as little as a separation line on the road.

## **Summary.**

I believe, along with many others, that there is a **3<sup>rd</sup> option**; that a replacement seawall, encompassing the design features within the consented design, can be built within a lower budget. This may involve some adjustments such as the use of gabions instead of rocks, but with a further period of good consultation, an acceptable outcome within budget could be achieved.

Design and build tenders could also help achieve this within budget if contractors were given a chance to suggest cost saving changes.

It is essential that the design group is involved in the process ahead. They have advocated for the community so far and need to continue to do so.

It is also essential that any design have a low seaward wall and stepped back design to reduce scour and diffuse wave energy. Thus, ensuring a replacement wall is an asset rather than a liability. Currently approximately \$100,000 per annum is being spent on repairs to the existing timber wall.

Over \$1.2 million has been spent on consultancy fees so far. Let us not waste this money, along with the goodwill, time, and energy that has been put into this project to date. Paekakariki needs a new seawall.....now. But not any old outdated like-for-like 38-year-old design, but one designed for time, place and

altered weather conditions. A seawall designed for, and by, the community and carrying the community's blessing.

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**Housing:** Should KCDC play a bigger role?

Yes. Council should take part in enabling mixed social, emergency, and affordable housing by way of grants or subsidies, reducing, or waiving, some fees associated with new builds; subsidising eco initiatives such as solar energy on new housing. [This, of course, should include retro fitting subsidies for existing homes]. Incentivise developers through subsidised development costs for this type of development.

But affordable housing can easily become unaffordable, due to other factors. For example, if built in the wrong place. That is, if new affordable housing is built in places such as Peka Peka, which has little infrastructure, especially regarding transport, then the cost of getting to employment, schools supermarkets etc soon negates on-paper affordability.

It is essential that mixed social, emergency, and affordable housing is integrated and serviced with good infrastructure. It should not be reliant on the use of cars but be well serviced by public transport, as well as by cycle and walkways. Thus, reducing living costs to residents and reducing carbon emissions also.

It should be built in areas where residents are able to be car free. Cars being a large drain on many family budgets, also most cars are still heavy carbon emitters. The aim should be to keep residents in the communities they are already connected with. Social isolation through having to move from long-term living areas, or through poor infrastructure, can be devastating.

Council landholdings should be reconsidered, and suitable land rezoned for housing. Partnering with other organisations to design and build should be considered.

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**Climate Change: Climate Emergency: Resilience**

The response to the above requires good planning both immediately and in the long term.

Increase in subsidies to enable builders and homeowners to aim for carbon neutrality. Carbon offsets. Subsidies for solar and wind power, and for large water storage tanks. Solar panels on all new housing. Thus, ensuring carbon reduction, and resilience. A large part of resilience rests in having a good power supply, if it can be a carbon neutral supply, and independent of the national grid, then that is a huge step forward.

Solar panels on all large buildings, especially those belonging to council.

Engage with, and enable, other alternative energy, such as wind turbines.

Increase, and improve, public transport using eco-friendly vehicles.

Enable waste reduction at source and other waste minimisation initiatives.

Council to take back management of rubbish collection so there is one, and not three rubbish companies, and one not three trucks picking up household rubbish.

Support the natural environment with good policy and by enabling, and supporting, environmental action groups and volunteer environmental restoration groups.

Choose the right solutions, *not* the cheapest. For example, The Paekakariki Seawall Replacement and other areas with coastal erosion requiring adaptation. *“Strategic framework principles 1. Council demonstrates strong and effective leadership on climate change mitigation and adaptation to support Toitū Kāpiti and give effect to the climate change emergency; this includes a commitment to act in the face of uncertainty using the best scientific information available.” p41 LTP*

It is not enough that council becomes carbon neutral by 2025, council must also put in place initiatives to enable and assist the public to heavily reduce their carbon footprint.

Promote carbon neutral local tourism.

Kapiti Gateway does not appear to fit with preserving the natural environment. Building so close to the beach is outside council’s remit. Nor does encouraging more visitors to Kapiti Island fit with preserving the natural environment. This will put its sanctuary status at risk, leaning more towards becoming a playground rather than a scientific reserve.

## Airport

Retaining the airport is counter to climate emergency and emissions reduction. It is also a rates burden on the many, for the benefit of a few. It is predominantly used by a few higher socio-economic ratepayers but with the burden of costs spread over all economic groups.

The land could be put to far better use for social and affordable housing, along with wetland restoration. It is in the centre of the town and the bulk of the infrastructure is well established in the surrounds. The land would lend itself to medium high-density housing, thus alleviating some of the need in the current housing crisis. This could all be achieved within partnership with Iwi.

A small area for the emergency helicopter could be retained.

## Rates

Immediate change to capital rating rather than land rating.

Immediate move to differential rating to increase rating on businesses in line with neighbouring authorities. This could include thresholds relating to staff numbers so that small businesses are not overly or unfairly burdened.

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## Other

*“The effects of climate change are being experienced in different ways across the district, for example, for our coastal communities and infrastructure such as the seawall in Paekākāriki. As climate change impacts become more severe and costs to respond increase, how do we ensure equity across the district?” p41 LTP*

Money needs to be spent where needed most at any one time. Equity develops over time as needs are addressed district wide.

