

Make Submission

Consultee	Steve Breese (67101)
Email Address	steve@creation.net.nz
Address	476 Te Moana Road Wellington 5036
Event Name	Long term plan 2018-38 consultation
Submission by	Steve Breese (67101)
Submission ID	18LTP-300
Response Date	23/04/18 5:51 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Web
Version	0.1
First and last name	Steve Breese
Title	Mr
Address	476 Te Moana Road
Email	steve@creation.net.nz
Are you providing feedback	as an individual

Hearings

Do you want to speak to the Council about your submission?

If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018

No

Where we're heading (Page 8)

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

Ten years ago our property had a rates of \$1920 p.a. With inflation applied, today's rates would be \$2400. But of course we must subtract say \$350 for water and say \$200 for rubbish collection - We will leave off the mowing of the berms for now. Such a shame the council chose to cut its services. This then brings the rates down to \$1850 p.a had the council been responsible and increased rates but the rate of inflation. But alas, successive councils have not been responsible and the current rates are \$3200 - nearly double what they should be and well over when Rubbish and water bills are taken into account. Projecting forward, in 10 years time this and future councils will push the rates to nearer \$8,000.00 pa and 10 years after that \$16,000.00 would not be unheard of. The folks at Tutere Street have already reached the \$8000.00 p.a so they will be in for a huge shock later on. Clearly we have had councils who are out of control. Our current council is out of control and no doubt the future ones will be out of control until ratepayers vote them out. This years rates should be no more than the rate of inflation i.e. 1.1% s should future rates also be. This can be achieved by stopping borrowing, selling off assets and stopping giving money away and coming back to the five core services. If Napier can control their rates the KCDC should be able to mirror them, lest we all more to Napier.

Our financial and infrastructure strategies (Pages 10-13)

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Ten years ago our property had a rates of \$1920 p.a. With inflation applied, today's rates would be \$2400. But of course we must subtract say \$350 for water and say \$200 for rubbish collection - We will leave off the mowing of the berms for now. Such a shame the council chose to cut its services. This then brings the rates down to \$1850 p.a had the council been responsible and increased rates but the rate of inflation. But alas, successive councils have not been responsible and the current rates are \$3200 - nearly double what they should be and well over when Rubbish and water bills are taken into account. Projecting forward, in 10 years time this and future councils will push the rates to nearer \$8,000.00 pa and 10 years after that \$16,000.00 would not be unheard of. The folks at Tutere Street have already reached the \$8000.00 p.a so they will be in for a huge shock later on. Clearly we have had councils who are out of control. Our current council is out of control and no doubt the future ones will be out of control until ratepayers vote them out. This years rates should be no more than the rate of inflation i.e. 1.1% s should future rates also be. This can be achieved by stopping borrowing, selling off assets and stopping giving money away and coming back to the five core services. If Napier can control their rates the KCDC should be able to mirror them, lest we all more to Napier.

Strategy classification

Select classification

Key decision (Pages 14-17)

Should we change the way we share rates across the district?

Do you agree with the Council's preferred option to change the rating system?

Please tell us why:

Ten years ago our property had a rates of \$1920 p.a. With inflation applied, today's rates would be \$2400. But of course we must subtract say \$350 for water and say \$200 for rubbish collection - We will leave off the mowing of the berms for now. Such a shame the council chose to cut its services. This then brings the rates down to \$1850 p.a had the council been responsible and increased rates but the rate of inflation. But alas, successive councils have not been responsible and the current rates are \$3200 - nearly double what they should be and well over when Rubbish and water bills are taken into account. Projecting forward, in 10 years time this and future councils will push the rates to nearer \$8,000.00 pa and 10 years after that \$16,000.00 would not be unheard of. The folks at Tutere Street have already reached the \$8000.00 p.a so they will be in for a huge shock later on. Clearly we have had councils who are out of control. Our current council is out of control and no doubt the future ones will be out of control until ratepayers vote them out. This years rates should be no more than the rate of inflation i.e. 1.1% s should future rates also be. This can be achieved by stopping borrowing, selling off assets and stopping giving money away and coming back to the five core services. If Napier can control their rates the KCDC should be able to mirror them, lest we all more to Napier.

Rating review sub-classification**Land value vs Capital value****Where there was an expressed preference****Key decision (Pages 18-20)**

What should we do next to address flood risks?

Do you agree with the Council's preferred option of a revised 45-year programme?**Please tell us why:**

Ten years ago our property had a rates of \$1920 p.a. With inflation applied, today's rates would be \$2400. But of course we must subtract say \$350 for water and say \$200 for rubbish collection - We will leave off the mowing of the berms for now. Such a shame the council chose to cut its services. This then brings the rates down to \$1850 p.a had the council been responsible and increased rates but the rate of inflation. But alas, successive councils have not been responsible and the current rates are \$3200 - nearly double what they should be and well over when Rubbish and water bills are taken into account. Projecting forward, in 10 years time this and future councils will push the rates to nearer \$8,000.00 pa and 10 years after that \$16,000.00 would not be unheard of. The folks at Tutere Street have already reached the \$8000.00 p.a so they will be in for a huge shock later on. Clearly we have had councils who are out of control. Our current council is out of control and no doubt the future ones will be out of control until ratepayers vote them out. This years rates should be no more than the rate of inflation i.e. 1.1% s should future rates also be. This can be achieved by stopping borrowing, selling off assets and stopping giving money away and coming back to the five core services. If Napier can control their rates the KCDC should be able to mirror them, lest we all more to Napier.

Work on the go (Pages 21-23)

Any comments on the matters below:

(Please tick the check box next to the relevant issue and a comment box will open below. You can comment on as many of these issues as you wish)

Rates for 2018/19 (Pages 24-25)

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

Comments:

Ten years ago our property had a rates of \$1920 p.a. With inflation applied, today's rates would be \$2400. But of course we must subtract say \$350 for water and say \$200 for rubbish collection - We will leave off the mowing of the berms for now. Such a shame the council chose to cut its services. This then brings the rates down to \$1850 p.a had the council been responsible and increased rates but the rate of inflation. But alas, successive councils have not been responsible and the current rates are \$3200 - nearly double what they should be and well over when Rubbish and water bills are taken into account. Projecting forward, in 10 years time this and future councils will push the rates to nearer \$8,000.00 pa and 10 years after that \$16,000.00 would not be unheard of. The folks at Tutere Street have already reached the \$8000.00 p.a so they will be in for a huge shock later on. Clearly we have had councils who are out of control. Our current council is out of control and no doubt the future ones will be out of control until ratepayers vote them out. This years rates should be no more than the rate of inflation i.e. 1.1% s should future rates also be. This can be achieved by stopping borrowing, selling off assets and stopping giving money away and coming back to the five core services. If Napier can control their rates the KCDC should be able to mirror them, lest we all more to Napier.

Rates comment categorisation

Comments on change to fees and charges:

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Key policies (Pages 27-28)

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

Ten years ago our property had a rates of \$1920 p.a. With inflation applied, today's rates would be \$2400. But of course we must subtract say \$350 for water and say \$200 for rubbish collection - We will leave off the mowing of the berms for now. Such a shame the council chose to cut its services. This then brings the rates down to \$1850 p.a had the council been responsible and increased rates but the rate of inflation. But alas, successive councils have not been responsible and the current rates are \$3200 - nearly double what they should be and well over when Rubbish and water bills are taken into account. Projecting forward, in 10 years time this and future councils will push the rates to nearer \$8,000.00 pa and 10 years after that \$16,000.00 would not be unheard of. The folks at Tutere Street have already reached the \$8000.00 p.a so they will be in for a huge shock later on. Clearly we have had councils who are out of control. Our current council is out of control and no doubt the future ones will be out of control until ratepayers vote them out. This years rates should be no more than the rate of inflation i.e. 1.1% s should future rates also be. This can be achieved by stopping borrowing, selling off assets and stopping giving money away and coming back to the five core services. If Napier can control their rates the KCDC should be able to mirror them, lest we all more to Napier.

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

Ten years ago our property had a rates of \$1920 p.a. With inflation applied, today's rates would be \$2400. But of course we must subtract say \$350 for water and say \$200 for rubbish collection - We will leave off the mowing of the berms for now. Such a shame the council chose to cut its services. This then brings the rates down to \$1850 p.a had the council been responsible and increased rates but the rate of inflation. But alas, successive councils have not been responsible and the current rates are \$3200 - nearly double what they should be and well over when Rubbish and water bills are taken into account. Projecting forward, in 10 years time this and future councils will push the rates to nearer \$8,000.00 pa and 10 years after that \$16,000.00 would not be unheard of. The folks at Tutere Street have already reached the \$8000.00 p.a so they will be in for a huge shock later on. Clearly we have had councils who are out of control. Our current council is out of control and no doubt the future ones will be out of control until ratepayers vote them out. This years rates should be no more than the rate of inflation i.e. 1.1% s should future rates also be. This can be achieved by stopping borrowing, selling off assets and stopping giving money away and coming back to the five core services. If Napier can control their rates the KCDC should be able to mirror them, lest we all more to Napier.

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

Ten years ago our property had a rates of \$1920 p.a. With inflation applied, today's rates would be \$2400. But of course we must subtract say \$350 for water and say \$200 for rubbish collection - We will leave off the mowing of the berms for now. Such a shame the council chose to cut its services. This then brings the rates down to \$1850 p.a had the council been responsible and increased rates but the rate of inflation. But alas, successive councils have not been responsible and the current rates are \$3200 - nearly double what they should be and well over when Rubbish and water bills are taken into account. Projecting forward, in 10 years time this and future councils will push the rates to nearer \$8,000.00 pa and 10 years after that \$16,000.00 would not be unheard of. The folks at Tutere Street have already reached the \$8000.00 p.a so they will be in for a huge shock later on. Clearly we have had councils who are out of control. Our current council is out of control and no doubt the future ones will be out of control until ratepayers vote them out. This years rates should be no more than the rate of inflation i.e. 1.1% s should future rates also be. This can be achieved by stopping borrowing, selling off assets and stopping giving money away and coming back to the five core services. If Napier can control their rates the KCDC should be able to mirror them, lest we all more to Napier.

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

Ten years ago our property had a rates of \$1920 p.a. With inflation applied, today's rates would be \$2400. But of course we must subtract say \$350 for water and say \$200 for rubbish collection - We will leave off the mowing of the berms for now. Such a shame the council chose to cut its services. This then brings the rates down to \$1850 p.a had the council been responsible and increased rates but the rate of inflation. But alas, successive councils have not been responsible and the current rates are \$3200 - nearly double what they should be and well over when Rubbish and water bills are taken into account. Projecting forward, in 10 years time this and future councils will push the rates to nearer \$8,000.00 pa and 10 years after that \$16,000.00 would not be unheard of. The folks at Tutere Street have already reached the \$8000.00 p.a so they will be in for a huge shock later on. Clearly we have had councils who are out of control. Our current council is out of control and no doubt the future ones will be out of control until ratepayers vote them out. This years rates should be no more than the rate of inflation i.e. 1.1% s should future rates also be. This can be achieved by stopping borrowing, selling off assets and stopping giving money away and coming back to the five core services. If Napier can control their rates the KCDC should be able to mirror them, lest we all more to Napier.

Make Submission

Consultee	Mr Pryor Rowland (81686)
Email Address	pryorowland@gmail.com
Address	40 Waimea Road Waikanae 5036
Event Name	Long term plan 2018-38 consultation
Submission by	Mr Pryor Rowland (78960)
Submission ID	18LTP-301
Response Date	23/04/18 7:48 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Web
Version	0.1
First and last name	Pryor Rowland
Title	Mr
Address	40 Waimea Road Waikanae
Phone	0274539464
Email	pryorowland@gmail.com
Are you providing feedback	on behalf of an organisation
Organisation name	Kāpiti Districts Restoration Groups
Hearings	
Do you want to speak to the Council about your submission?	
If you do, we will contact you at the email address or phone number provided above to arrange a time.	Yes

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

On 8th December 2018 the Kapiti Restoration Groups carried the motion: That the Kapiti Restoration Group moves that the Council recognise that cats are a problem from a predator point of view, and that Council put a plan in place to deal with this on a short term and long term basis.

Make Submission

Event Name	Long term plan 2018-38 consultation
Submission ID	18LTP-302
Response Date	23/04/18 10:05 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Web
Version	0.1

First and last name	<input type="text"/> WITHHOLD DETAILS
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Title	<input type="text"/>
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Address	<input type="text"/>
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Phone	<input type="text"/>
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Email	<input type="text"/>
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Are you providing feedback	on behalf of an organisation
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Organisation name	Te Runanga o Toa Rangatira Inc
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Hearings	Yes
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Do you want to speak to the Council about your submission?

If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018.

Privacy statement	Please withhold
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Please note that all submissions (including names and contact details) will be made available at Council offices and public libraries. A summary of submissions including the name of the submitter may also be made publicly available and posted on the Kapiti Coast District Council website. Personal information will be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by Kapiti Coast District Council, with submitters having the

Where we're heading (Page 8)

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

Yes

Our financial and infrastructure strategies (Pages 10-13)

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Focusing on resilience works hand in hand with sustainability and provides the platform for successful growth.

Do you agree with the Council's preferred option to change the rating system?

Yes - reduce the proportion of fixed-rate charges and introduce a commercially targeted rate (Council's preferred option)

Do you agree with the Council's preferred option of a revised 45-year programme?

Yes - do the revised 45-year programme (Council's preferred option)

Please tell us why:

Flood hazards coincide with human development. As development increases the amount of flood related damages will increase. This is due to increased human populations and a decrease in vegetation which prevents runoff. With both population and development growth expected it makes sense to prioritise flood management, and address the concerns before they become mayor issues.

Coastal hazards and climate change

Climate change can increase the effectiveness of coastal hazards. Large storms are expected to be more frequent, prohibit future urban growth into coastal areas prone to erosion/flooding.

Housing

Affordable housing in range of health/education services. As housing numbers increase it is important that basic infrastructure like wastewater can accommodate the growth.

Replacing the Paekakariki seawall

If wall is replaced it should continue to provide suitable access to the beach while not encroaching on the ability of the beach to regenerate itself. Continued involvement with Ngati Toa over design opportunities and the placement of a Pou

Paraparaumu and Waikanae town centres

Continued revitalization Use of Te Reo in Signage Pedestrian friendly

Maclean Park

Refer to Ngati Toa input in Park consultation

Rates for 2018/19 (Pages 24-25)

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

Yes

SUBMISSION on the Long term plan 2018–2038

To: **Kapiti Coast District Council**

Submission on: Long term plan 2018–2038 (**KCDC**)

For: KCDC is seeking feedback on the Long Term Plan. This involves decisions, strategies and draft plans that will affect the district for the next 20 years.

Name: Te Rūnanga O Toa Rangātira Incorporated is the mandated iwi authority for Ngāti Toa Rangātira (**Ngati Toa**)

Address: PO Box 50355
26 Ngatitoa Street Takapuwahia, Porirua

Background

Ngāti Toa are one of the mana whenua and Kaitiaki of the Kapiti Coast District area. Ngāti Toa's rohe reaches Whangaehu in the North and includes Te Tau Ihu in the South.

The Kapiti Coast and Kapiti Island itself are of high significance to Ngāti Toa and Ngāti Toa considers that the Long Term Plan will effect Iwi values and their ability to carry out Kaitiaki responsibilities.

General reasons for submission

Ngāti Toa submits on the Long Term Plan because we want to be involved in any process which can help in the protection of Iwi Values.

The overall vision of Te Rūnanga is:

To promote the mana of Ngāti Toa Rangatira by enhancing the social, economic, educational, cultural and spiritual development of all whānau members, in an open and responsive manner, by enabling them opportunities to attain their full potential for the benefit of the Iwi and the community .

Specific reasons for submission

Te Runanga o Toa Rangatira is supportive of the submission and commentary provided by Te Whakaminenga o Kāpiti.