[For example: One does not buy new shoes for both one’s children, when only one child needs new shoes. The second child will get new shoes when their need occurs].

By building the best seawall, “using the best scientific information available” with a long life, and of materials unlikely to require constant repair, then

equity will, over time, be addressed as the money will be spent once, thus freeing up funds over the long term for projects in other areas.

[ “Seawall: we have to **repair** the wall...” p 50 LTP. This is a disturbing comment inferring repair over replace; which would be an extremely poor outcome for Paekakariki]

Regarding Paekakariki, equity does not appear to have been addressed. The library has shorter hours than fitting for the size of population and therefore also has less staff hours. There is no community centre or hub. No pool. The main toilet block is outdated and shabby. Little in the way of parks or small playgrounds aside from the GWRC park and Campbell park. As the gateway to the Kapiti coast, it has been under invested in community assets over the last decade and longer.

The replacement of the Paekakariki seawall, *“using the best scientific information available”*, will see the most southerly town in KCDC’s district finally moving towards equity.

Bride Coe

14 Ames St, Paekakariki

beeze@gmail.com

6/05/2021

I support Paul Callister’s submission

I support The Paekakariki Seawall Design Group’s submission



**Submission to the Kapiti LTP from John Mills - member of the Paekākāriki Seawall Design Group**

**Introduction**

John Mills. Licenced Building Practitioner number BP114480

Member of the Paekakariki Seawall Design Group

18 Beach Road Paekakariki since 1976.

Carpenter and building contractor of a 50 year working life.

I have been a contractor building seawalls and other varied construction around coastal, road, and river protection for 45 years. I have observed many changes to the beach levels brought about through weather events, tidal flows and built structures. I have also observed the re-establishment and flourishing of coastal trees and foliage with the protection to their root systems by the timber sea walls I have constructed where previously they struggled to survive against wind and wave erosion of the sand dune.

The council with the help of the Paekakariki Seawall Design Group have been and still are, updating and promoting their revised Long Term Plan after eight years of Public Consultation from 2013 when they held a meeting for the group and interested members of the public. Many hours of meetings many nights, and much discussion had been invested, all culminating in an agreement to hold off for a couple of years to allow the budget to work itself out in existing other large projects and then tenders would be called for, leading to work beginning on our consented wall. The consultation process, is a regulatory process by which the public's input on matters affecting them is sought. This was quietly back tracked and council officials sought to ignore the design group's arguments out of existence.

**Therefore I object to**

- The wording of the questionnaire for community feedback Key project 2 giving only 2 options when there are other options which will satisfy the aspirations of the community within the \$17 million original budget.
- A process being considered and partially activated without addressing the causes of sand loss.
- A process being considered and partially activated to expend such a large amount of ratepayer dollars for only a 25 year life.

### **I object because**

- I am not satisfied that the future of Paekakriki's Parade has been considered in the light of **sand depletion** and the ever eroding beach levels by the vertical wall which already impedes beach use.
- I am not satisfied that the future of Paekakriki's Parade has been considered in the light of a **permanent structure** given that the timber wall has a life of only 25 years until it is due for replacement.
- The Managed retreat policy now openly adopted by the council wrongly assumes that mankind can do little to defend our coastline from future promised inundation caused by sea level rise. **This potentially will eventually give sea level rise proponents reason to advocate the council pull out of their commitment to the defence of the Parade.** And also the reason to plan for it now.

### **I urge that**

- The council explore other cost effective options such as design build contracts within the \$17 million (+ \$ inflation) budget in the context of the consultation already completed.
- The council search for other more appropriate build systems such as a stepped design for protection against sand depletion by wave scour.
- The council search for other more cost effective and appropriate build systems such as gabion baskets for possible inundation by future overtopping.

### **This submission addresses the following matters**

- Future shock. (The potential eventual destruction of the Parade with low tide water levels allowing no dry recreation on the beach).
- There is strong supportive evidence that better design can mitigate or eliminate sand loss to the beach.
- 25 years is too short a life time for the expenditure of such a large sum of ratepayer dollars.

- \$17 million is too great an amount to spend in the face of evidence that the proposed like for like replacement will add to the burden of protection against erosion.
- That official policy attributing the causes of beach sand depletion to climate change and sea level rise ought to give more consideration to erosion protection design.

### **Reasons for wanting change**

- Much effort and expense have been used up getting to where we are at present and good decisions as to where we go from here are critical.
- This fork in the road can give us a safe dry usable beach in the future instead of the pavement like surface which forces those who walk on it to put on their jandals.
- Or it can take us on a path which ends in the destruction of our most valuable amenity.

Those who fail to learn from history are condemned to repeat it.

### **Comment:**

The **vertical wall** causes predictably dynamic wave turbulence. This turbulence causes sand scour which leads to random lowering of the sea bed level during a certain chain of events and loss of sand in increasingly easier to predict places as the evidence is gathered. The observer can easily conclude that when violent wave motion is stopped abruptly with a solid vertical barrier the forces are deflected up, and down. The vertical wall is an excellent example of the “unstoppable force charging against the immovable object”. All this action is the cause of vibration, further turbulence, and disturbance creating water borne sand. The sand loss occurs by the downward rush of highly pressured deflected water in the lower part of the wave which scours at the toe of the wall and carries sand seaward. This sand loss is also randomly affected by occasionally observable cross currents which result in accumulation of sand in some places and loss in other adjacent places.

Photos taken from the same locations



Left – construction 2012 --- Right depleted beach 2021

During storm events with heavy seas and low tides I have watched as the beach dropped in random areas below the toe of the vertical timber wall. The beach is at that point stripped of top loose sand exposing the denser layer of sandy material into which wall foundations are sunk. The new beach layer continues to be worn down, by the wash ending in a **new lower level**, the height of which is determined by the duration of the stormy weather. This foundational level had been established over eons of time as finer sand particles landed and found their way into the sub layer. Vibration and mass weight acted to consolidate the ground which pressed down to form this dense layer of hardness which is close to that of soft rock. Labelled 'Medium Dense' in the KCDC commissioned BECCA Geotechnical Report (Machine Borehole Logs), at that level it gives strong load bearing capacity for the timber wall. But we are losing more of it every year as the vertical timber wall is buffeted by violent weather.

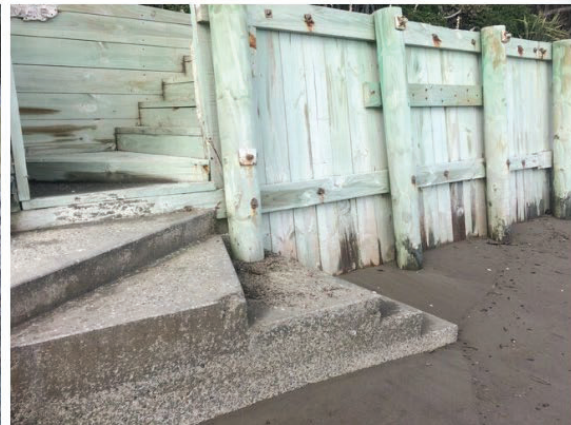




Original Dry Sand Levels



Sunbathing now only possible at low tide



Left – construction 2012 Right depleted beach forced new concrete steps 2021



Stepped wall in Foxton saved the carpark and encouraged sand to return

The **stepped wall** maximizes energy dissipation. It breaks the kinetic energy of the wave down by whatever number of steps is showing at the wall/water interface. The sand bed disturbance and scouring by deflected water is reduced accordingly.

Submitted by John Mills



## Submission to the KCDC Long Term Plan by the Waikanae Beach Residents Society Incorporated (WBRSI)

Submission by WBRSI - Gerald Rys (Chairperson)

Email: [waikanaebeachresidents@gmail.com](mailto:waikanaebeachresidents@gmail.com)

47 Rutherford Drive, Waikanae Beach

Phone: 042932595 Cell 0211398348

The Society would like to speak to this submission and request addition time to reflect the range of topics and the fact that we represent 150 people.

### KEY KCDC DECISIONS

- **Should Council take a bigger role in housing?**

There is a clear message that this should be a role for Central Government alone and the private sector and is not a function of District or Regional Councils. Facilitating consents, availability of land and public services for social housing should be the sole council role.

- **Should we renew the Paekākāriki seawall a different way?**

There needs to be a deeper analysis of all the options including managed retreat and the role of central government before any final decision is made. This should include broader consideration of coastal erosion response along the whole coast and the response KCDC will take to this. The range of financial instruments needs to be considered including targeted rates to beneficiaries to finance the option.

- **Should we set up a CCO (council-controlled organisation)?**

A detailed independent opportunities/threats-strengths/weaknesses, cost/benefit analysis needs to be carried out first, as well as a survey of other uses of this model by other councils and its consequences.

- **Should Council explore ways to have a role in the airport?**

As long as the role has a net benefit to ratepayers, and we don't end up paying for all the losses. No ratepayers' money should be spent unless we get an equity share including on subsidising airlines.

There is a clear message that KCDC needs to concentrate on public good infrastructure and its maintenance as its core activity.

**Support for Waikanae Community Board Submission**



**The WBRSI also supports the priority given to the Waikanae Library, the Waikanae Beach Hall, Waikanae park development, and Nga Manu in the WCB submission.**

The Waikanae Beach Residents Society Incorporated (WBRSI) wishes to make a submission to the KCDC Long-Term Plan. The topics we wish to address include:

- A. Implementation of the Waikanae Beach Future Directions Document**
- B. Rates at Waikanae Beach**
- C. Roothing**
- D. Waikanae Beach Community Hall**
- E. Education: Schooling for Waikanae**
- F. Emergency Management and Evacuation Route Waikanae Beach North**
- G. Refresh of Public Spaces/Parks at Waikanae Beach**
- H. Flooding and Stormwater**
- I. Green waste site closure**

**Introduction: The Purposes of the Society are to:**

- a) To take such steps as are necessary to preserve and protect the special character enjoyed by the Waikanae Beach Community and ensure that the Waikanae Beach Community continues to be a wonderful place to live, where the residents thrive in a relaxed beach community with its high amenity values; especially within the ambit of the Old Waikanae Beach Preservation Society.
- b) To make representations to Councils and any other relevant bodies concerning Waikanae Beach
- c) To undertake scientific, legal and other research relating to the coastline and Waikanae Beach.
- d) To make representations, gather evidence and make submissions concerning any Hearing, Regional/District Plans or Draft Regional/District Plans.
- e) To take any appropriate legal or other action required to further the objectives of the Society
- f) Do anything necessary or helpful to the above purposes.