This includes but not limited to

- a. Managed Retreat; efficient spending that reduces the risk to life posed by climate change.*
- b. Solid Waste Disposal; ensuring that Council maintains control over the sustainability of Kāpiti's waste disposal.*
- c. Affordable Housing; enabling Council to play its part in increasing the availability of affordable housing.*
- d. Environmental Standards; ensuring that Council are able to meet legal requirements to achieve heightening environmental standards*

The elaborated reasons for Ngati Toa feedback will follow the KCDC submissions template

Coastal Hazards and Climate change

Climate change is a driver for the increased frequency and effectiveness of coastal hazards. Heavy storms will be more common which translates into more coastal erosion and flooding. The Kapiti Coast has a mixed history when it comes to the effectiveness of beach walls and barriers.

KCDC should provide further resources into relocating public and private assets that are at risk from erosion.

Zoning plans should have robust rules to stop development in areas prone to coastal erosion or other coastal hazards.

KCDC should focus on Sand Dune protection as opposed to seawall development. The Kapiti Coast can retain more of its sandy beaches through sand dunes and they are more in line with the natural environment.

Housing

Ngati Toa is supportive of the development of housing for the purpose of sheltering the population growth and first time home buyers.

Strategies can be put into place to ensure homes are going where they are needed at an affordable price.

Housing developments should be in areas close to basic services like health and education. Poorly planned developments can lead to unnecessary traffic and a reliance on private vehicles.

Before large scale housing developments are carried out there needs to be an assessment to make sure basic infrastructure is capable. There is a lot of support for development but at a rate that storm water and wastewater infrastructure cannot keep up.

Replacement of the Paekakariki Seawall

If the wall is replaced it should continue to provide access to the beach while not limiting the ability of the beach to regenerate itself. Ngati Toa has been involved with some of the design features in the wall and would like to continue to be involved.

Some Ngati Toa design features include a Pou, Iwi storytelling and signage.

Paraparaumu and Waikanae town centres

The town centres should continue to be revitalised to ensure that they are the economic hubs of the district.

Some ways to revitalise the towns can be through the use of te reo in signage and to make the streets pedestrian friendly.

Maclean Park

Ngati Toa has been in the planning of the park and we have no further comments at this stage other than what has been said in consultation

Decision sought

Do you agree with the Councils preferred option to change the rating system?

Yes – the changes will hopefully target those who can afford to pay more

Do you agree with the Councils proffered option of a revised 45 Year programme?

Yes- the revised programme will be able to address the issue before it gets out of hand.

Ngāti Toa desires not to be heard in support of this submission.

Te Runanga o Toa Rangatira

Make Submission

Event Name Long term plan 2018-38 consultation
Submission ID 18LTP-303
Response Date 23/04/18 11:46 PM
Consultation Point Tell us what you think about our long term plan
[\(View\)](#)
Status Submitted
Submission Type Web
Version 0.1

First and last name

Title

Address

Phone

Email

Are you providing feedback

as an individual

Hearings

Do you want to speak to the Council about your submission?

If you do, we will contact you at the email address
 or phone number provided above to arrange a time.
 Hearings will take place during the week of 14 May
 2018.

No

Privacy statement

Please withhold

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Where we're heading (Page 8)

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

Would like to see identified and strong steps towards sustainable and responsible ways of caring for the environment. especially around waste. It is stated as valuable in the vision diagram.

Do you agree with the Council's preferred option to change the rating system?

No - keep the status quo - leave the rating system as it is

Yes - reduce the proportion of fixed-rate charges and introduce a commercially targeted rate (Council's preferred option)

Please tell us why:

Not sure.

Do you agree with the Council's preferred option of a revised 45-year programme?

No - keep the status quo programme

Yes - do the revised 45-year programme (Council's preferred option)

Please tell us why:

The options to answer this question are very restrictive. would like a more holistic approach that more naturally manages the waterways. don't continue to build in the natural flooding areas.

Housing

make provision in processes to fast track papa kainga and more affordable community housing. support iwi to do this.

Kapiti Island gateway

Money would be better spent elsewhere

Rates for 2018/19 (Pages 24-25)

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

Depends. Would like to see where all the rates money goes - how it is spent before agreeing to an increase

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

priorities waste minimization and don't renew the contract with the waste operators. Support a local provider to dispose of waste in our own area. Take responsibility for it. Be careful of making long term contracts with large overseas companies who are taking over the waste disposal business nationally.

Make Submission

Consultee	Glen and Kay Wiggs (81679)
Email Address	glen@wiggsy.com
Address	38 Ngapaki Street Waikanae beach 5036
Event Name	Long term plan 2018-38 consultation
Submission by	Glen and Kay Wiggs (81679)
Submission ID	18LTP-304
Response Date	22/04/18 11:12 AM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Email
Version	0.4
First and last name	Glen and Kay Wiggs
Title	
Address	38 Ngapaki Street Waikanae Beach 5036
Phone	04 905 8238
Email	glen@wiggsy.com
Are you providing feedback	as an individual
Hearings	
Do you want to speak to the Council about your submission?	
If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018.	Yes
Privacy statement	

**SUBMISSION TO KAPITI COAST DISTRICT COUNCIL
ON THE LONG TERM PLAN**

First Name Glen and Kay

Last Name Wiggs

Title Mr and Mrs

Address 38 Ngapaki St, Waikanae Beach 5036

Telephone 905 8238

Email glen@wiggsy.com

We wish to be heard in support of the submission.

This submission addresses the issues of the proposal to change the rating system only. In all other respects we concur with and support the submission of the Waikanae Beach Residents Society.

We support Option A, as the proposed change on the way rates will be assessed (Option B) is –

1. In breach of NZ Best Practice Regulation Principles, and
2. Places an unfair and iniquitous burden on Waikanae Beach ratepayers.

1. Best Practice Regulation Principles

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.*

The stated objective of the change is to 'improve affordability' by changing from a fixed charge to one relative to a property's capital value. In other words persons with more

valuable properties will pay more for roading in order to subsidise those with properties of lesser value.

The current fixed charge system in Option A is based on the principle that all ratepayers get the benefit of the roads more or less equally. That is in accordance with Principle 1 in that the charge is proportionate to the benefit enjoyed by individual ratepayers.

On the other hand Option B is not proportionate. It increases the charge on properties of higher value to subsidise ratepayers in properties of lower value. The benefit to all ratepayers remains equal but the cost is unequal. It is therefore in breach of Principle 1 as the cost and benefit are not proportional. Indeed from the viewpoint of Waikanae Beach residents they are grossly disproportional.

[* \(http://regulatoryreform.com/wp-content/uploads/2015/02/New-Zealand-Best-Practice-Regulation-Model-2012.pdf\)](http://regulatoryreform.com/wp-content/uploads/2015/02/New-Zealand-Best-Practice-Regulation-Model-2012.pdf)

2. Option B Unfair

Waikanae Beach residential properties now have both the highest average Capital Value and highest Land Value of all 11 districts in Kapiti Coast. The Capital Value increased 43.6%, which is significantly greater than the District average of 37.4% and the land value increased 55.5% - again significantly higher than the District average of 42%. It is accepted that under the current system of 37% of rates being based on the Land Value that Waikanae Beach properties will have a higher rate of increase in rates than elsewhere in Kapiti. But the Option B proposal lacks equity in that there will be a double increase – the ordinary increase based on the increased Land Value plus the Option B increase that subsidises other areas.

Of considerable concern is the misrepresentation of the true situation on page 25 of the Consultation Document. The table shows Waikanae with three scenarios based on three different values. Two of the three scenarios show the impact of the Option B resulting in a reduction of rates and the revaluation to have nil effect in one case and a reduction in the second. Only one scenario shows an increase in rates – based on a home worth \$2.24 million. This is far from typical and could be considered an outlier.

It appears that this misleading situation is because Waikanae Beach, Waikanae Garden and Waikanae East/Hemi Matenga have been artificially amalgamated into one region. Appendix VI of the Background Information has the following Table.

Residential property capital value (CV) and land value (LV) changes October 2017

	Total CV Change %	Total LV Change %	2017 Average CV (\$)	2017 Average LV (\$)
Ōtaki	42.0	44.5	\$361,000	\$140,500
Ōtaki Beach	39.1	46.1	\$372,000	\$144,500
Waikanae Beach	43.6	55.5	\$625,500	\$340,500
Waikanae Garden	30.7	35.4	\$568,500	\$278,000
Waikanae East/Hemi Matenga	38.5	40.6	\$555,000	\$245,500
Ōtaihanga	35.1	34.1	\$573,000	\$240,500
Paraparaumu Centre	46.5	49.4	\$490,000	\$218,500
Paraparaumu Beach	35.6	42.8	\$584,500	\$280,500
Raumati Beach	36.2	40.3	\$621,500	\$312,000
Raumati South	33.6	41.8	\$575,500	\$292,500
Peākōkōriki	27.3	29.8	\$587,000	\$337,000
District	37.4	42.0	\$541,000	\$261,000

The Table shows that the increases in Capital Value and Land Value for the Waikanae Garden and Waikanae East/Hemi Matenga were considerably lower than Waikanae Beach. Indeed the increase in Land Values were lower than the District average, the Capital Value for Waikanae Garden was lower than the District average and the Capital Value for Waikanae East/Hemi Matenga only marginally above the average. It is most disappointing that the impact on Waikanae Beach has been manipulated in this way to give a misleading impression of the impact of the proposed Option B.

The Consultation Document emphasises that it seeks to limit the impact of rates to no more than 5% of income. The Infometrics report notes that the current proportion for Waikanae Beach properties is 4.7%, which is slightly under the target of 5% and the current Kapiti average of 5.2%. However this will be reversed when the increase in the Land Value increase is taken into account. The increase for the Kapiti District is 42% but for Waikanae Beach is 13.5% higher at 55.5%, which will result in those aspects of the rates based on Land Value increasing by 13.5%. Consequently the proportion of income to rates will be well above the District average. We accept that under the current system an increase is inevitable but if the proposed Option B is included then this increases the proportion even further to an unfair and unconscionable level.

Conclusion

The proposed Option B will result in Waikanae Beach residents paying an unfair proportion of rates.

The proposal is in breach of Principle 1 on Best Practice Regulation Principles in that the cost is not proportionate with the benefits to the users of the roadway system. Waikanae Beach residents are being required to pay a disproportionate share in order to subsidise other Kapiti residents.

Waikanae Beach properties now have the highest average Capital Value and Unimproved Value in the District. This will have a significant effect on increased rates and result in the proportion of income to rates being increased from slightly below average to well above average. The Residents Society accepts this as inevitable as it is a well-accepted system of assessing rates. However the Society objects to Option B, as it is a double whammy that is unfair and iniquitous and justified on dubious grounds. It will result in the proportion of rates to income paid by Waikanae Beach residents being grossly in excess of the Kapiti average and the target of 5% of income. What is concerning is that this aspect has not been considered in the Consultation Document and by including Waikanae Beach in with two other Waikanae areas the figures are distorted and misleading.

We accordingly urge the Council to reject Option B

Make Submission

Consultee	Mark Amery (81681)
Email Address	mark@amery.net
Company / Organisation	Paekakariki Informed Community Inc (PICI)
Address	23 Te Miti Street Paekakariki 5034
Event Name	Long term plan 2018-38 consultation
Submission by	Paekakariki Informed Community Inc (PICI) (Mark Amery - 81681)
Submission ID	18LTP-305
Response Date	22/04/18 7:40 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Email
Version	0.3
First and last name	Mark Amery
Title	
Address	23 Te Miti Street Paekakariki 5034
Phone	027 356 6128
Email	mark@amery.net
Are you providing feedback	as an individual on behalf of an organisation
Hearings	
Do you want to speak to the Council about your submission?	
If you do, we will contact you at the email address or phone number provided above to arrange a time.	No

Submission to Kāpiti Coast District Council long term plan

First name Mark

Last name Amery

Title (*Mr, Mrs, Miss, Ms, Dr, Other*) Mr

Address 23 Te Miti Street Paekakariki

Phone 027 3566 128

E-mail mark@amery.net

I am providing feedback as an individual and on behalf of an organisation called Paekakariki Informed Community Inc (PICI)

I do not want to speak to Council about my submission

I note my submission (including name and contact details) will be made available publicly.

I make the following submission to the Kāpiti Coast District Council long term plan:

Paekakariki faces significant challenges over the next 10 years in relationship to Transmission Gully, affordable housing, sea level rise and other environmental factors. We need proactive council support and funding towards initiatives that are encouraging our own resilience and community strength. On a personal level I write in support of other submissions on the need to actively support social housing and use of property and surplus land for this priority, and to better commit to our sea wall.

PICI runs Paekakariki 88.2Fm and are previous publishers of newspaper Paekakariki Xpressed. We are well into the development of a website platform for Paekakariki and its visitors which responds to the high social need for such a resource. Developed by and for the community as a key plank in our sustainability and community. We have raised \$27,000 from private sponsorship towards the development of this project, but write to ask council to contribute alongside our community businesses and partners towards the ongoing editorial costs of maintaining this resource after it is launched later this year. Supporting its editorial, design and community outreach work in its crucial first years.

Paekakariki.online is a vital tool for an independent community in the sharing of information, at a time when the village faces significant challenges due to changes brought by Transmission Gully and other factors:

- a centralised hub for information for both visitors to Paekakariki and residents
- promotion of Paekakariki as a destination and economic development platform for our businesses
- sharing of ideas, views and debate on important issues to Paekakariki
- supporting local groups with group/organisation pages within the site – maintained by these groups with professional community support.
- Constantly up to date information and activity.

In surveying our community the community board identified in 2016 this resource as a key tool for our community going forward. We would like to signal with this submission that we see the council's contribution to its future as an important partnership in ensuring an informed and connected community, at a time when we risk turning into an exclusive satellite suburb draining the character and diverse quality of life it is renowned for.

Thank you

Mark Amery

Ngā mihi,

Mark

Mark Amery
Ph. 027 3566 128
mark@amery.net
Twitter: #mrkamery

Public art and media projects: www.lettingspace.org.nz

Tell us what you think about our long term plan

We need to receive your feedback by 5pm on Monday 23 April 2018

It's easy to give us your feedback online, at kapiticoast.govt.nz/kapiti2038, or you can use this form. You can post this completed form to:

Long term plan submissions
Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254

Or drop it off to your local library, service centre or the Council building, 175 Rimu Road, Paraparaumu.

Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name

Last name

Title (tick one) ☐ Mr ☒ Mrs ☐ Ms ☐ Miss ☐ Dr

Address

Phone

E-mail

Are you providing feedback? (tick one)

☐ as an individual

☒ on behalf of an organisation | Organisation name:

Do you want to speak to the Council about your submission? (tick one)

☐ Yes If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018

☒ No

Privacy Statement: Please note that all submissions (including names and contact details) will be made available at Council offices and public libraries. A summary of submissions including the name of the submitter may also be made publicly available and posted on the Kāpiti Coast District Council website. Personal information will be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

If you do not wish your personal information to be published please tick the box ☒



Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

Unfortunately I don't know enough
about this

Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

This sounds like a good idea.

Key decision: Should we change the way we share rates across the district? Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

- ☐ No – keep the status quo – leave the rating system as it is
- ☐ Yes – reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Please tell us why:

N/A
Don't know enough
about this

Key decision: What should we do next to address stormwater flood risks? Pages 18-20

Do you agree with the Council's preferred option of a revised 45-year programme?

- ☐ No – keep the status quo programme
- ☐ Yes – do the revised 45-year programme
(Council's preferred option)

Please tell us why:

N/A Don't know
enough about
this

Work on the go Pages 21-23

Any comments on:

- » Coastal hazards and climate change
- » Housing
- » Replacing the Paekākāriki seawall
- » Paraparaumu and Waikeano town centres
- » Maclean Park
- » Kāpiti Island gateway

Rates for 2018/19 Pages 24-25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☐ Yes ☐ No

If this means improved
services for all then it
is necessary

Changes to fees and charges Page 26

We've proposed changes to some fees and charges, including new Food Act charges. If you have any views about these, please comment:



Key policies Pages 27-28

If you have any views about the proposed changes to our development contributions policy, please tell us here:

If you have any views about the proposed changes to our revenue and financing policy, please tell us here:

If you have any views about the proposed changes to our rates remission policy, please tell us here:

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

My husband and I own a Commercial Property at [redacted]. This area is not only growing commercially but residentially with a new subdivision nearing completion and with housing in the subdivision being sold. This subdivision has access/exit point for pedestrians on to Rimu Street. This area is becoming busier with foot traffic accessing Businesses along the street but also for getting to the skate park & new dog park. Could consideration be given for lighting & foot paths (in particular the North side of Rimu Street with the access/exit points off Gardner Place the new subdivision coming directly on to Rimu Street.)