**We therefore would like careful consideration by KCDC in its Long-Term Plan of the following issues:**

## **A. Implementation of the Waikanae Beach Future Directions Document**

In 2017 following intensive community consultation initiated by the KCDC. Waikanae Beach residents agreed a Future Vision which contained more than twenty action points aimed at preserving and enhancing the special character of the area. The Futures Vision was formerly adopted by the Waikanae Community Board and referred to the KCDC.

Subsequently some of the highest priority action points have been implemented, albeit much more slowly than had been hoped for. Chief amongst these was the District Plan change to confer "Beach Residential" classification upon the Old Beach area. Other priorities such as traffic calming measures, park management/ development plans and the installation of information boards to tell

residents and visitors more about the area's rich cultural history have been only partially addressed if at all.

While specific financial provisions are not currently being sought for each of these agreed action points in the LTP (other than for a new Beach community hall), the WBRSI considers it imperative that all branches of the KCDC administration (such as Parks and Recreation and Traffic Engineering) and the Waikanae Community Board should give these agreed community goals full weight in their work programme planning and consult fully with the community about implementation and any variation changed circumstances may require. The Council (and the Community Board where appropriate) are urged to make these expectations clear to the Chief Executive and his staff, including familiarity with the Futures Vision document.

The WBRSI has previously urged the KCDC to explore more effective mechanisms for ensuring a more coordinated approach to the timing, sequencing and relative priority of Council activities in specific local areas such as Waikanae Beach. These could include having information on the council website about projected work programme activities across all departments, including likely commencement date and duration, with a designated contact point for consultation if required, across all areas of the coast including Waikanae Beach. The Council is urged to trial such an arrangement in the interest of collaborative relationships with residents and the most effective deployment of Council financial and staff resources.

This is even more imperative at Waikanae Beach with the impending expansion of the Ngarara Estate estimated to add up to one third greater population at the Beach, necessitating even greater need for adequate public facilities and resources.

**Recommendation: The WBRSI recommends KCDC fully reflects in the Long Term Plan its support for implementation of the areas identified in the Our Future Waikanae Beach, March 2017 document in implementing its Long-Term Plan, and making all of council aware of this Futures Vision document.**

## B.Rates at Waikanae Beach

Waikanae Beach residential properties now have both the third highest average Capital Value and highest Land Value of all 13 districts in Kapiti Coast. The Capital Value increased 25.8%, which is similar to district average of 29% and an average value of \$802k, the land value increased 44.5% and is the highest on the coast.

### Residential property values and changes since 2017

	2020 average capital value*	Increase since 2017	2020 average land value	Increase since 2017
taki Central	\$521,193	39.2%	\$249,229	75.8%
taki Beach	\$528,689	42.7%	\$273,372	66.5%
taki Rural	\$634,913	42.8%	\$335,213	80.6%
Hautere/ Waikanae Rural	\$898,080	27.7%	\$425,413	54.0%
Waikanae Beach	\$801,776	25.8%	\$491,115	44.5%

Waikanae Garden	\$766,254	27.2%	\$400,617	38.2%
Waikanae East/ Hemi Matenga	\$739,839	31.4%	\$331,588	35.2%
Otaihanga / Paraparau mu Rural	\$730,317	24.5%	\$400,804	65.8%
Paraparau mu Central	\$640,473	29.8%	\$340,854	57.3%
Paraparau mu Beach	\$751,075	27.2%	\$420,408	50.2%
Raumati Beach	\$788,733	24.6%	\$453,115	44.8%
Raumati South	\$747,271	27.5%	\$435,911	50.1%
Paekākāriki	\$803,534	35.5%	\$477,200	41.7%

The projected increases are 7.8% this year, 8.3% next year and 8.6% the year after and lower thereafter. The average over the 20 years is 3.8%pa. Page 26. We calculate that using 20/21 as a base, rates will increase 44.6% over the following 5 years and 57.6% over 6 years.

The Schedule shows rates income is as follows

20/21 \$69,550,000  
 21/22 \$75,537,000  
 22/23 \$82,685,000  
 23/24 \$90,951,000  
 24/25 \$94,515,000  
 25/26 \$100,578,000  
 26/27 \$109,652,000

With regard to this years increase of 7.8% inflation is estimated at 3.2%, depreciation at 3%, change in work programme 1.6%. page 84

Ratepayers at Waikanae Beach are very concerned at the latest QV increases and the year on year rates increases well above the rate of inflation. They have also noted that some core services, e.g. rubbish and water payments, are funded through separate levies or charges. They note that there is also increased rates intake through a greater number of ratepayers in the area due to expansion of the Ngarara Estate.

Due to the increase in valuations at Waikanae Beach compared to other areas, largely we believe due to the new Expressway, there has been on again highly variable rates increases. Some increases in rates have been as high as 20 percent with many over two times the district average rate increase proposed by the council of 7.8 percent. Residents at the beach, many of whom are on fixed incomes, believe that such an increase beyond their control is inherently unfair and raises

equity issues amongst ratepayers. There needs to be greater focus on individual increases and not the mean value.

We note that included among the powers and duties of Local Authorities is the power to impose rates. However, in the exercise of those powers and duties there is an obligation to act fairly and in accordance with best practice regulation principles. Principle 1 of the New Zealand Best Practice Regulation Principles\* states,

*1. **Proportionality:** the burden of rules and their enforcement should be proportionate to the benefits that are expected to result. Another way to describe this principle is to place the emphasis on a risk-based, cost-benefit regulatory framework and risk-based decision-making by regulators. This would include that a regime is effective and that any change has benefits that outweighs the costs of disruption.*

While we note that the council has stressed the equity in its rates policy and income, this needs to be balanced on how this funding is expended and the services provided to the communities from which the rates came, in accordance with the proportionality principle above. We do not consider this to be the case in terms of Waikanae Beach. We have not seen the risk-based cost/benefit analysis for the significantly higher rates for the Waikanae Beach area. We have been hit by proportionately higher rates through valuation changes and rates review process which has also extended to Greater Wellington Regional Council rates increases.

On several different measures Waikanae Beach pays a disproportionate share of rates in breach of the Proportionality Principle.

In the 21/22 year the proposed rates for Waikanae Beach total \$7,136,000 which is 9.4% of the total projected rates of \$75,537,000 as stated in the LTP. This is in excess of the proportion of Total Properties and greatly in excess of Households and Resident Population (Data from Infometrics report).

#### **Total properties**

Kapiti 22,567	Waikanae Beach	1,986 – 8.8%
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#### **Households (2018)**

Kapiti 21,750	Waikanae Beach	1,386 – 6.3%
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#### **Resident Population (2018)**

Kapiti 53,673	Waikanae Beach	3,249 – 6%
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**Expenditure in Waikanae Beach is minimal under several categories.**

#### **Stormwater Management – Capital Expenditure Years 1-20**

Kapiti \$177,941,000	Waikanae Beach	\$8,525,265 – 4.8%
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#### **Parks and Open Spaces – Capital Expenditure Years 1-20**

Kapiti \$181,031,000                      Waikanae Beach    \$308,000 – 0.17%

### **Community Facilities – Capital Expenditure Years 1-20**

Kapiti \$111,039,000                      Waikanae Beach    \$617,000 – (0.55%)\*

\*Includes Community Hall

The "enforcement (rates) should be proportionate to the benefits that are expected to result." We get little direct benefit and other communities get the benefit of our rates.

### **Continuing Rates Increases of 8 percent per annum going Forward**

The WBRSI is concerned at long term increases in rates at a time of low inflation at these levels in future. It seriously calls into question the current funding model, the role of councils vs central Government and the means of funding of councils. We consider there needs to be a refocus on core functions specifically infrastructure and a rejection of the continuous calls by central Government to do their functions without recompense. This also includes Council NOT focussing on "nice-to-have" projects e.g. housing (a function of central government.), CCO (no need for one presently; create only if there is a specific need) rather than the core infrastructural needs of our community.

**Recommendation: The WBRSI therefore calls on KCDC to reflect in the Long Term Plan:**

- a) **Provisions for any household with greater than twice the average district rate increase to have their rates increase staggered over the next three years, and not all implemented in one year.**
- b) **Residents at Waikanae Beach call on the council to provide a proportionately larger servicing of its needs of the beach to reflect the greater share of the rates paid. This also reflects our greater needs due to increased growth e.g. Ngarara Estate, and greater tourist numbers at the beach with the new expressway set to be further expanded with the imminent opening of Transmission Gully. This should be immediately reflected in an allocation for a new multipurpose community hall.**

## **C. Roothing**

**Recommendation: The WBRSI wishes the Long-Term Plan to reflect the development and implementation in full consultation with the community of a comprehensive long term roading plan at Waikanae beach and not ad hoc roading adjustments. We note it is even more imperative with the potential of more traffic with the Ngarara Estate (currently having only one exit road onto Te Moana Road), and greater tourist numbers at the beach with the new expressway set to be further expanded with the imminent opening of Transmission Gully.**

## D. Waikanae Beach Community Hall

### ***Proposal:***

Waikanae Beach is one of the fastest growing parts of the Kapiti Coast and as such needs to have more facilities to support growing community needs.

Given this growth, we believe the existing Community Hall in Rauparaha Street which is 70 years old is no longer fit for purpose. It is not compliant with the New Building Standards (NBS) having an earthquake rating of less than 34%. It is clearly now a health and safety risk.

It is our opinion that Council should only spend more money on maintenance or expensive renovation to fix immediate problems, pending exploration of an alternative means of securing appropriate and newer facilities for the expanding community of Waikanae Beach.

WBRSI believes there is scope to secure a more modern, earthquake compliant building, and better located facility for the Community Hall in the form of a multipurpose building. There should be a community consultation process and plans drawn up of appropriate sites, structures and costs.