Make Submission

Consultee	<input type="text"/>
Email Address	<input type="text"/>
Address	Not known Not known Paekakariki 5034
Event Name	Long term plan 2018-38 consultation
Submission by	<input type="text"/>
Submission ID	18LTP-307
Response Date	22/04/18 9:30 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Email
Version	0.3
First and last name	<input type="text"/>
Title	
Address	Not known Paekakariki 5034
Email	<input type="text"/>
Are you providing feedback	as an individual

Hearings

Do you want to speak to the Council about your submission?

If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018.

Privacy statement

Diane Natrass

From:
Sent: Sunday, 22 April 2018 9:30 p.m.
To: Mailbox - Kapiti2038
Subject: Feedback to KCDC on future plans

Points I would like to have raised at Council planning meeting

1. Fairness on rates

- I pay over \$3000.00 annually for my rates. I live alone in a 50 square metre bach, on a property that only has an approx. 4 metre wide access way onto the Parade in Paekakariki. Why should I be a victim of my property value estimates rocketing upwards, when my salary is not rising to met the costs? I do not gain from rising property value as I am not planning to sell my property. Some Paekakariki residents have left due to exponential rate increases.
- What do I get for my rates - I as a single user of the scant services supplied for my rates paid to KCDC, I personally pay for my yellow rubbish collection bags, I pay for my septic tank maintenance and cleaning. What is my \$3000 getting me?
- I share a single curb accessway with one other property. Why is this, when both properties have been paying rates for a long time. Why is this?

2. Parking at the Paekakariki village shops

- Cars that are being parked in the village shopping street are very often those of people who are doing the escarpments walk. As you know this walk takes a good number of hours. This has **consequences for village residents and for village shop keepers.**
- **For residents**, it means often a carpark cannot be found by them, and so they do not utilise the local shops for food supplies, and fresh fruit and veges. It also means it is not so easy to use the village as a place of social connectivity/networking with other locals.
- Social networking is particularly important for the elderly and vulnerable in our community, and being less able to find parking cripples that
- One disabled car parking spot, and use of this is reasonably often abused, makes it often impossible for my elderly father to use local shops.
-
- Yes, the two cafes benefit from the escarpments walkers and cyclists, but I know the grocery shop (and likely also the greengrocer shops) are frustrated by cars being parked for hours in places actual shoppers used to use. Also, it is impossible often for the shops to park outside to offload their new stock.
-
- A lot of planning went into the Escarpment walk development, but not much foresight into where the cars will park. or into what impact the walk will have on the Paekakariki residents who want to use their local shops and social hub. Why not opposite Fishermans Table?

Please consider putting time limits on these parks eg 2 hoursand have it monitored

3. Parking in the middle of the Beach Road. Here are some of the problems this parking creates:

- impossible to turn into parking spaces in the other side of the road.

- impossible to turn around and go back home if parked on roadside opposite grocery shop.
- people - incl the Paek Garage - park vehicles in the middle of the road very close to the railway line. I have had it happen several times when I cannot see down the railway line. That is not safe and I am sure it is breaking road/rail safety laws.
- People parking in the middle of the road make it very dangerous for pedestrians crossing the road to go back to their cars, or cross and go to station on home. They cannot easily see what cars are coming along the road, and equally, the drivers cannot see those people in the process of crossing. Very very dangerous for children or frail elderly - of which there are quite a few of both groups here in Paekakariki.

This is illegal, so why is it happening? Law enforcement? Why not put a single solid line down the middle of the road, so it is obviously not to be parked on

4. Parking of large motorhomes/campervans on the side of the road (eg The Parade kerb)

- I have found it difficult to find the law/regulations on this point.
- This has happened near my residence on the Parade. The motorhome has not been parked off the road at the owner's residence or off the road at a proper off-road parking site. It has been sitting in the same spot for several weeks now.
- This has caused a number of safety problems of major concern to me and others: children crossing the road to the beach cannot see what is coming toward them in southbound side; it is the same for frail elderly. I have family and friends with children visiting me and there is risk of a preventable pedestrian accident happening.
- Another safety concern is that it is equally difficult for cars going off (or coming onto) my property or my neighbours, and being able to see what cars/cyclists are coming.

I hope all the points I have made are given due consideration. I am a long time resident in Paekakariki, and I have due concern for residents (and shopkeepers) who are vulnerable in the above situations I have given.

By email to kapiti2038@kapikicoast.govt.nz

Submission to Kāpiti Coast District Council Long Term Plan

22 April 2018

Ms Liana Stupples

57 Wellington Road

Paekakariki 5034

021 154 6034

Liana.stupples@gmail.com

I am providing feedback as an individual

I do want to speak to Council about my submission

I note my submission (including name and contact details) will be made available publicly.

I make the following submission to the Kāpiti Coast District Council long term plan:

Challenges, and vision and goals

I agree with the challenges, and vision and goals in the document (except for insufficient emphasis on action to mitigate climate change)

Fund Paekakariki Community Led Development

1. KCDC should **acknowledge the particular threats and opportunities for Paekakariki** in this 3 year term:
 - a. The impact of Transmission Gully and the changes this means for Paekākāriki
 - b. Paekakariki is a Kapiti gateway -Note 10 thousand people go to Kapiti island each year but 450 thousand come to QE park. The numbers using the cycleway and the escarpment walk are growing. Invest in Paekakariki as the southern gateway of QE park, and a key place to access nature and recreation in the district
2. KCDC should support Paekakariki to run its own projects for sustainable development over the next 3 years this should include: (see appended paper)
3. Channelling **resources to discuss, prioritise and plan our needs and ideas** – e.g. pay for coordination/facilitation by suitable people who work like Inspiring Communities for example, or local people with the skills and trust of the community

4. Providing **resources to implement our own ideas** – mediated with the Community Board
5. Including **training and support** for community board and community groups and members to ensure this money is well managed
6. The council – all parts of council – ought to start from a place of “How can we help” – all too often the answer is no you can’t do that. This should be a value of council including the infrastructure team. I like the working “with” approach
7. Support the development of Paekakariki Informed Community Inc (PICI) as expressed in their application
8. This approach would help in integrating many of the ideas in this submission into one place-based community principles or plan

Promote sustainable business and tourism in Kapiti

1. It is important to develop a stronger identity for Kapiti based around sustainable development and this place and its people
2. Council should support more the development of social enterprise and sustainable business in Kapiti

Housing

I support the Paekakariki Housing Trust’s submission, which proposes **8** housing actions:

1. Make affordable housing a priority in Kāpiti Coast. Commit the KCDC to the principle that affordable housing is critical to the health and well-being of our community and change the stance of the council to one of finding ways to work together with community housing providers to enable affordable housing.
2. Make priority given to affordable housing a central principle in decisions the council takes on planning and consenting issues and on the allocation of land and other resources held by the council.
3. Work with NZTA and other central government agencies to use land for affordable housing. The council can work to ensure that lands made surplus after the construction of the Kāpiti Expressway and Transmission Gully are disposed of in ways that create assets for the community, protecting the environment and enabling land to be developed for affordable housing.
4. In particular, ensure a comprehensive community-based plan is developed for the **Perkins Farm** (more below) property and adjacent lands currently held by NZTA. This plan should provide for environmental protection and affordable housing and be completed before NZTA disposes of these lands. Land that will become surplus from the highway construction has many values and opportunities for the community of Paekākāriki as well as the wider Kapiti District. Working with the community on planning and securing the future of this land is required to ensure maximum benefit is obtained by the whole community.
5. Use council-held rights of first refusal for NZTA lands that are appropriate for affordable housing as a means to enable community-led development of that land. This would include such sites as the south end of the ‘Tilley triangle’ and the former BP station on SH1.

6. Enable affordable housing by reducing or waiving Council fees and levies where appropriate when a residential development includes provision for affordable or social housing, particularly where it is to be purchased by a recognised Community Housing provider.
7. Lease Council social housing and land to local registered community housing providers such as Paekākāriki Housing Trust, Dwell Housing Trust, and iwi providers.
8. Manage social housing locally to strengthen community connections and cohesion. Empower the Paekākāriki Community Board to decide on the allocation of social housing in the village. Of the Kāpiti Coast communities Paekākāriki has the lowest percentage of elderly residents because there is not enough appropriate housing and they are forced to leave the village. This reduces the diversity of the community and cuts people off from connections of long standing.

Roads and parking in Paekakariki

1. Consideration of commuter parking, and weekend parking for walkers etc for example at the old garage site on SH1
2. Re-design of old SH1 intersection - traffic lights, at the intersection and a pedestrian crossing to the parking area.
3. Traffic calming and a reduced speed limit within the township
4. More bike racks

Community Garden in Paekakariki

1. Council consider providing land for the development of community gardens in Paekākāriki. We presently have a Memorandum of Understanding (MOU) that recognises the partnership between Kāpiti Coast District Council and Paekākāriki Orchard and Garden Group for the purpose of optimising reserve development for public enjoyment while protecting and restoring the natural environment. This should be strengthened.

Waste and recycling services

1. I want Council to continue a transition to a Zero Waste Kapiti.
2. I want a waste service that provides an incentive for households to first of all reduce their waste. My household produces only a bag of waste per month. With the loss of the yellow bag scheme there is now no collection scheme that suits us. This would include:
3. Bag or bin system for infrequent waste producers
4. Large recycling bins
5. Support and funding to set up and maintain local community green waste schemes
6. More support for public behavior change in line with the waste hierarchy
7. Clearer intent that zero waste is part of a carbon reduction plan
8. Council should allow composting toilets (with appropriate conditions)

Biodiversity

15 Outcomes that KCDC can do something about by 2028

1. The millionth visitor to the kapiti Marine Education and Activity Centre
 - KCDC fund a feasibility study for Raumati site in 2018 and contribute to the build

2. Best Hapuka Catch in 100 years
 - KCDC host working group
 - KCDC include marine in all strategy, policy, budgets about biodiversity
3. Island Gateway Centre opens on Southern Side of McClean Park
 - KCDC do further consultation with an alternate option for a location that does not involve/squeeze out the boat club
4. All existing reserves and areas Council are responsible for are managed as biodiversity assets
 - M2pp trapping started to prevent stoat travel
 - Parks team don't plant weeds indiscriminately or use round-up
 - Drainage team realise habitat and water quality values of "drains"
5. Work for better Internal policy and practice and funding consistency
 - Stronger in house ecology team
6. New Green Corridors Identified and being created
 - KCDC coordinate robust process to identifying sites of current ecological value, possible future value and strategic and logical approach to gradually protecting and enhancing them
 - Involving many players including community groups
 - Getting in before land is used up in housing growth etc
 - Having a fund to acquire key assets for the community
 - Showing progress in planting/fencing etc
 - There are many ideas for sites e.g.
 - QE park dunes and wetlands
 - Te karake swamp
 - Wainui Stream
 - Rest of the Paekakariki escarpment (see project Kakariki idea for example which should be considered <http://opengeo.co.nz/ProjectKakariki/ProjectKakariki1.html>)
7. Key Toanga Species are returning home to Kapiti mainland
 - KCDC do or advocate for Native fish passage barriers inventory and action and advocacy to have them all fixed (in particular those in the Wainui Stream, Paekakariki)
 - KCDC do or advocate for Whitebait spawning areas all identified and protected/enhanced
 - KCDC do or advocate for A Plan for Kaka, Kakariki and Penguins to be here in higher numbers – with an emphasis on pest control and good dog and cat ownership
 - KCDC do or advocate for Cat management options being discussed after a strong education plan
8. A catchment approach is showing signs of improving water quality in all key water ways
 - More House grey water is being used thanks to KCDC garden and green home advisors
 - More wetlands have been piloted for managing stormwater showing a revolution in how council develops its infrastructure assets (not all concrete)(e.g. wetlands at Paekakariki Tilley road)
 - KCDC do or advocate for stock are out of all riparian areas in the district-
 - High Profile waterways show key improvements: e.g. through Kaitawa reserve, coastlands, wharemakau – becomes a continuous good quality habitat as well as good amenity for public enjoyment (not a glorified drain as currently) - integrated part of town centre thinking that KCDC do

9. Kapiti Forum for Nature on the Coast is active and influential
 - KCDC fund and facilitate a qtlly forum for community groups businesses etc who have an interest to get together and share info and ideas and inform council work (including young people)
10. Rejuvenated and attractive options for people to come and sensitively enjoy our nature up and running
 - KCDC require this in business and tourism development:
 - Various "journeys" identified e.g.
 - Maitaitai sites for community snorkelling around the Marine Reserve
 - Up and down the Waikanae river, into the Maungatukutuku, down through whareroa to Paekakariki, along the beach to the marine centre....
 - A map of the secret natural gems of Kapiti (with layers of information and what you can do to help)
 - More co- and cross marketing of community groups and business offerings
 - A wild outdoors center/hub that can market and join up the offerings for schools etc to come to kapiti and experience all we have to offer (Horewhenua has one, Wairarapa has some)
 - What happens to the Dam land?
 - Kapiti people and visitors are more in touch with all the wild wonders – they are not just on Kapiti island
11. Town is an ecosystem approach is live
 - KCDC is integrating biodiversity and environmental outcomes into design of urban environment and into service delivery
12. KCDC is an activist council when it comes to championing Kapiti's Environment and Nature
 - Speaks out, doesn't defer to the too hard basket – particularly to GW
13. Plan and implement a strategy for appropriate sand dune plantings in Paekakariki.
 - For example on Sand track and wellington road there is lots of kikuyu, tradescantia and cape ivy. This is partkly mowqed this just leaves sand dunes which are at dmager of being undermined at the bottonm and the rest infested with the weeds (dangerous for dogs and infest local gardens) rather support removeal of weeds and replanting with natives in line with management of duines and greater

I support the submission of the Friends of Queen Elizabeth park in terms of

14. restoring wetlands to reduce carbon emissions and
15. acting to help join up conservation efforts around QE park
16. incorporate adaptation to climate change with biodiversity
 - Increased rainfall/flooding – managed lowland river/stream retreat – catchment native revegetation – revegetation of steep slopes that threaten infrastructure
 - Increased droughts – improved lowland river stream riparian vegetation for shading and evaporation minimisation to protect freshwater ecosystems – catchment native revegetation (particularly in our smaller water supply catchments and those with threatened native fish species)

17. Restoration of Wainui Stream, Paekakariki in line with the vision of the Friends of Paekakariki Streams group. KCDC should work proactively to restore water quality and full fish passage for native fish in this stream, by
- advocating to GWRC and NZTA and the contractors to remove fish passage barriers and restore more natural water flows
 - advocating or managing land to ensure better water quality and habitat restoration by significant riparian planting

Rates

1. Rating model be changed to Capital Value This would not impact on your proposals to reduce fixed charges to address the regressivity
2. That differential rating be implemented.
3. A scaled differential rating would increase the rate-take from businesses over a threshold, maybe based on staff numbers. i.e. small business exemptions.
4. Commercial targeted rate. The commercial businesses need to be paying a more equitable [for the community] amount of the rate burden.
5. Because Paekakariki has larger sections (to allow for septic tanks) and often has older homes, Paekakariki pays disproportionately high rates due to the use of land value rather than capital value as the basis for rating
6. In addition to it being unfair from this perspective, it is also unfair in that according to the consultation document many of the increasing costs relate to the construction of new services to account for population growth. New subdivisions tend to have much lower land values compared to capital values partially as a result of them tending to be smaller sections, and partially because the houses are new and un-depreciated. This means that existing properties pay disproportionately more when they should be paying less on a user pays basis.