The Society asks the KCDC (together with the Waikanae Community Board as appropriate) to look into the feasibility of more rapidly progressing this issue (including e.g. any zoning changes) necessary to achieve such an outcome and an estimate of the costs involved and any offsetting savings arising.

We note and strongly support the \$250k recommended in the draft Long-Term Plan, subject to these funds addressing the issues noted above.

However, the LTP makes insufficient provision for further expenditure over the remainder of the 20 years. Provision should be made for the rebuild.

Budgeted expenditure for 21/22 is \$33K, 22/23 -\$252K, 23/24- \$6K and thereafter varying low amounts and some nil with the highest \$71K in 40/41.

### **Recommendation:**

**The Society (WBRSI) recommends the KCDC reflects in the Long Term Plan, in association with the Waikanae Community Board, as a priority for our Beach Community, the \$250k noted in the draft LTP with the task for KCDC to use the funds to implement a community consultation process and drawn up plans of appropriate sites, structures and costs for a new Community Hall at Waikanae Beach.**

**Pending the report back, the current provisions for maintenance and renovation of the current Waikanae Community Hall should be retained to just the most urgent requirements.**

**That KCDC puts provision in the LTP of \$5 million, 5 years out, for the building of a new multipurpose community centre at Waikanae Beach.**



## E. Education: Schooling for Waikanae

The Waikanae Beach community enjoys the feel of an old-fashioned and peaceful seaside village with its unspoilt natural beauty and relaxed holiday atmosphere. Some of us live here permanently and other families spend weekends and holidays here. The number of permanent residents has increased significantly since the opening of the Expressway.

We have chosen this area because it is a safe, family-friendly and a special residential area. This special area is attractive and special for children. We have noted that our relaxed community has grown extensively during the last year as the Expressway has opened up with affordable home ownership and rented properties with now faster easier access to Wellington and Porirua. Waikanae Beach is now and in the future will undergo substantial change. The Ngarara subdivision is only one of the ways the area of Waikanae is developing. Bach houses are being renovated, rented out and are increasingly becoming permanent homes.

### ***Primary School for Waikanae Beach***

A primary school is an urgent need. Most of Waikanae Beach is zoned for the primary school Waikanae School in Seddon Street. Buses pick up the children from this area and bring them back. It is too far for biking and certainly too far for walking. Other children do go to the Kapanui in the north east of Waikanae, but like the Waikanae School in Seddon Street, this school is full.

The Ministry of Education has land in Waikanae North close to the Ryman Village, and while there is growth in that area, it is far more a retirement area than a place with school children. We would like KCDC staff to start a conversation with the Ministry of Education for a swap with land in Waikanae Beach. The WBRSI have identified three possible sites for a school which would require research and further development.

### ***Secondary School for Waikanae***

With the growth in Waikanae as a whole, due in part to the Expressway and the number of subdivisions in this region, there will be added pressure for a Secondary School in Waikanae.

The site of this school could be in Ngarara Road close to the sporting facilities, parks and swimming pool. A partnership would need to be set up between KCDC and the Ministry of Education with some shared facilities keeping the cost of a new school to a minimum. This school would cater for children from Te Horo, Pekapeka and Waikanae.

### ***Conclusion***

The rapid growth in the number of children living in Waikanae Beach has made it important for KCDC to work with the Ministry of Education on planning and building a primary school in the Waikanae Beach area. Such a school would also support children who live in the Pekapeka Beach area. This need is urgent not only because of the distance needed to be travelled by children to Waikanae School in Seddon Street, but also because both the Waikanae Primary School and Kapanui School have full rolls. A longer term plan for a Secondary school should also be considered.

**Recommendation: The WBRSI wishes the Long Term Plan to reflect it would be happy to work with the Ministry of Education and with KCDC to identify possible sites for a Waikanae Beach school and in the longer term a Waikanae Secondary School.**

## F. Emergency Management Waikanae Beach

The complex variety of waterways and access ways in Waikanae Beach, along with the mobility challenges a lot of our residents have, provide for the need to plan, and create solutions to evacuate the residents and visitors of Waikanae Beach when we experience flooding and adverse weather, as well as Tsunami risk, fire, volcanic and earthquake and other Emergency situations. These risks are high at the beach due to a number of unique circumstances.

**Recommendation: The WBRSI wishes the Long Term Plan to reflect a documented commitment from KCDC supporting the residents of Waikanae Beach to ensure a high level of emergency preparedness by creating logical, safe and accessible emergency evacuation routes for all members of our community.**

### Emergency Evacuation Route - Waikanae Beach North

The Waikanae Beach North area between Waimeha Bridge and Pekapeka could become isolated if an emergency event struck Waikanae and the Kapiti Coast. This event could be flood, earthquake, fire, tsunami or an accident taking out the Waimeha Bridge.

There have already been two events in the last twelve months when logs and spring tides have threatened the bridge, but with climate change the need to be prepared for a major event is paramount. It is possible that the bridge on the stream could be compromised, destroyed or become dangerous. During the tail of cyclone Gita there was some flooding on Huiawa Road which closed one lane of the road. This event was only the tail of a cyclone.

If a full extreme cyclone or tornado hit and damaged the bridge then any escape down Fieldway, Huiawa Road, or Te Moana Road could be problematic and north of Waikanae Beach isolated. Also if a tsunami warning called for evacuations the rule is not to travel toward the sea. This would mean a large number of Waikanae North residents would be isolated.

WBRSI have had tentative discussions with the Waikanae Golf Club and a walkway could be formed across the 11th fairway and initially if evacuation is expected to temporary to higher ground at the Golf Club's 13th tee. Hopefully in the longer term there should be the creation of a track out towards Ngarara or to the Club House in Te Moana Road.

The design and financing of this project would not be expensive. A new gate off Hodgkins Road and the corner of Atua Road would need replacing and paddocks, signage and possibly the removal of one or two trees. Also formal negotiations would be needed with both the Waikanae Golf Club and Maypole (Ngarara) development.

A wider track to Ngarara or Te Moana Road could also be considered that would enable fire, ambulance or emergency services access to Waikanae North. This may involve one of the golf club bridges over Waimeha Stream to be widened. Also there may be circumstances when the Waikanae Golf Club, Club rooms need to be made into a sub-hub for emergency purposes. The official Waikanae Beach Hub is the Baptist Church on Te Moana Road which is 40 minutes on foot from Fieldway. Waikanae North has absolutely no hubs, no churches and community spaces available to the north of the Waimeha stream.

These issues could be part of a feasibility study commissioned by KCDC. KCDC staff would need to work with the Waikanae Community Board and WBRSI to facilitate this process.

We are concerned at the recent Emergency Management document provided to all Waikanae Beach residents by KCDC that has provided inaccurate information about beach emergency circumstances, missing out roads, ignoring past Emergency exercises, not identifying emergency hubs, and not giving adequate emergency guidance for Waikanae Beach North. We consider the funding for this poorly spent, misleading and creating a greater safety risk to beach residents. In future proper community consultation needs to happen beforehand with community emergency management contacts.

**Recommendation: As part of the Long-Term Plan KCDC work with WBRSI to create an exit route from Waikanae Beach North to be used as an emergency escape route in any major emergency, and secure adequate funding to implement this.**

## G. Refresh of Public Spaces/Parks Plans at Waikanae Beach

Waikanae Beach has a range of parks and reserves that are summarised in the table following. We consider there is a need for a refresh and full management plan for these parks, as recently carried out at McLean Park, to address the issues identified below noting the increased use due to more tourist traffic at the beach, and the health and safety concerns noted.

### Comments on Parks and Reserves.

*Numbered items below relate to issues identified in the table*

1. The Macrocarpa Trees are old and there has been branches fall off these in recent years. What plans are there to progressively replace these to maintain the character and shade provided?
2. There are a number of pine and gum trees in the Rangihiroa Domain which are not suited for such an environment and are dangerous because of falling limbs. Can these be progressively replaced with suitable native trees? There is seating along the Waikanae River trails but for those with limited mobility, they are a long way apart
3. There are a number of trees along the path which should be culled and replaced.
4. General – the survey needs to be completed in more depth to assess if they still meet community needs and are 'fit for purpose' eg access for those with disabilities and other factors.

**Recommendation: The WBRSI wishes the Long Term Plan to reflect that there needs to be a thorough and comprehensive study and management plan undertaken of the parks and reserves in the Waikanae Beach area, along the lines of the review conducted of McLean Park. The study should address whether these reserves and associated facilities are fit for purpose in meeting the changing needs of the community, enforcement of Council policy on freedom camping, provision of information boards reflecting Māori and European**

history in the area, the safety and succession planting of trees, disability access and health and safety concerns. A comprehensive implementation plan should follow.

Examples of specific matters needing early attention are the macrocarpa and gum trees in the Tutere St Domain which are not suited for such an environment and which are constantly shedding branches. These should be progressively replaced with suitable native trees. Elsewhere, along the popular Waikanae River trails the seats are a long way apart for those with limited mobility and there are also some mature trees which may be hazardous.

Waikanae Beach has a range of parks and reserves as summarised below.

Location		Play Ground	Toilet	Park/ reserve	Seating	Rubbish Bins	Trees	Safety Issues	Suitability
Queens Rd		Yes	No	Park					
Waimea Park	Tutere St	Yes	Yes	Has Tennis court & Petanque court	yes	yes	Yes	See 1	Yes
Waikanae Domain	Rangihiroa St	No	No	Reserve	No	No		See 2	Quiet reserve
Waimeha Stream Mouth			Yes		?	2			Toilet is not wheelchair accessible
Pharazyn		Yes	Yes		Yes	Yes	Small	Ponds	Plenty of space
Peka Peka Reserve					?	?			Just outside Waikanae Beach but a useful facility for community
Waimeha Lagoon			No		yes	?	Small		See Comments below
Waikanae River			At end of Tutere St		Yes see comment 3		Yes	See comment 4	

## H. Flooding and Stormwater

Recent years have seen an increase in floods, high water tables, and storm events at greater frequency and severity. Recently council has surveyed individual properties for storm water provisions. It is unsure whether this survey has also included the storm water provisions of storm water from council land onto private properties.

We wish to advance flooding and stormwater projects for the Waikanae Beach Area to reflect the greater urgency due to severity of flooding in recent years. Please see attached letter to get an idea of the significant duration before anything is done at the beach. With climate change and sea level rise, this timeframe is no longer acceptable.