Climate change

1. Council rightly identifies climate change as a challenge, but places insufficient emphasis on mitigation.
2. Council should go carbon neutral by 2025 – getting a headstart on changes that will be coming.
3. Council's existing carbon reduction target of 80% by 2021-22 should be restated
4. Thinking about climate change should be an integral part of every other decision such as infrastructure and money
5. A plan to Offset Council carbon emissions – preferably with native revegetation and wetland restoration in the district at high benefit sites.
6. Keep converting the council's vehicle fleet to electric vehicles
7. Diversion of all organic material (food and garden waste) to composting rather than letting it be buried and produce methane, a greenhouse gas. (see above waste)
8. Improve public walkways and cycleways and public transport infrastructure

9. Encourage car-charge suppliers to install car and bike chargers in the district
10. Work with GWRC for improved train and bus services and encourage use of trains and buses with more price incentives/subsidies.
11. Encourage more bike use with more bike stands and better safety in areas such as shopping centres, schools, halls etc
12. Support wind turbines and solar farms where appropriate, and energy efficiency initiatives

Stormwater and Flooding

1. Approach the stormwater upgrade issue as part of adaptation to climate change.
2. The southern end of the Tilley triangle in Paekakariki is prone to flooding. This land should be managed in a way that pioneers wetland based flood management including fixing the alignment of the stream/drain that causes flooding of tilley road housing and extending and planting the riparian strips alongside Wainui stream

Seawall Paekakariki

1. Assurance needs to be given that the seawall replacement will not be further delayed, and that the funding be well and truly locked in at \$17.7m with the proposed completion date of 2023 also locked in.
2. That final designs be prepared, and tenders let, well in advance of the next local body election, thus helping ensure compliance with the above.

NZTA Land and Perkins farm land Paekakariki

1. I submit that the Long Term Plan should include support for and resourcing of a community-driven planning process for surplus NZTA land associated with the construction of the Transmission Gully Highway. This includes the area known as Perkins Farm. This should begin now

Land that will become surplus from the highway construction has many values and opportunities for the community of Paekākāriki as well as the wider Kāpiti District. Working with the community on planning and securing the future of this land is required to ensure maximum benefit is obtained by the whole community.

Nearly all of this Motorway will lie outside the Kapiti District, but the point where it enters the District will become a quite dramatic Gateway. Resource consents for the use of the land around this gateway will be determined by the Kapiti Coast District Council, and it would be prudent for the Council to begin now its consideration of how it would wish to see that gateway developed - in the best interests of the communities of the District and the region.

This land includes a number of important features:

- a landscape deemed 'outstanding' in the Kapiti District Plan, and 'of regional significance' in the Greater Wellington Council statement;

- some steep country subject to erosion and landslips that have in the past closed rail and road links;
- part of a re-vegetation project aimed at bringing back kakariki - and the dawn chorus;
- areas subject to flooding that could be restored as wetlands to reduce risks;
- streams to be rejuvenated for indigenous fish;
- some land suitable for housing;
- a potentially suitable site for a wind farm;
- scope for walkways and cycle trails; and
- areas suitable for community gardens and orchards.

Some of these opportunities are obvious - but defining the boundaries around them will demand care. Some are competing uses that will need to be considered in the context of varied regional and local priorities.

Kapiti Council has the responsibility for determining acceptable changes in the use of the land through its resource consent process.

KCDC should support the process of clarifying community interests now - this is likely to yield better results for Kapiti than waiting for the process to be triggered and shaped by the preconceptions of a new owner.

Playgrounds and access to nature

1. The council should support the discussion and feasibility assessment of creating an all ages wild play area to the north of Paekakariki (as part of development of the village) see

<http://liana.kiwi.nz/wainui-wildplay-an-all-age-nature-connection-play-area/>

Living wage

1. I want my council workforce to be paid a wage that enables them to live in dignity and participate in society. I want my council to support the principle of the Living Wage and include a plan to implement the Living Wage in the Long a Term Plan.

Liana Stupples 22 April 2018

Ideas for the Long Term Plan PAEKAKARIKI COMMUNITY LED DEVELOPMENT

- Call on KCDC to channel resources for Paekakariki to run its own projects for sustainable development over the next 3 years
 - Resources to discuss and prioritise our needs and ideas as a community
 - Resources to implement our ideas as a community
- Now is the time for Paekakariki – TG is coming



A good process brings good

- A good discussion and process can
 - focus on the real needs of the community
 - build agreement and avoid unnecessary conflict
 - build capacity in the community
- Hosting a community discussion takes time, money and skills – particularly to ensure that effective participation is maximised
 - is not only about formal meetings or surveys
 - We need a team who get resources to do this



It has been done elsewhere

Waikeke Beach – 18 months

- "The plan looks at what local residents want for their area in a proactive way rather than being responsive and managing impacts."

Karori – 4 years

- residents and businesses are taking an active role in planning their suburb's future in a new printed approach by Wellington City Council – making it a more attractive and appealing place for local businesses, residents and visitors alike.
 - JOINT asking "What needs to change in Karori?" and
 - SOUP offering a mixing pot of ideas for how to make those shifts. Finally,
 - ROCKETS a list of the sort of projects the people of Karori want to take them into the future towards those shifts and connections with people who can make them happen.



- We can design our own process



Make Submission

Consultee	Lawrence Kirby (81690)
Email Address	lawrencekirby@gmail.com
Company / Organisation	Paraparaumu College Board of Trustees
Address	Not known Paraparaumu 5032
Event Name	Long term plan 2018-38 consultation
Submission by	Paraparaumu College Board of Trustees (Lawrence Kirby - 81690)
Submission ID	18LTP-309
Response Date	23/04/18 4:48 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Email
Version	0.5
Files	18LTP-309 - Paraparaumu College Board of Trustees.pdf 18LTP-309 - Lawrence Kirby (attachment).pdf
First and last name	Lawrence Kirby
Title	
Address	Not known Paraparaumu 5032
Phone	021 499 790
Email	lawrencekirby@gmail.com
Are you providing feedback	
Hearings	
Do you want to speak to the Council about your submission?	Yes

Future decision-making for both parties on the Hall

Given there are approximately 11 years left on the Deed of Licence, we see the decision making on this building having three distinct parts:

1. The intentions of both parties at the end of the Deed of Licence term, i.e. 2029
2. Central government legislation impacting on the building, primarily the Earthquake prone buildings legislation
3. Long term management of the building based on Council's key drivers under the Long Term Plan process, namely:
 - i. Level of Service delivery (LOS)
 - ii. Development/demand driven factors (new)
 - iii. Asset renewal programme/Asset Management

1) Future Intentions

The College does not as yet have a firm view as to what will happen after 2029. However, we do believe it would be prudent to be commencing these discussions in the very near future. Ideally, this should be within the next LTP period of 2018-2021, so that both parties can conclude discussions well in advance of 2029. We would be keen to meet as soon as possible to commence these discussions.

2) Central government legislation affecting the sportshall building

The earthquake-prone buildings legislation is currently putting the onus on all building owners, whether public or private, to follow a process relating to assessment and remediation. As part of the discussions regarding future intentions between both parties regarding the sportshall building, determining a way forward on assessment of this building for seismic strength, would also be required. The results of the findings will inevitably impact on the College's position on the building, post 2029.

It would be useful for KCDC to confirm whether the sportshall building is included in their earthquake-prone buildings programme of works, with the intention of this being included in discussions regarding point 1.

Likewise, there is central government legislation being enacted that requires building owners to ensure an asbestos management plan is in place for all buildings. The College would be keen to confirm whether the sportshall building is included in KCDC's programme of assessments for its buildings. Again, this would be an item for discussion which has some urgency to determine an agreed and collaborative way forward.

3) Long term management options for the building

Our comments on the long term management of the building are of course in the context that the formal long term agreements end in 2029. We have separated our comments into the three distinct parts, in line with how the Council's LTP is structured for future capital funding.

As outlined in the KCDC's LTP, in general terms, the contribution to outcomes listed which apply specifically to this building are:

- *Council hall hirers are satisfied that the halls meet their needs*
- *We ensure that council-owned buildings are fit for purpose*
- *We provide support for community measures that promote diversity and connectedness*

3 i) Level of Service delivery (LOS)

As the sportshall is, as far as the college is aware, the only publically-owned sports venue in the district which is fully and exclusively dedicated to sports, we feel it is worth consideration for a review of whether the existing delivery is meeting the needs of users, and whether capital investment would be a possibility to:

- Increase use of the hall, both by existing user groups and attract new users
- Improve satisfaction levels of existing user groups
- Improve spectator experience, for viewing of sports at the hall
- Introduce a flexible approach, by investment in fixtures in the hall which increase LOS for user groups who are high users (e.g. basketball). It is possible that investment of this nature could be utilised long term regardless of what decisions are made after 2029 (removable fixtures such as electronic scoreboards, latest design backboards etc)

3 ii) Development/demand driven factors (new)

Although any new development considerations need to be in the context of the formal agreements ceasing in 2029, KCDC has made considerable investments in other areas which have, or will, open up opportunities for Kapiti residents in a number of activities. For example:

- Sports in open space (e.g. netball courts at Te Atiawa Park)
- Aquatics (Aquatic Centre Paraparaumu, Otaki Pool)
- Arts Centre (Kapiti College)
- Youth Centre (Zeal)

As previous stated in this submission, we feel that consideration for investment in this significant sporting venue is important, and would provide a modernised inside/covered option for sporting codes in Kapiti over the long term. Particular attention could be on improving the spectator experience, as this has been very much a secondary focus to date.

3 iii) Asset renewal programme/Asset Management

This building has been very much managed in a status-quo manner over a number of years now. Given this, we feel it would be good to discuss the comprehensive condition survey of the building completed by SPM Assets, and use this to formalise an agreed renewals programme over the next 11 years until 2029.

There is a significant renewal being discussed regarding the roof replacement in the next year or so. However, it would be good to get clarity on other future renewals, and the timing of these, e.g. the doors, floor, lighting and heating etc, which a condition survey would quantify, and ideally be able to be incorporated into the Long Term Plan budgets.

In summary, it is our intention to work collaboratively with Kapiti Coast District Council to ensure quality decision-making regarding this sports hall, which benefits Kapiti residents, and positions both KCDC and the Paraparaumu College as being responsible contributors to the districts health. The following would be key matters for discussion as soon as possible:

- The long term position of the College on future involvement in the hall
- Undertaking an Earthquake-prone buildings assessment
- Applying the asbestos legislation, and compiling a management plan moving forward
- Agreeing timing and costs where appropriate, of renewals based on the SPM Assets condition survey
- Significant renewals/capital investment, both up to and after 2029

Yours sincerely,



Lawrence Kirby

On behalf of Paraparaumu College Board of Trustees

Make Submission

Event Name	Long term plan 2018-38 consultation
Submission by	Tracey Leaver (81692)
Submission ID	18LTP-310
Response Date	24/04/18 12:51 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Letter
Version	0.4

First and last name	Tracey Leaver
Address	12 Bluewater Place
Are you providing feedback	as an individual

Hearings

Do you want to speak to the Council about your submission?

Privacy statement

Key decision (Pages 14-17)

Should we change the way we share rates across the district?

Do you agree with the Council's preferred option to change the rating system?

Key decision (Pages 18-20)

What should we do next to address flood risks?

Do you agree with the Council's preferred option of a revised 45-year programme?

Work on the go (Pages 21-23)**Rates for 2018/19 (Pages 24-25)**

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

Comments:

Thank you for your letter advising the proposed rates increased. I was shocked to see that my rates would increase by \$384.35 a year. As a fairly average income family the thought of this causes me a lot of stress. . In your letter you state an average rates increase of 4.7%. Your proposed increase of our rates is 13.5%! Clearly this must be a mistake and we would like this addressed please. . Just to give you an idea I am extremely good at budgeting and planning ahead, I live in a nice house but this is purely because I have worked hard and saved hard. It is an assumption that living in a nice house and nice area means one is 'well off'. I am all for paying an increase every year but an increase of this much is not something I could plan for. . I look forward to your response.

Key policies (Pages 27-28)

Make Submission

Consultee	Mr Allan Pullenger (81694)
Email Address	pullengers@email.com
Address	298 Rosetta Rd Raumati 5032
Event Name	Long term plan 2018-38 consultation
Submission by	Mr Allan Pullenger (81694)
Submission ID	18LTP-311
Response Date	24/04/18 1:20 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Letter
Version	0.4
Files	18LTP-311 - Allan Pullenger.pdf
First and last name	Allan Pullenger
Title	Mr
Address	298 Rosetta Rd Raumati
Phone	0274420486
Email	pullengers@email.com
Are you providing feedback	as an individual
Hearings	
Do you want to speak to the Council about your submission?	No

Where we're heading (Page 8)

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

- Reduce spending on capital improvements - until basic maintenance is done - Work towards a tourist friendly place - Forget climate change for 10 years and re assess any change. See comments final page.

Our financial and infrastructure strategies (Pages 10-13)

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Reduce spending

Key decision (Pages 14-17)

Should we change the way we share rates across the district?

Do you agree with the Council's preferred option to change the rating system?

No - keep the status quo - leave the rating system as it is

Key decision (Pages 18-20)

What should we do next to address flood risks?

Do you agree with the Council's preferred option of a revised 45-year programme?

No - keep the status quo programme

Please tell us why:

The maintenance of stream beds needs to be done regular (not done at present). This allows an unrestricted flow, that will take many more cumecs.

Work on the go (Pages 21-23)

Any comments on the matters below:

Coastal hazards and climate change

Beach walls only

Housing

Less red tape / reduce requirements for resource consent / reduce fees.

Replacing the Paekākāriki seawall.

Yes

Paraparaumu and Waikanae town centres

Defer unless sponsored by Coastlands / airport developers etc.

Maclean Park

Maybe the maoris could contribute funds to the developments. A wharf at Paraparaumu Beach would be helpful.

Kapiti Island gateway

Maybe the maoris could contribute funds to the developments. A wharf at Paraparaumu Beach would be helpful.

Rates for 2018/19 (Pages 24-25)

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

No

Comments:

Costs are getting out of hand, and not affordable by people. Kāpiti Council needs to reduce work being done to keep within its budget - just like we all must do!

Key policies (Pages 27-28)

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

1) There is a great deal of spending on new/replacing footpaths. Meanwhile the road are having the patches that had been repatched, patched again. Cut the new works and fix the roads. . 2) The Kāpiti area needs to become motor home friendly (see NZMCA) We need the tourists to stop and see the area. More dump stations are required and a minimum stay of 3 nights in summer and 7 nights in winter for CSC vehicles. . 3) More areas for CSC vehicles be made, in fact unless prohibited (with a reason stated) then freedom camping should be allowed. . 4) Leaflets about freedom camping sites advising tourists where and what attractions to see. . 5) My [more] rubbish bins - especially on beaches . 6) Covers for recycling bins . 7) Council go back to core activities
There is a great deal of spending on new/replacing footpaths. Meanwhile the road are having the patches that had been repatched, patched again. Cut the new works and fix the roads. . 2) The Kāpiti area needs to become motor home friendly (see NZMCA) We need the tourists to stop and see the area. More dump stations are required and a minimum stay of 3 nights in summer and 7 nights in winter for CSC vehicles. . 3) More areas for CSC vehicles be made, in fact unless prohibited (with a reason stated) then freedom camping should be allowed. . 4) Leaflets about freedom camping sites advising tourists where and what attractions to see. . 5) My [more] rubbish bins - especially on beaches . 6) Covers for recycling bins . 7) Council go back to core activities

Tell us what you think about our long term plan

We need to receive your feedback by 5pm on Monday 23 April 2018

It's easy to give us your feedback online, at kapiticoast.govt.nz/kapiti2038, or you can use this form. You can post this completed form to:

Long term plan submissions
Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254

Or drop it off to your local library, service centre or the Council building, 175 Rimu Road, Paraparaumu.

Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name Allan

Last name Pullenger

Title (tick one) ☒ Mr ☐ Mrs ☐ Ms ☐ Miss ☐ Dr

Address 298 Rosetta Rd

Paraparaumu

Phone 0274 420486

E-mail pullenger@email.com

Are you providing feedback? (tick one)

- ☒ as an individual
☐ on behalf of an organisation | Organisation name:

Do you want to speak to the Council about your submission? (tick one)

- ☐ Yes If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018
☒ No

Privacy Statement: Please note that all submissions (including names and contact details) will be made available at Council offices and public libraries. A summary of submissions including the name of the submitter may also be made publicly available and posted on the Kāpiti Coast District Council website. Personal information will be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

If you do not wish your personal information to be published please tick the box ☐

Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

- Reduce spending on capital improvements - until basic mtrce is done
 - Work towards a tourist friendly place
 - Forget climate change for 10 years and re assess any change.
- See Comments Link page

Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Reduce spending

Key decision: Should we change the way we share rates across the district? Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

Please tell us why:

- ☒ No - keep the status quo - leave the rating system as it is
- ☐ Yes - reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Key decision: What should we do next to address stormwater flood risks? Pages 18-20

Do you agree with the Council's preferred option of a revised 45-year programme?

Please tell us why:

- ☒ No - keep the status quo programme
- ☐ Yes - do the revised 45-year programme
(Council's preferred option)

The Maintenance of stream beds needs to be done regular. (not done at present)
This allows an unrestricted flow, that will take many more curves.

Work on the go Pages 21-23

Any comments on:

- » Coastal hazards and climate change — beach walls only
- » Housing — less red tape / reduce requirements for resource consent / reduce fees.
- » Replacing the Paekākāriki seawall — yes
- » Paraparaumu and Waikanae town centres — clearer rules, sponsored by Coasthubs / airport developments etc
- » Maclean Park
- » Kāpiti Island gateway

→ maybe the majority could contribute funds to the developments. A wharf @ paraparaumu beach would be helpful.

Rates for 2018/19 Pages 24-25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☐ Yes ☒ No

Costs are getting out of hand, and not affordable by people.

Kapiti Council needs to replace work being done to keep within its budget - just like we all must do!

Changes to fees and charges Page 26

We've **proposed changes to some fees and charges**, including new Food Act charges. If you have any views about these, please comment:

This is a monopoly charging whatever Kapiti wants. There is no competition.

Reduce fees & charges.

Stop making new taxes such as Food Act!

Any charges for water meter monitoring should be at Kapiti Coast District Council expense. They introduced it against the rate payer's wishes.

Key policies Pages 27-28

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

- ① There is a great deal of spending on new/replacing footpaths. Meanwhile the road are having the patches that had been repatched, patched again. But the new works = Fix the roads.
- ② The Kapiti area needs to become motor home friendly (see NZMCA) We need the tourists to stop and see the area. More dump stations are required and a minimum stay of 3 nights in summer & 7 nights in winter for CSC vehicles.
- ③ More areas for CSC vehicles be made, in fact unless prohibited (with a reason stated) then Freedom camping should be allowed.
- ④ Leaflets left about Freedom camping sites advising tourists where & what attractions to see.
- ⑤ More rubbish bins - especially on beaches.
- ⑥ Covers for recycling bins.
- ⑦ Council go back to core activities.

23 April 2018

Wayne Maxwell
Chief Executive Officer
Kapiti Coast District Council
175 Rimu Road
Private Bag 60601
Paraparaumu 5254

By email: wayne.maxwell@kapiticoast.govt.nz



Dear Mr Maxwell

RE: MAYPOLE ENVIRONMENTAL LIMITED – SUBMISSION ON THE KCDC LONG TERM PLAN AND PROPOSED DEVELOPMENT CONTRIBUTION POLICY

1. Please find **enclosed** Maypole Environmental Limited's submission on the Kapiti Coast District Council's Long-term Plan and Draft Development Contribution Policy.
2. Maypole is a key stakeholder in the district and believes Council's policies impact directly on Maypole's activities. Maypole has taken a keen interest in the development of the plans as it wishes to ensure that the Ngarara Development is properly recognised and provided for by Council in its strategic planning documents.
3. Maypole has submitted on a number of other key matters which it feels need to be addressed in order to ensure that KCDC have not only a workable and fair development contribution policy, but one that reflects the Council's duties and obligations in respect of the Local Government Act 2002.

4. Maypole understands that the Council will be hearing submissions on the plan and policy the week of 12 May 2018. Maypole requests to be heard in relation to its submission.

Yours sincerely

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Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name

Last name

Title *(tick one)*

Address

Phone

E-mail

Are you providing feedback? *(tick one)*

- ☐ as an individual
- ☒ on behalf of an organisation | Organisation name: Maypole Environmental Limited

Do you want to speak to the Council about your submission? *(tick one)*

- ☒ Yes *If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018*
- ☐ No

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If you do not wish your personal information to be published please tick the box ☒

Where we're heading **Page 8**

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

-

Our financial and infrastructure strategies **Pages 10-13**

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

-

Key decision: *Should we change the way we share rates across the district?* **Pages 14-17**

Do you agree with the Council's preferred option to change the rating system?

Please tell us why:
See attached submission

- ☒ No – keep the status quo – leave the rating system as it is
- ☐ Yes – reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Key decision: *What should we do next to address stormwater flood risks?* **Pages 18-20**

Do you agree with the Council's preferred option of a revised 45-year programme?

Please tell us why:

-

- ☐ No – keep the status quo programme
- ☐ Yes – do the revised 45-year programme
(Council's preferred option)

Work on the go Pages 21–23

Any comments on:

- » Coastal hazards and climate change
- » Housing
- » Replacing the Paekākāriki seawall
- » Paraparaumu and Waikanae town centres
- » Maclean Park
- » Kāpiti Island gateway

-

Rates for 2018/19 Pages 24–25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☐ Yes ☒ No

-

Changes to fees and charges Page 26

We've **proposed changes to some fees and charges**, including new Food Act charges. If you have any views about these, please comment:

-

Key policies Pages 27-28

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

See attached submission

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

-

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

-

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

-

See attached submission

Submission on the Kapiti Coast District Council (KCDC) Long Term Plan 2018-38

Draft Development Contributions Policy

Maypole Environmental Limited

23 April 2018

INTRODUCTION

This submission, on the Kapiti Coast District Council's (the **Council**) Long Term Plan (**LTP**) 2018-38 consultation document, has been prepared on behalf of Maypole Environmental Limited (**Maypole**). Maypole's submission makes a few points in respect of the LTP, while the balance of the submission focusses on the Draft Development Contributions Policy (the Draft **DCP**), which forms a part of the LTP consultation document (Appendix H).

BACKGROUND - THE SUBMITTER

1. Maypole is the landowner of approximately 130 hectares of land in Ngarara, which is a 280-hectare area located north-west of the Waikanae township of Kapiti Coast. Maypole is currently in the process of developing the land into a residential development, including varying housing topographies and densities, mixed-use areas, service infrastructure, roading, open spaces and reserves.
2. Ngarara has long been identified as an area suitable for urban settlement, and the Council's Operative District Plan (**ODP**) and Proposed District Plan (**PDP**) provide for the development of Ngarara through a Structure Plan approach, which enables the development of up to five Neighbourhood Development Areas (**NDAs**). Once fully developed, Ngarara will provide up to 900 additional units in the Kapiti District, as well as associated neighbourhood services, infrastructure and open space.
3. In 2015, the Council and Greater Wellington Regional Council (**GWRC**) granted resource consent to develop the first NDA, Waimeha, with further resource consents granted for subdivision of Stage 1. The Waimeha NDA will consist of an integrated mixed-use urban settlement with six typologies, including three residential areas (consisting of up to 300 new residential lots), two mixed-use areas (including cafes and retail), open space areas and an integrated transport network, and development of Stage 1. Maypole subsequently proposes to develop the remaining NDA's over time.

4. The Ngarara development is guided by a set of management principles, incorporated into the ODP and the PDP. The principles seek to protect and enhance the natural environment and minimise the environmental impacts associated with the development. These principles are implemented through a range of measures including:
 - (a) a low impact stormwater system to manage stormwater on site as far as possible, including stormwater collection and reuse and onsite treatment;
 - (b) an integrated transportation network that encourages more sustainable modes of transport, including cycling and walking, and passive recreation;
 - (c) an interconnected open space network planned to preserve significant areas of native bush, wetland and coastal ecosystems, and provide a variety of recreational opportunities; and
 - (d) a built form that is sensitively designed and well-integrated into the existing environmental context so as to contribute positively towards the character of each neighbourhood.

LTP PROPOSED RATES – OPTIONS A AND OPTION B

5. In terms of Council's consultation on options for rating, Maypole considers that the status quo (Option A) should be retained. This option works out rates based on fixed rate charges for services, making it a fair, certain and proportionate means of rating across the district.
6. Maypole disagrees with Council's Option B which seeks to apportion higher costs of rates for roading based on to a property's capital value, and transfer rates for economic development from general district wide rating to a rating payable only by commercial properties. Figures from Council appear to suggest that rates on commercial properties will go up 43%. Commercial businesses are the economic backbone of the district and provide flow on benefits in terms of employment and community wellbeing. They should not be required to shoulder the bulk of rating increases to fund Council's deficit.
7. **Relief sought:** The Council adopt retention of Option A for rates.

GENERAL SUPPORT FOR DRAFT DCP

8. Maypole generally supports the approach taken by the Council in the Draft DCP, and acknowledges the work involved in ensuring that the Draft DCP aligns with the amendments to development contributions required by the Local Government Act 2002 Amendment Act 2014 (LGA). Maypole is particularly supportive of the recognition and support provided by the Council for development agreements and a willingness to enter into development agreements, to achieve better results and public – private partnerships which has not been expressed in the previous policy.
9. However, Maypole considers that a number of amendments are required to the Draft DCP to ensure it fully aligns with the requirements of the LGA, and particularly the purpose of development contributions being *"to enable territorial authorities to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term"*.¹ These are discussed below.

Reserve Levy

10. Paragraph [8] of the DCP notes that the Council will still require financial contributions under the Resource Management Act 1991, ODP and PDP for additional demand for new reserves and upgrades to existing reserves generated by development.
11. It is also possible to levy reserves under the LGA as a development contribution. Maypole considers that the LGA and treatment of reserves as a contribution under the LGA is preferable and provides a superior framework to that of the RMA. The LGA provides greater flexibility, greater transparency and a robust legal framework for assessment of reserve contributions. Treatment of reserve contributions as a development contribution would also enable development agreement's to be entered into encompassing *all of the development* (including provision for reserves and activities on reserves provided as part of that development).
12. It is noted that paragraph [146] requires evaluation of *'land set aside as result of an agreement with Council,'* as part of an assessment for development contributions. Maypole notes that the reference to land being provided in lieu of contributions appears to be inconsistent with Council's current intention to treat land as a financial contribution.

¹ Section 197AA

13. **Relief sought:** KCDC levy the reserves and community infrastructure as development contributions under the LGA, as opposed to as a financial contribution under the RMA. That the reference to land in paragraph [146] is corrected.

Growth Projections

14. The growth projections used to underpin the DCP are unclear. The figures attributable to growth and population increase appear to differ across the DCP Policy, Draft LTP and cited response to Kapiti District being identified as a medium growth scenario under the NPS on Urban Development Capacity. Maypole is particularly concerned about the references to these being "conservative" in paragraph [33] and [47] of the DCP and the risk to new and existing development in the event that the Council has got it wrong. Maypole is particularly concerned that Council has under-estimated the potential for growth in the district and under estimated the financial contribution required from Council in order to meet its obligations under the NPS on Urban development Capacity in terms of the planning and provision of public infrastructure to support growth.
15. To assist with the presentation of its submission Maypole will be seeking an interim explanation from Council on this point and reserves its right to comment further on this aspect following receipt of Council's response.
16. **Relief sought:** That further clarification is provided by Council as to the discrepancies between growth predictions and percentages attributable to growth in the NPS-UDC, LTP and DCP.

Timing – when are development contributions collected?

17. There appears to be a discrepancy in the DCP as to when contributions are payable. Paragraph [112] appears to suggest that the timing for collection of development contributions changes from when a s226 RMA application for subdivision is made to when building consent is applied for. This appears to be inconsistent with the subsequent discussion in the DCP at paragraphs [127]-[132] and paragraph [142] which states that development contributions are payable in advance of an application for a s224(c) RMA certificate.
18. **Relief sought:** That Council addresses the inconsistency and confirm when development contributions are payable.

Development Agreements

19. The LGA requires territorial authorities to consider requests for development agreements. The draft DCP provides for development agreements in paragraphs [181]-[187], including when development agreements may be entered into, the process for which they are agreed, and the contents of a development agreement.
20. Development agreements are suitable for large developers: (a) who are providing significant infrastructure as part of that development; (b) where development or infrastructure is staged, or infrastructure is not scheduled within a LTP; or (c) where a developer requires infrastructure earlier than when a Council had contemplated providing this. A development agreement enables the parties to opt out of the requirement for development contributions and instead find a solution which is tailored to the circumstances, infrastructure proposed and community benefit of a private development.
21. Maypole is generally supportive of the implementation of development agreements and considers the draft DCP aligns with the LGA requirements in this regard². However, Maypole has some concerns with the policy as drafted.
22. Paragraph [181] states that "*Council may enter into development agreements in circumstances where there is a need to allocate responsibility between developers and Council for the construction and funding of public works associated with a development in order to support outcomes in the Council's long term plan*". Maypole considers that while much of the infrastructure required for the development will be anticipated in the LTP, some infrastructure may not have been provided for. It is crucial that a development agreement can incorporate all infrastructural requirements of the development not just that which has been planned for by Council. The requirement that the infrastructure provided by any particular development to '*support the outcomes of the Council's long term community plan*' is vague. It is not clear how this would be applied and is open to differing interpretations. The wording appears to seek to restrict or prescribe narrow circumstances in which development agreements can be entered into (in a manner not provided for in the Act) to situations where there is a need to allocate responsibility and funding of public works, and/or it supports the outcomes in the LTP. This is an overly restrictive approach that is not warranted, and it does not properly provide for the array of situations and public benefit that development can

² Sections 207A-F

provide, particularly given that the primary purpose of a development agreement allows the parties to 'contract out' of the Act. There may be a range of other circumstances in which it may be desirable for the Council to enter into a developer agreement, which for some reason are not recognised in the LTP. Each should be considered on a case-by-case basis.

23. **Relief sought** Maypole requests that paragraph [181] should be amended to provide a wider scope for when a development agreement may be entered into, that reflects the high level of flexibility provided for such agreements under the Act.

New Policy

24. Paragraphs [182]-[187] list some of the key requirements for development agreements defined by the LGA. Presumably, the requirements listed represented those sections that the Council considers to be most important when entering into a development agreement. However, Council's policy is silent on and has left out reference to s 207D(5) of the LGA. This section provides that *"if there is any conflict between the content of a development agreement and the application of a relevant development contributions policy in relation to that agreement, the consent of the development agreement prevails"*.
25. While the principle is legislated, Maypole considers that the Draft DCP should specifically refer to this principle to clarify the importance and overarching nature of development agreements, including to provide useful guidance to staff as to what items an agreement could reasonably consider covering and to provide a clear signal as to the statutory effect of entering into an agreement i.e., is that the DCP no longer applies.
26. **Relief sought:** Add a new policy after paragraph [186] which confirms the position in s207D(5) that in the event of conflict as to the content of a development agreement and the Policy that the agreement prevails.

Further additions to paragraph [187] – Matters to be covered in an agreement.

27. This policy provides a list of matters that must be covered in a development agreement. Council's list is not exhaustive and does not currently reflect s 207C LGA.
28. As currently drafted, the policy does not give a clear impression as to the multiple matters that a development agreement can be used to address. By focusing on only a few of the criteria in s 207C, the Policy (as drafted) creates the false impression that

development agreements are only to be used where the developer is providing public infrastructure. This distinction is not found in the Act.

29. Maypole considers that other items provided for in s 207C LGA should be explicitly referred to in this policy, as matters that *may* be covered to enable readers and Officers to gain a full appreciation of the range of matters that can be considered as part of a development agreement, without favouring any particular one of these. Items that should be considered include s 207C(3)(b) and (c) LGA. These include matters such as *'when the infrastructure will be provided, including whether the infrastructure will be in stages,' 'who will own and operate and maintain any infrastructure being provided.'* And the *'timing of any vesting of assets and/or payments.'*
30. **Relief sought:** add three new bullet points to paragraph [187] to better capture the range of items that 'may' be covered in a development agreement under s 207C (including):
- When the infrastructure will be provided including whether the infrastructure will be in stages;
 - Who will own operate and maintain any infrastructure being provided; and
 - Timing and arrangements of any vesting of assets and/ or payments.

Causal relationship required in order to impose a levy

31. The LGA defines the purpose and principles for development contributions within sections 197AA and 197AB. Specifically, the purpose of development contributions is to *"...enable territorial authorities to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term."*
32. The development contribution provisions in the LGA state that all persons exercising duties and functions under the Act must take into account the development contribution principles. The first principle (section 197AB(a)) is that *"development contributions should only be required if the effects or cumulative effects of developments will create or have created a requirement for the territorial authority to provide or to have provided new or additional assets or assets of increased capacity"*.

33. Section 199 of the LGA restricts a Council's power to impose a levy to situations where *"development contributions may be required in relation to developments if the effect of the development(s) is to require new or additional assets or assets of increased capacity and, as a consequence, the territorial authority incurs capital expenditure..."*.
34. The Draft DCP does not appear to fully comply with the requirements of the LGA as it does not show sufficient information to enable a direct causal relationship between a development and the infrastructural requirements for which it seeks to recover levies for.
35. Maypole notes that this "threshold test" is reflected in paragraph [127] of the DCP. However, the importance of this test, when considering whether or not a development contribution should be levied, has not been properly emphasised in the DCP. Maypole considers that further text should be inserted, in the discussion of the charges levied in the paragraphs discussing the Transitional Provisions [56]-[58], Roading and Transport [59]-[63], Water Supply [64]-[69], Wastewater [70]-[74] Stormwater Collection and Management [75]-[77], Community Infrastructure [78] which makes it clear that Council's approach in applying levies to a particular area is governed by the "threshold test" in terms of whether the individual costs that have been apportioned by Council in the Tables *are relevant in respect of the particular development being considered*.
36. **Relief sought:** The DCP as currently drafted, does not provide sufficient emphasis on the need for a causal connection before a levy is payable. The text seems to be premised on the basis that if it is a development all fees are automatically payable. Further guidance text should be added to the DCP to make it clear to users of the DCP that the levies shown in the Tables *are indicative only* (maximum amounts) and that the actual levies payable need to be assessed on a case-by-case basis, in relation to the effects of a particular development.

Causal connection in Table 10 and 11.

37. In particular, Maypole has reviewed Tables 10 and 11 in the Schedule to the draft DCP, which list community infrastructure transition projects and past and future capital projects to be funded by development contributions. Maypole does not consider that the information provides the level of detail required by the LGA.

38. This detail is particularly important in relation to Ngarara given Maypole has invested significantly in infrastructure for the Ngarara development which will:
- Provide a benefit to the wider community; and/or
 - Reduce the need for new or upgraded infrastructure associated with growth.
39. As presented, the tables provide, for each item, a breakdown of key values, including:
- growth capital already incurred (pre-2017);
 - planned capital expenditure expected (2018-38);
 - planned capital expenditure incurred to meet growth (2018-38);
 - total capital expenditure expected to meet growth (2018-38); and
 - proportion of capital expenditure expected to meet growth (2018-38).
40. Tables 10 and 11 do not provide a breakdown of each of the planned projects that matches the funding service areas provided in Table 1 of the Draft DCP. In particular, reticulation and treatment for water and wastewater is not distinguished, nor are the projects distinguished by geographic area (as is the case in Table 1). Maypole considers it to be crucial that such information is provided in the tables as it enables developers to easily identify which projects they are required to pay development contributions for and whether a direct causal connection can be established between their project and the infrastructure requirements anticipated. Maypole notes that Council did provide this detail when requested (and it reserves its position in terms of its assessment of that data). In Maypole's view, this detail should be included within the schedules in the DCP to enable a proper evaluation of levies due in relation to particular developments as part of the assessment. This is in line with the LGA.
41. **Relief sought:** That the Council amend the Table's 10 and 11 to show which infrastructure projects are applicable to a particular geographic area.

Smaller service areas

42. Maypole has concerns around Council's decision to charge roading and some stormwater at a district wide level (paragraph [41]) as this lacks the specificity to determine what "effects" can be said to relate to a particular project. It is also concerned that paragraph [57] states: *'Council's view is that growth communities in smaller funding services areas should not be obliged to be the sole funders of growth infrastructure that might not have been constructed to the same extent, capacity, or scale if the 2014 amendments had been in place at an earlier time'*. If Council has now determined that that infrastructure only has a benefit to a particular "catchment", then where is the causal connection to continue to bill it to new development in other areas?

Relief sought: Council give further consideration to its use of funding areas in terms of whether it is possible to break down the roading and stormwater levies so that these are better aligned with the Act.

Growth Projections

43. The Draft DCP does not specifically provide projections for growth in the Kapiti Coast district so that the portion of the total capital expenditure to be covered by development contributions is not transparent. While Table 3 of the Draft DCP provides planned capital expenditure expected to meet growth as a proportion of each infrastructure type proposed (i.e., access, roading and transport; water, wastewater; stormwater; and community facilities), the Draft DCP does not clarify whether the proportions provided align with anticipated growth for the region, nor does it clarify what anticipated growth is on a funding area basis. The online i.d projection document does not organise its findings in a way that is relatable to each Table and it is Maypole's view that these need to be clearly stated as part of the Policy.
44. Again, this information is considered to be crucial to show the direct causal connection between anticipated growth rates in the district, or part thereof, and the portion of infrastructure projects to be funded by development contributions.
45. **Relief sought:** That the Policy be amended to clearly include an explanation as to the projections and assumptions for population growth on which the Policy is based, and that each Table be amended to include the relevant growth prediction relied upon in the calculations for that particular item.

Relationship with LTP

46. The Draft DCP does not provide an explanation as to the relationship between the major infrastructure projects proposed in the Kapiti District over the term of the LTP as described in Tables 10 and 11 and the projects outlined in the LTP consultation document, specifically page 13. Table 1 shows a comparison between the funding values provided in the LTP consultation document and the Draft DCP for stormwater, waste water, water use and roading:

Table 1: Comparison of funding in the LTP and the Draft DCP

Infrastructure type	LTP	DCP
Stormwater	\$192.4m	\$146.4m (Table 3) \$11.1m (Table 11)
Waste water	\$7.9m total	\$55.2m (Table 3 & 11)
Water	\$54m total	\$95m (Table 3 & 11)
Roading	\$33.3m total	\$113.7m (Table 3 & 11)

47. The Draft DCP is also unclear with regards to the total capital expenditure already incurred for community infrastructure. Table 2 provides the total cost for each asset (Paraparaumu Library, Otaki Library, Coastlands Aquatic Centre, and the Civic Administration Building) and the growth shared, which is presumably the proportion considered to be attributable to growth (ranging from 20-33%). However, Tables 3 and 10 shows 100% of these costs as being paid for by development contributions. Maypole notes that clarification is required as to the portion of these projects that the Council is seeking to recover, particularly given that the Council has opted to rely upon the transitional provisions to continue to levy for these projects. If these were built today, Council could not fund these projects using development contributions due to the change in the definition of "community infrastructure" (in LGA Amendment Act 2014). In any event, all of the figures that the Council has attributed to growth (20-33% or 100%) are particularly high and do not seem to correspond with the growth predictions as to district wide population growth in the Policy. Maypole questions whether these costs can lawfully be levied by Council.
48. **Relief sought:** That Council clarify its position in terms of the funding portion of these historic "community infrastructure" projects that it has allocated to be met by growth. It is also requested that Council re-consider whether the percentage of these projects

being apportioned to "growth" can or should be supported, in terms of whether there is a causal connection between a particular development and the need for new libraries, swimming pools and Council administration buildings as required by the Act.

Inclusion of Birthright Project Building Renewals

49. There is an error in Table 11, which attributes \$9.3m towards the Birthright Building Renewals (59161). However, this value should presumably be in relation to the community infrastructure described in Table 2.
50. **Relief sought:** That Council confirm the date at which the Birthright Project Building Renewals commenced and, if necessary, either delete it from the Schedule given that it no longer comes within the definition of community facilities that can be lawfully levied, or correct the error by deleting reference to the Birthright Building Renewal and add it to the historic community infrastructure projects in Table 2.

Stormwater infrastructure

51. The low impact stormwater design is central to the Ngarara development philosophy. Stormwater on the site will be primarily managed through a "low impact" design ensuring that as much stormwater run-off as practicably possible is managed on-site avoiding any discharges to the stormwater network or watercourses. The "low impact" approach includes reducing impervious areas, maintaining a high percentage of open space, onsite stormwater treatment and rainwater collection for reuse.
52. Ngarara has been designed to have no overflows into the existing waterways from surface run-off in a 100yr event or above, meaning there will be no increase in run-off associated with the development of the site.
53. Paragraphs [75]-[77] of the Draft DCP outline the infrastructure requirements for stormwater. In particular, individual lots collect and manage stormwater so that they are hydrologically neutral, but the Council is responsible for the design and management of stormwater flows when they leave a site. As such, Council reasons that although a development may be hydraulically neutral, the Council may charge development contributions as those developments create a need for infrastructure to manage stormwater flows when they leave the site (in particular, during large rainfall events, the impacts of rising groundwater flows due to soakage, and the increase of

flows from impervious areas). The Council considers 10% of all planned capital expenditure for stormwater infrastructure should be attributed to growth on this basis³.

54. Maypole considers that while the approach by Council might be appropriate for some developments, it does not incentivise developers to invest in low impact stormwater designs, such as Maypole has done with Ngarara. The developer will still be required to contribute towards 10% of stormwater infrastructure that may not be required as a direct result of the development. Maypole therefore considers that more flexibility should be provided within the Draft DCP in relation to stormwater infrastructure to ensure that it meets the requirements of the LGA, being the direct causal link between the development and the infrastructure requirements.
55. The Policy needs to make it very clear that the application of the stormwater levies need to be considered on a case-by-case basis. Particularly given the direction in the Proposed District Plan that new developments need to be *'hydrologically neutral'*. Those developments (like Ngarara), will have invested heavily in their onsite infrastructure to ensure that there are no off-site stormwater effects that arise as a result of the development of that land. It is unclear how Council's proposed collection of levies for stormwater management on developments that have been found to be *'hydrologically neutral'*, i.e., no change in stormwater as a result of the development of a site can give rise to the necessary causal connection between "an effect" of the development and Council's expenditure on growth related capital assets. From examination of the Schedules, it appears that much of the costs that will be incurred by Council in this area arise from updating areas where stormwater has not been managed on site. It is difficult to see how a developer like Maypole whose development has gone to great lengths to manage its stormwater onsite can be said to be responsible for effects generated by those who have not.
56. Maypole consider that those developments that are successful at achieving stormwater neutrality should not be required to contribute to infrastructure for those developments that do not. To bear the costs of managing stormwater and then also be charged a levy, appears to be a duplication of costs contrary to s 200 LGA.

³ Table 3

57. **Relief sought:** That the text and tables are amended to direct Officers to consider how “hydrologically neutral” an individual development is in terms of onsite management of stormwater and whether the proposed levy in that case can be said to represent an “effect” of that particular development - on a case-by-case basis prior to determining whether a levy for stormwater be imposed.

Water use

58. The Ngarara development seeks to provide low impact development options that minimise water use through education and design, including the installation of rainwater collection for all residential dwellings; greywater reuse for underground garden irrigation; in-house water conservation devices; water metering; landscape planning; and the collection of stormwater run-off for reuse. The purpose of these mechanisms is to significantly reduce outdoor water use while also reducing the need for potable water throughout the home.
59. Environmental effects assessment prepared in support of the resource consent for the Waimeha NDA found that the Ngarara development could be catered for by the existing water supply infrastructure, in part due to the water saving measures implemented on site. Most recently as part of the Waimeha Stage 1 subdivision consent, the Water and Wastewater Services Report⁴ found that all three development areas currently proposed within the Ngarara development (Waimeha, Ti Kouka and Homestead) could be implemented on the current network whilst maintaining a minimum pressure of more than 50m to the development.
60. Furthermore, the Council introduced water metering in July 2014 and has reported a significant reduction on water usage as a result. This suggests water consumption is currently well within the limits allowed by the Council's resource consent of 23,000m³ per day.
61. Given the above, Maypole questions the requirement for development contributions towards a number of the infrastructure projects listed in Table 11 in relation to water use. In particular, Maypole is concerned that it will be required to pay development contributions towards projects that do not have any direct causal link with the Ngarara development, including, for example, Waikanae and district-wide water meter renewals. Maypole will be installing new water metres on all residential lots, so should

⁴ Water and Wastewater Services Report, Waimeha Neighbourhood Development Stage 1, Cardo, 16 June 2016

not be required to contribute towards water metering upgrades on which the development has no effect. Again, this appears to provide for an approach that will be contrary to s 200 LGA. Maypole requests that the discussion of these measures in the Policy be amended to ensure that there is a case by case consideration undertaken as to the relevance of the proposed levies to the development.

62. **Relief sought:** That the text and tables in respect of water use are amended to direct Officers to consider whether or not these aspects are relevant to an individual development is in terms of onsite management of water saving measures (for example, installing their own water meters) and whether the proposed levy in that case can be said to represent an "effect" of that particular development - on a case-by-case basis prior to determining whether a levy for this item should be imposed.

Access, roading and transport

63. As part of developing the Waimeha NDA, Maypole has developed the key long-term connection to Te Moana Road, as well as the bridge over the Waimeha Stream, and built the first section of the arterial connector identified in the ODP and PDP. The Waimeha NDP application describes the collector road as a route through Ngarara, providing access to each neighbourhood. The road will feed into Ti Kouka and Homestead and remaining neighbourhoods to the north. There will be no private driveways off the road and it will be designed in a way that will cater for future public transport in the area. Council has an obligation under both the Local Government Act 2002 to provide an efficient and functioning local roading network and under the NPS on Urban Development Capacity, to provide the supporting infrastructure required in response to new residential developments. Consequently, it is considered that this road needs to be included in the development contributions for roading and transport Districtwide roadworks and upgrades to meet growth requirements.
64. **Relief sought:** That Council in its LTP and DCP schedules recognise and provide for its responsibility to provide a functioning traffic network/ roading infrastructure that is required to link and/or service the Ngarara development, particularly in terms of long terms community links, connector roads and thorough road to Ti Kouka and Homestead and remaining neighbourhoods to the north. This needs to be done in a timely and reasonable way, in conjunction with the developer.

Small/Medium Density Housing Units

65. The Ngarara development is providing small/medium density affordable housing units and apartments. For example, in Waimeha, medium density residential lot sizes will range from 200-400m² with a typical unit size being 140-180m² over two storeys. The units will provide an affordable option for first home buyers. Ngarara has also worked closely with the Mayor to ensure that some of its offer is in the "affordable home" category.
66. Maypole is concerned that the Draft DCP does not recognise that the small/medium size units will generate a lower demand for some types of infrastructure than larger household units, for example water use and stormwater. Maypole considers this should be addressed through a reduced Household Unit Equivalent (HUE) value for these types of development. Maypole notes that units in retirement villages appear to be incentivised by being recognised and assessed as a lower HUE equivalent than other dwellings. Maypole notes that retirement homes are not be the only form of housing that has an community benefit attached to it and considers that similar incentives should be provided to those developers who choose to develop smaller affordable homes.
67. **Relief sought:** That Council revise the HUE calculations to recognise lower demand generated by smaller dwellings and community benefits of these dwellings in terms of development of cheaper affordable housing in the district.