**Recommendation: The WBRSI wishes the Long-Term Plan to reflect the provisions KCDC is putting in place to address storm water capacity from council land and roads onto private properties at Waikanae Beach.**

**We also wish to understand the criteria used and priorities for flood protection at Waikanae Beach, and what priority has been given to Waikanae Beach flooding control projects and why. We wish to see greater priority given to storm water and flooding projects at the Waikanae Beach.**

## **I Green Waste Transfer Station Waikanae**

We note the council's intention to get rid of this facility resulting in all of Waikanae Beach having to travel to Otaihanga to remove their green waste. We believe this is a retrograde step further inconveniencing Waikanae and Beach residents. We wish to see the cost/benefit including the costing of extra time/inconvenience/car running costs by residents to go to Otaihanga, and the extra greenhouse gas emissions created by people all travelling in their vehicles to the new dump in contravention of the councils own greenhouse gas and climate change policies i.e. pollution swapping to the public and increasing emissions. Also the social inconvenience to elderly in being able to stay and service their own homes and gardens locally.

**Recommendation. Keep and upgrade the Waikanae Green Waste Transfer Station**





## Long-term plan 2021-41: Securing our future

First name Tim

Last name Costley

What area do you live in? Waikanae

Are you providing feedback

☒ as an individual

### Our direction

**Our direction:** Council has developed four community outcomes to contribute to our community's wellbeing.

**Do you think these are the right priorities for Council at this time, and why?**

We need to be focussed on future growth in amongst this

**Do you think investing for resilience and growth is the right approach for Council to take at this time, and why?**

no comment

### Our financial and infrastructure strategies

**What do you think?**

I think it will be tough given the current rates profile, so you need to deliver some clear outputs and results for people at a very local level to justify this. You probably need to take a tough look at internal council expenditure and staffing.

### Our big issues

**What big issues would you like to give your views on to help guide our direction:**

☒ Strengthening our resilience

**COVID-19 recovery**

**Access to housing**

**Responding to climate change**

**Managing growth**

## Strengthening our resilience

### What else can Council do to help build community resilience?

Protect the airport. We need an airbridge and lifeline in times of crisis and civil emergency, as well as a hub for medical and life flights, as is currently used by lifeflight when Wellington is frequently closed (often at night for works and in fog).

### How can Council encourage households' emergency preparedness?

Continual education, referencing tangible examples like Kaikoura

### Should we explore different options for how we insure our assets? We could: reduce our cover/increase our excess? self-insure more/increase our reserves?

no comment

## Government changes impacting Council: three waters services

### Key decisions

#### Key project 1: Should Council take a bigger role in housing?

##### Do you agree with the Council's recommended option?

☒ Yes – Council should take a bigger role in housing

##### Do you have any views on this?

Funding infrastructure is key to this, and needs a whole of government approach

#### Key project 2: Should we renew the Paekākāriki seawall a different way?

##### Do you agree with the Council's recommended option?

☒ Yes – replace it like-for-like in timber at an estimated cost of \$17 million

##### Do you have any views on this?

'

#### Significant proposal 1: Should we set up a CCO (council-controlled organisation)?

#### Significant proposal 2: Should Council explore ways to have a role in the airport?

##### Do you agree with the Council's recommended option?

☒ Yes – Council should explore ways to have a role in the airport

##### Do you have any views on this?

We need council to take a firm stance that it will oppose rezoning of core airport land, being the runway and apron areas. They in turn should support development around the edges. If an option was presented for a publicly owned airport company to own that core land, that should be embraced with open arms, as happens at most regional airports. Regardless, the council should act with any owner to ensure they protect the community asset that 9 out of ten people want, but support development around the perimeter. We cannot afford to lose this once and for all. It will cost us in a disaster or civil emergency.

## Major projects and initiatives

### Rates & Policy

#### Changes to rating system

**Do you have any views on this?**

I'm not sure it's quite the right option, particularly in terms of land value roading rate to CV, but I don't have strong views on this.

#### Changes to the help Council provides with rates

#### Changes to user fees and charges for 2021/22

**Do you have any views on this?**

We are desperate for housing, don't put up cost associated with housing such as consents. It is already far harder to get consents than many councils. We should be looking for ways to streamline this and reduce compliance costs. Let's have some aspiration in this area and lead the country rather than following status quo and just hiking costs. You're better than that...

#### Changes to levels of service

**Do you have any views on this?**

THIS IS TERRIBLE. It gets great use and removing this will have more cars driving to other sights, and less service for locals. Please don't do this. This is a very popular service. It already costs more than many councils (eg PNCC is \$5 per load), let's not kill this completely. We should be encouraging this environmentally friendly behaviour.

### Changes to policies

### Revenue and financing

### Rates remission

### Development contributions

### Significance and engagement

### Rates for 2021/22

### Other feedback

**Do you have any other feedback about the proposed long-term plan?**

Save the airport, keep the Waikanae green waste open. Job done.

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## Speaking at a Council meeting

**Do you wish to speak to a Council meeting on 17, 18, 19 May 2021?**

☒ Yes

**What area do you live in?**

Waikanae