Funding timeframes

68. The LGA also places a bar on what development contributions can be used for. The LGA states that "they can only be used for, or towards, the capital expenditure of, in this case, network or community infrastructure for which the contribution was required." It is unclear to us how this is being addressed by the council, and how it is managing the ring fencing of funds that are, or have, been collected for specific project purposes. While the DCP does indicate that it has a 30 year timeframe, and it does reflect the legislative position in terms of what happens to funds for projects that have not been constructed, there does not appear to be any way of determining from the DCP, the timing of the particular projects for which funding is sought (i.e. what is in the fundraising stage), what is currently being constructed and what has been completed. Nor is there any indication in the Tables as to when Council expects these projects to

have been paid off (i.e. when funds for that item are no longer required and should no longer be collected). Many DCP policies in other districts show the date by which the funding goal is anticipated to have been reached and the infrastructure paid off. Maypole expects that some project funding requirements will be completed within the 30 year window of the plan. Transparency as to Council's progress and funding goals allows developers to appreciate where the levies go and ensures that levies for items are not being collected for projects where money is no longer required.

69. **Relief sought:** That the Tables/ schedules are updated to show the status of each particular item i.e. funding being sought, under construction, completed, or funding has been paid off, along with estimated date predictions for this to occur.

Section 200 LGA – "double dipping"

70. Council is prevented from double dipping and cannot seek a development contribution where a similar item has already been provided by the developer. The currently drafted DCP does not provide for this.
71. **Relief sought:** Maypole consider that the full text of s 200 LGA should be set out in the DCP.

Make Submission

Consultee	<input type="text" value="Mia"/>
Email Address	<input type="text"/>
Address	<input type="text"/>
Event Name	Long term plan 2018-38 consultation
Submission by	<input type="text"/>
Submission ID	18LTP-313
Response Date	23/04/18 5:48 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Email
Version	0.9
Files	<input type="text"/>
First and last name	<input type="text"/> WITHHOLD DETAILS
Title	
Address	Not known
Email	<input type="text"/>
Are you providing feedback	as an individual
Hearings	
Do you want to speak to the Council about your submission?	
If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018.	Yes
Privacy statement	

I'm a nine year old girl from Tasman Lakes, Peka Peka and wanted to build a community playground for all the kids around the area. I was thinking of a playground suitable for young children and older. I was thinking about one like the Te Horo school junior playground in Otaki. The location is around Tasman Lakes in big grassy area which I think might be council reserve. There's lots of children in this area and I think it's a good idea to have a playground around for people to walk to, because we don't have many facilities in Peka Peka. I think it would be a good idea to meet and run over my ideas for this project.

Make Submission

Consultee	Lisa Jones (81700)
Email Address	Lisa@capitalfootball.org.nz
Company / Organisation	Capital Football and the Football Clubs
Address	Home of Football Memorial Park Petone 5012
Event Name	Long term plan 2018-38 consultation
Submission by	Capital Football and the Football Clubs (Lisa Jones - 81700)
Submission ID	18LTP-314
Response Date	23/04/18 7:48 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Email
Version	0.3
First and last name	Lisa Jones
Title	Home of Football Memorial Park Bracken Street Petone Lower Hutt 5012
Address	
Phone	04 586 5814 or 021 222 6852
Email	Lisa@capitalfootball.org.nz
Are you providing feedback	on behalf of an organisation
Organisation name	Capital Football and the Football Clubs

Hearings

Do you want to speak to the Council about your submission? Yes

Diane Natrass

From: Lisa Jones <Lisa@capitalfootball.org.nz>
Sent: Monday, 23 April 2018 7:48 p.m.
To: Mailbox - Kapiti2038
Cc: Richard Reid
Subject: Submission for the KCDC Long Term Plan

Dear Kapiti Coast District Council,

I would like to put a submission in to the Long Term Plan on behalf of Capital Football and the Football Clubs in Kapiti.

My submission covers two areas, Mazengarb Park and Otaraua Park.

1. Mazengarb Park – we fully support the proposal for the upgrade of this park. Currently there are very few training grounds in Kapiti with lights and the pressure on these fields is considerable. Having two extra fields of quality will make a huge amount of difference to all our players. Currently we are seeing a decline in children playing football on the Kapiti Coast, which is the opposite of what we are seeing in all other areas of the Capital region. We believe that this is partly due to the number of training sessions that are cancelled each week due to the grounds being closed. We can't stress enough the urgent need for more quality grounds in our region.
2. Otaraua Park – we have been advised that it will be approximately four years before we see any changing facilities built at Otaraua Park. We have a few football fields at this park, but currently can only use it for limited games due to there not being any facilities there. It is simply unacceptable to expect people to use portaloos with no running water for hand washing. When the park was first developed for Football, we assumed that this was a temporary measure, but it has now been this way for at least three years and being told it will now be another four is just unacceptable. On top of this when we schedule senior games, we have grown men changing on the side of a field. As an organisation we feel that this is simply wrong on many levels, particularly as this is a public field, which families walk through regularly to get to the Waikanae river. We urge the Council to include this in the Long term Plan as a very high priority so that we can use this park to it's full capability and that our players can play the sport they love in a safe and hygienic environment.

I would welcome the chance to speak to my submission and I look forward to hearing from you in the near future.

Kind regards

Lisa

Lisa Jones Operations Manager



T +64 4 586 5814
M +64 21 222 6852
E lisa@capitalfootball.org.nz
W <http://www.capitalfootball.org.nz>

Make Submission

Consultee	David Perks (81701)
Email Address	David.Perks@wellingtonnz.com
Company / Organisation	Wellington Regional Economic Development Agency
Address	PO Box 10 017 Wellington 6143
Event Name	Long term plan 2018-38 consultation
Submission by	Wellington Regional Economic Development Agency (David Perks - 81701)
Submission ID	18LTP-315
Response Date	24/04/18 7:12 AM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Email
Version	0.4
First and last name	David Perks
Title	
Address	PO Box 10 017 Wellington 6143
Phone	027 530 4947
Email	David.Perks@WellingtonNZ.com
Are you providing feedback	on behalf of an organisation WREDA
Hearings	No
Do you want to speak to the Council about your submission?	

From: David Perks <David.Perks@wellingtonnz.com>
Sent: Tuesday, 24 April 2018 7:12 a.m.
To: Mailbox - Kapiti2038
Subject: WREDA submission to KCDC LTP
Attachments: WREDA submission LTP 2018 - Kapiti.docx

Please find attached the submission by the Wellington Regional Economic Development Agency to the Kāpiti Coast District Council LTP.

WREDA does not wish to provide an oral submission.

Thank you

David Perks

General Manager - Venues, Marketing and Destination Development
Wellington Regional Economic Development Agency

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E David.Perks@WellingtonNZ.com
PO Box 10 017, Wellington 6143, New Zealand

WellingtonNZ.com

The information contained in this email is confidential and intended for the addressee only. If you are not the intended recipient, you are asked to respect that confidentiality by destroying this email and do not disclose, copy or make use of its contents. Your assistance is appreciated.

WELLINGTON REGIONAL ECONOMIC DEVELOPMENT AGENCY

Submission on

KĀPITI COAST DISTRICT COUNCIL

Long Term Plan 2018 – 2038

WREDA
Wellington
Regional Economic
Development Agency

23 April 2018

INTRODUCTION

WREDA is the regional economic development agency for the Wellington region. WREDA combines the activation of the economic development responsibilities of Wellington City Council and Greater Wellington Regional Council to advance the prosperity and liveability of the Wellington region.

WREDA's commitment is to advance the prosperity, vibrancy and liveability of the Wellington region through a programme of work that is based on promoting and substantiating the unique character of our city-region, supporting existing and new businesses to thrive, and driving projects which lead to enhanced economic growth. Our vision is for Wellington to be the most prosperous, liveable and vibrant region in Australasia by 2025.

WREDA is also the region's marketing and destination story telling engine promoting Wellington as the most liveable and vibrant region in Australasia and, establishing a platform for the regions businesses to prosper.

To achieve this aim we work closely with key partners including councils, government agencies, individual businesses and business organisations, institutions and venue service providers.

SUBMISSION

WREDA would like to provide a submission on Kāpiti's 20 year long term plan supporting your intention to foster resilience in your environment, your economy and your community so that you are in good shape to look after each other, now and in the future.

For all councils, striking a balance for the investment priorities of rate payer's money in your community is a great challenge. Preparedness for the future through city planning and being connected, will as you note be key to Kāpiti's growth and reaching your long-term goals.

With this in mind, WREDA supports:

1. Roading projects; Maximising the opportunities provided by SH1 Expressway and Transmission Gully which will provide greater and improved connectivity and accessibility to and from the region.
2. Establishing a commercial rate to:
 - o attract a more diverse range of businesses
 - o promote local businesses and attract people to Kāpiti's village retail areas
 - o offer more skilled and sustainable employment opportunities
 - o grow the number of visitors who spend time and money in Kāpiti and add value to the local business community
3. Housing; Economic growth in regions is limited when there is a lack of available housing to buy or rent preventing new businesses and residents from moving to the region. Initiatives developed to build more houses are supported by WREDA

4. Investigating the viability of a 'Kāpiti Island gateway' which could be an important attraction for visitors and the local community. This work will support the visitor attraction programme and tourism industry development and training.

We look forward to continuing our work with you and supporting Kāpiti Coast with your long-term plan goals.

Wellington Regional Economic Development Agency

Make Submission

Consultee	Margaret Robins (81702)
Address	85B Arawhata Road Paraparaumu 5032
Event Name	Long term plan 2018-38 consultation
Submission by	Margaret Robins (81702)
Submission ID	18LTP-316
Response Date	21/04/18 3:02 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Letter
Version	0.2
First and last name	Margaret Robins
Title	
Address	85B Arawhata Road Paraparaumu 5032
Are you providing feedback	as an individual

Hearings

Kerbside collection

Local Council prime responsibilities relate to the provision of essential services, eg., clean water, a safe sewerage system and refuse collection. These services are imperative for the health of residents and should be the major priority for KCDC. It is appalling that council has once more abdicated its responsibility for refuse collection. Previously council bought into the 'Mantra' of the private sector being more efficient than the public sector which once again has proven to be false and has become another on cost the ratepayer. I am incensed at the changes to the current refuse collection system. Over 25% of residents live alone, as I do. My refuse is much less than half a shopping bag per week and I have put out for collection one yellow bag every 5 to 6 weeks. Whether I like it or not I am now faced with over 3 times the cost per annum. As an octogenarian travelling to the tip is not a viable option and adds to our pollution. We are offered 4 different private companies from which to select, some of whom do not have small bins and only collect weekly. In this age of climate change and environmental degradation perhaps council can identify how 4 different companies collecting refuse in the same street is environmentally responsible. I would like council to give serious consideration to re-instating a refuse collection system.

SUBMISSION KAPITI COAST DISTRICT COUNCIL

LONG TERM PLAN 2018

Local Council prime responsibilities relate to the provision of essential services, eg., clean water, a safe sewerage system & refuse collection.

These services are imperative for the health of residents & should be the major priority for KCDC.

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We are offered 4 different private companies from which to select, some of whom do not have small bins & only collect weekly. In this age of climate change & environmental degradation perhaps council can identify how 4 different companies collecting refuse in the same street is environmentally responsible.

I would like council to give serious consideration to re-instating a refuse collection system.

Yours sincerely,

Mrs Margaret Robins.

85B Arawhata Road. 21/04/2018

Make Submission

Consultee	<input type="text"/>
Email Address	<input type="text"/>
Company / Organisation	Coastlands Shoppingtown Limited
Address	PO Box 99 Paraparaumu 5254
Event Name	Long term plan 2018-38 consultation
Submission by	Coastlands Shoppingtown Limited <input type="text"/>
Submission ID	18LTP-317
Response Date	20/04/18 3:16 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Letter
Version	0.4
First and last name	<input type="text"/> WITHHOLD DETAILS
Title	
Address	<input type="text"/>
Phone	<input type="text"/>
Email	<input type="text"/>
Are you providing feedback	on behalf of an organisation
Organisation name	Coastlands Shoppingtown Limited
Hearings	
Do you want to speak to the Council about your submission?	Yes
Privacy statement	Please withhold

20th April 2018

The Chief Executive
Kapiti Coast District Council
Private Bag 60601
Paraparaumu 5254

Dear Sir,

Re: Coastlands Shoppingtown Ltd Submission to Kapiti Coast District Council 2018-2038 Long term plan

Coastlands Shoppingtown Ltd (Coastlands) is the trading arm and part of a group of companies owned of Alpha Corporation Ltd, a publicly company with almost 100, largely Kapiti based shareholders. Coastlands was incorporated in 1968 and has been trading in Kapiti for almost fifty years. Coastlands is the landlord for over 100 businesses and community organisations and represents over \$300 million of turnover in the Kapiti district.

Coastlands comments on the Long term plan (LTP) 2018-2038 Consultation Document as follows:

Agreed Growth Projections (Page 8)

The LTP is based on a projected average increase in population of only 0.7% per year over the next 30 years. With the opening of Transmission Gully, Coastlands believes that the annual growth is likely to exceed this by a substantial amount. This is of concern as if Kapiti Coast District Council (KCDC) have not planned for this accurately then they will be left in a situation where they will either have to suppress development or make urgent upgrades to infrastructure to cope with the demand. We understand that there were substantial reservations about the future growth within the business and development community voiced at a recent LTP workshop on Development Contributions by developers in the District. We have reviewed the assumptions used by .id and note that they appeared to base the growth on the conversion of existing residential zoned in an orderly manner to housing stock. Coastlands is aware of developers and land owners looking at the re-zoning of large amounts of otherwise uneconomic land to residential to meet the anticipated demand as a result of the completion of Transmission Gully.

Coastlands urges KCDC to urgently review the growth forecasts in conjunction with the development community to achieve an **Agreed Growth Projection**. Without this, there can be very little faith that the LTP is based on sound assumptions. This will increase the risk that KCDC will need to come up with a challenging 'emergency' short term plan to ensure that the growth beyond that 0.7% figure is not reacted to in an ad hoc manner which would go against the aims of the LTP to provide integrated decision-making and coordination of the

resources. KDCD is identified as a medium growth district under the NPS-UDC and whilst it is encouraging that there is work undertaken to include capacity for 20% and 15% over the short/long term through the work across the other medium growth councils, it is clear that Kapiti is in the position where the growth will fall more greatly percentage wise due to the impact of greater accessibility, having more greenfield sites which are easier to develop and having a higher level of amenity that people are seeking to locate in.

Affordability or fairness as a means of determining rates (Page 10, 14)

Coastlands are open to changing the status quo of the rating system, however, we have concerns with the approach thus far. We believe that there are issues which the approach that KDCD have taken to the option to change the rating system in relation to affordability or fairness. Coastlands believes that rates should be for the payment for services from KDCD based on the anticipated use of those services. Whilst Coastlands understands that there are some residents in the community who have an inequitable percentage of their income on rates, the assessment of the various options needs to be properly assessed particularly for commercial ratepayers. Commercial property owners who have had targeted rates for the first time do not get a vote in council elections, therefore, the introduction of any change should take account of our views and the effect any change could have on our business. The risk of doing otherwise, is that the effect of changing the rates on economic growth of the district would not properly be accounted for.

The change to the use of CV for rating (Page 14)

The use of a charge relative to a property's capital value (CV) for determining the roading rate is not considered to be an equitable way to determine its rate payment. For example, it is not considered fair that two adjoining properties that are identically sized and tenanted but have different aged and styles of buildings on them should pay different rates. Coastlands disagrees that this will result in a fairer outcome as paying differing amounts for the same use is not in our opinion, fair. This discourages re-investment in making improvements to commercial property which has an adverse effect on the amenity of the area.

Coastlands disagrees with the use of CV to determine the roading contribution and requests that the original method of fixed charges continue to be used to determine roading contributions.

Targeted Commercial Rate (Page 15)

Coastlands has two issues with the targeted commercial rate. The first is identifying who benefits from the spend on economic development. The business demographic in Kapiti is strongly skewed to the self-employed. These businesses are highly likely to be operating from private residential premises and not commercial premises which mean the burden of the rate falls on the larger businesses that do operate from commercial premises. From information provided by KDCD, the amount of commercial rates for Coastlands is \$50,000. This is 10% of the total commercial rate yet Coastlands would not account for 10% of the commerce in

the district. It is requested that the background analysis to these calculations is reconsidered in light of this.

The second issue Coastlands has with a targeted commercial rate is the control of the spending of the rate. Coastlands has recently been involved with the KCDC controlled redevelopment of the Kapiti Lights area as part of the town centres development. We were disappointed that there was a lack of financial control and direction with this project. We, therefore, have reservations as to whether KCDC would spend a targeted commercial rate in a cost-effective manner.

Focus on Stormwater Management / Development Contributions (Page 18)

For many years KCDC has had a policy of hydraulic neutrality, meaning that any new development must control and store stormwater on its own site and only release that water into the stormwater system at a rate that is no greater than if the property was undeveloped. This policy is expensive for developers to satisfy and has led to large amounts of still deep water bodies in the form of retention ponds. Coastlands has recently obtained a resource consent for a property that will require sophisticated water storage solutions that will cost many millions of dollars.

We are concerned that this spending to control our own stormwater (a financial contribution) with the addition of development contributions for the stormwater solutions of others for us seems to us to be 'double dipping'. The stormwater issues that are apparent are because of past underfunding by existing developed sites. It is not considered to be fair that new development should be required to pay for both. We believe that the focus on stormwater should be funded from the general rates take.

Delay to the Town Centres works (Page 22)

In 2012, Coastlands demolished the then Palmers Garden Centre building because it had earthquake strength issues, poor quality buildings and uneconomic site coverage. Work was well advanced on the detailed design of a replacement building when we were approached by KCDC and Beca with a vision for a pedestrian link from the train station through Kapiti Lights over the vacant Palmers site and across Kapiti Road with the aim to link the transport hub, the commercial centre and the civic centre. After due consideration, Coastlands abandoned its previous design and sought a resource consent and building consent based on the council's vision for and commitment to an integrated town centre with Rimu Road as a Main Street.

We spent more than \$3 million dollars on a building with no tenants signed up because we had been reassured of the council's commitment to the vision. We have actively used the council's vision in our marketing of the property and the marketing of the Coastlands Square development. As late as mid December 2017, we had the council assurance that the works to complete the connection from the commercial hub to the civic hub would start in January

2018. We were eventually advised that the works were cancelled via an email with an agenda of a quarterly meeting from the PA to the Mayor.

Coastland strongly believes that KCDC has a moral duty to finish the town centre work as Coastlands has invested substantial amounts in based on KCDC promises. Coastlands asks that the Town Centres work to link across Rimu Road is completed in the 2018/19 year as opposed to the delays suggested in this LTP. The changes that have been made in regard to Council's priorities is of concern to Coastlands as we want to work together to improve our public realm in Papararamu, however, these decisions appear to be made without any consideration of the financial consequence on our business.

Ihakara Street/ Kapiti Road Link (Page 22)

The Ihakara Street Kapiti Road link is an integral part of making Rimu Road a main street under KCDC's Main Street Town Centre vision. Delays to this important piece of transport infrastructure has not only the effect of delaying the main street, but it also has adverse effects on the development of our Coastlands Square development. The resource consent approved for Coastlands Square has requirements to not create major effects on traffic flows. The ability to use the Kapiti Ihakara link to avoid the slow vehicle Main Street environment was a crucial part of this mitigating the traffic effects. This will be lost if the link is not developed and the development on Coastlands Square may be delayed because of this.

Development Contributions (Page 27)

It is understood that the current development contributions are increasing in Papararamu from \$10,302 to \$12,642 (HUE). This has only been made subsequently clear by modifications after the Development Contributions informative session held for developers. I believe that the impact of these increases has not been adequately assessed. Although Coastlands believe that it is important to plan for the additional spending to make sure our communities are sustainable in the future, it is also important that you take proper account of the impact that these changes have in terms of the proportion of those costs on total development costs. Any changes which have the potential to affect the viability of a development is something that should go through a thorough economic impact assessment. For example, whether there is the potential for house prices to increase in the district due to any changes. Coastlands therefore request that KCDC report on the likely-sensitivity of property developers to proposed increases in their development contributions charges. Hamilton City Council, for example, has recently had a report externally commissioned on the economic effect of their proposed development contributions.

Coastlands are highly concerned about the effect of the change in development contributions will have on discouraging residential and non-residential development. Using an example of a 40 unit residential subdivision, this would increase the development contributions from \$412,080 to \$505,680. Coastlands is in particular concerned about the 'double hit' effect on non-residential development in the district. For example, using the Coastlands Square example, the proposed changes for non-residential units will result in a very high increase in

development costs. Using the Coastlands Square example of 18,000m², the proposed policy change would result in development contributions of \$505,680. This is an increase of 35% from the current policy which resulted in development contributions of \$370,872 (with the first 500m² discount being taken off this amount). It does not appear that KCDC have properly assessed the impact of a policy change such as this, and whether the effect would actually be contrary to their policy goals to encourage growth within the town centre. Commercial developers will be discouraged from locating within Kapiti. The effect of discouraging commercial development that would occur under the current policy should be assessed, as the result of losing demand from commercial development in the district will have adverse effects including, losing the development contribution that they would have been willing to pay under current policy, their commercial rates, and the benefits to the community from the increased jobs and the intangible 'buzz' that comes from a growing town centre. It is a real concern that viability has not been properly assessed.

The lack of economic impact assessment of these proposed changes encapsulated within this LTP are of concern. It has been confirmed that KCDC did not actively consider incentives through the development contributions policy process. This approach demonstrates a lack of long term planning towards encouraging the type of development that KCDC want to see occurring in the district. For example, other councils such as Hutt City Council adopted initiatives to stimulate housing and population growth, to attract new developers into the city and to change the mix of housing types better suited to the city's future population. This policy included changes such as remitting consent fees and Development and Financial Contribution fees, as well as rates remissions for five years for developments in certain location. The success of this policy shows that a bold approach to foster development can work. It is therefore disappointing that KCDC have not considered the positive effects that different options of development charges and rates remissions were not explored so that accurate cost-benefit analysis could be carried out.

Coastlands requests an opportunity to speak to Council on the points raised in this submission. Please contact me on my email address rmansell@coastlands.co.nz to arrange a time for this to take place.

I understand that all submissions will be made available at Council offices and public libraries, however, can you please ensure that my personal information is not published.

Yours faithfully,

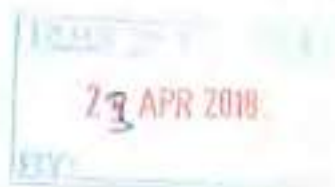
Coastlands Shonningtown Ltd





April 18, 2018

Wayne Maxwell
Kapiti Coast District Council
Private Bag 60601
Paraparaumu
5254



#3871612

Dear Wayne

Feedback for your Long Term Plan

As many territorial and regional councils throughout New Zealand are currently consulting on their Long Term Plans, I wanted to take the opportunity to remind councils of their obligations under the Hazardous Substances and New Organisms Act 1996.

Please consider these obligations whenever you are reviewing your plans and prioritising your activities.

Collectively, and alongside regional councils, New Zealand's 67 territorial authorities are our biggest field force of hazardous substances enforcement officers outside workplaces – responsible for hazardous substance compliance and enforcement in every public and private location within their boundaries, in situations not controlled by other agencies.

There are significant environmental and safety risks of not adequately resourcing these responsibilities.

I appreciate the difficulty in quantifying the size and potential impact of the risks, and the challenge of competing resources. Hazardous substances, however, span all of the outcomes that many councils already focus on – such as water quality, air quality, and sustainable resource management. Rather than address hazardous substance enforcement in isolation, you could consider improvements in relation to the other environmental and economic outcomes you are working towards. This might include, for example, distributing public education material on hazardous substance safety to your ratepayers, and/or you might decide to fund an in-house hazardous substances expert to support your enforcement staff.

Thank you for the role you play in safeguarding the health and safety of New Zealand's people and environment.

Yours sincerely

Allan Freeth
Chief Executive

Make Submission

Consultee	Anne and Andy Williams (68185)
Email Address	anneandandyw@gmail.com
Company / Organisation	Group Submission
Address	299 Mazengarb Road Paraparaumu 5032
Event Name	Long term plan 2018-38 consultation
Submission by	Group Submission (Anne and Andy Williams - 68185)
Submission ID	18LTP-319
Response Date	24/04/18 3:57 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Other
Version	0.4
First and last name	Anne and Andrew Williams
Title	
Address	299 Mazengarb Road Paraparaumu 5032
Phone	04 297 0245 or 027 746 6005
Email	anneandandyw@gmail.com
Are you providing feedback	on behalf of an organisation
Organisation name	Group of individuals (see names listed)
Hearings	
Do you want to speak to the Council about your submission?	Yes

Tell us what you think about our long term plan

We need to receive your feedback by 5pm on Monday 23 April 2018

It's easy to give us your feedback online, at kapiticoast.govt.nz/kapiti2038, or you can use this form. You can post this completed form to:

Long term plan submissions
Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254

Or drop it off to your local library, service centre or the Council building, 175 Rimu Road, Paraparaumu.

Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

so Stephanie from Big Mac Slabs will speak on behalf of this group.

First name Anne + Andrew

Last name Williams

Title (tick one) ☒ Mr ☒ Mrs ☐ Ms ☐ Miss ☐ Dr

Address 299 Mazengarb Rd

Paraparaumu.

Phone 2970245 - 027 7466005

E-mail anneandandyw@gmail.com

Are you providing feedback? (tick one)

☐ as an individual

☐ on behalf of an organisation | Organisation name:

✓ Yes. As a group. Details attached.

Do you want to speak to the Council about your submission? (tick one)

☒ Yes If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018

☐ No

Privacy Statement: Please note that all submissions (including names and contact details) will be made available at Council offices and public libraries. A summary of submissions including the name of the submitter may also be made publicly available and posted on the Kāpiti Coast District Council website. Personal information will be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

If you do not wish your personal information to be published please tick the box ☐

Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

Yes. Councils main concern should be Infrastructure. That is what you are there for.

Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Yes. We think it is important to pay down Debt. We must concentrate on Infrastructure only. We are against borrowing any more money. We do not want Council to spend any more money on other projects, until the Infrastructure is sorted out.

Key decision: Should we change the way we share rates across the district? Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

- ☐ No - keep the status quo - leave the rating system as it is
- ☐ Yes - reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Please tell us why:

We feel that we all use the same facilities, so why should people with more expensive properties have to pay higher rates.

Please note: We live in a less expensive home.

Key decision: What should we do next to address stormwater flood risks? Pages 18-20

Do you agree with the Council's preferred option of a revised 45-year programme?

- ☐ No - keep the status quo programme
- ☐ Yes - do the revised 45-year programme
(Council's preferred option)

Please tell us why:

We are extremely disappointed to hear that Mazengarb Drain is not going to be upgraded for 12 years. In the meantime we want the 2 culverts west of the expressway which are Albert Taal = 331 Mazengarb RD, and Big Mac Slabs - 289 Mazengarb RD, to be replaced URGENTLY. Also the culvert at 251 Mazengarb RD can be removed, as its no longer needed, and the bridge at 259 Mazengarb RD needs URGENT attention. These are all major problems, and would help prevent flooding to our dwellings in this area.

Work on the go Pages 21-23

Any comments on:

- * Coastal hazards and climate change
- * Housing
- * Replacing the Paekākāriki seawall
- * Paraparaumu and Waikanae town centres
- * Maclean Park
- * Kāpiti Island gateway

We are very much against Council spending money on town centres. This money should be going to Stormwater and Flood risks. At this stage we don't have the money, for these improvements. Business's should pay for themselves in these areas.

Kapiti Island Gateway is another project that we can not afford. The only way this should be permitted, is if it is privately funded. Ofcourse we want these things but, We can't have everything we want. We have to concentrate on what we NEED.

Rates for 2018/19 Pages 24-25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☐ Yes

☐ No

Ofcourse we do not want our rates increased by that amount. Maybe by not spending on other projects, other than, Infrastructure, we could avoid an increase of that amount. We would accept a rise in rates, providing it's focused on Infrastructure ONLY.

Changes to fees and charges Page 26

We've **proposed changes to some fees and charges**, including new Food Act charges. If you have any views about these, please comment:

Key policies Pages 27-28

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

We are totally against the waste-water from the Treatment Plant, that comes down through Ratanui Lakes, and on down into Mazengarb Drain. We understand that Council have to Re-Appl for Resource consent for the year 2021. Unless the Mazengarb Drain undergoes the full upgrade (that is planned in 12 year time) sooner, then council must find some other way in which to dispose of this waste-water.

We want to reiterate that it's time to take drastic action. "We have to pull our belts in." The councils main priority is INFRASTRUCTURE, and with the way this District is growing, it's an absolute must that this is concentrated on, and all else has to be put on hold, for as long as it takes.

Name	E-mail	Phone
Andrew & Anne Williams	anneandandyw@gmail.com	2970245
Andrew Havard Stephanie Smith	admin@bigmacslabs.co.nz	0274538597
Anton & Melissa Williams	sales@KapitiBenchtops.co.nz	9020311
Bernard & Nicola Lynch	info@proplumbing.co.nz	2988188
Niel & Carolyn Holtom	airtourer@extra.co.nz	2986902
Albert & Noeline Taal	dadtaal@gmail.com	9047246

Make Submission

Consultee	WITHHOLD DETAILS
Address	
Event Name	Long term plan 2018-38 consultation
Submission by	WITHHOLD DETAILS
Submission ID	18LTP-320
Response Date	12/04/18 4:08 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Letter
Version	0.6
Files	
First and last name	WITHHOLD DETAILS
Title	
Address	

Are you providing feedback

Hearings

Do you want to speak to the Council about your submission?

If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018.

Privacy statement

Please note that all submissions (including names and contact details) will be made available at Council offices and public libraries. A summary of submissions including the name of the submitter may also be made publicly available and posted on the Kapiti Coast District Council website. Personal information will be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent

12 April 2018

Mayor K Gurunathan
Kapiti Coast District Council
Private Bag 60 601
PARAPARAUMU 5254



Dear Sir

Proposed rates for 2018/19

I was appalled to receive your letter (undated) regarding the proposed rates increase for my property of \$7.71 per week.

I have a modest home on a back section looking over the Waimanu lagoon, which I assume is why I am being charged this exorbitant amount. It cannot be for services to the lagoon, when I first bought the property the lagoon was clean and flushed regularly. I think it was only flushed twice last year and the north end is rapidly returning to swamp and desperately needs dredging. This summer there were sick ducks everywhere due to botulism. There are signs up everywhere re the hygiene of the lagoon (at what cost) which the Council will not service. I do wonder if my \$7.71 per week will make any difference!!

I believe million dollar homes in the garden area of Waikanae only have an increase of \$100.00 and cannot understand why I am charged an extra \$400.00.

I would appreciate it if you could look into this matter more seriously as it does not seem a fair option. Everyone on the Kapiti Coast uses the roads not just the beach residents.

Yours sincerely



Make Submission

Event Name	Long term plan 2018-38 consultation
Submission by	Ms Ragne Maxwell (59052)
Submission ID	18LTP-321
Response Date	23/04/18 7:22 AM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Email
Version	0.3
Files	18LTP-321 - Ragne Maxwell.msg

First and last name	Ragne Maxwell
Title	
Address	13 Miriona Grove Paekakariki
Phone	021 027 84191

Are you providing feedback

Hearings

Do you want to speak to the Council about your submission? No

From: [Ragne Maxwell](#)
To: [Mailbox - Kapiti2038](#)
Subject: Kerbside Recycling Submission
Date: Monday, 23 April 2018 7:21:52 a.m.

Ragne Maxwell
 13 Miriona Grove
 Paekakariki
 021 027 84191

Submission on the Kapiti Coast District Council Long Term Plan 2018/38

I DO NOT wish to make an oral submission

Why Our Council Should Provide a Kerbside Recycling Programme With a Waste Minimisation Incentive

We were delighted when KCDC introduced a kerbside recycling service locally and saw this as a very positive step forward in our local rubbish services. We were however very disappointed to realise that this was just the thin edge of the wedge re privatising rubbish collection. The price of the bags steadily went up and has led to increased dumping of rubbish locally, presumably by lower income families. Council rates should cover such essential local services and do in other local councils. The Kāpiti Coast is an area of great beauty and introducing such a short sighted policy is a real mistake.

I am in full agreement with the submission letter below:

For those of us who have continued with the remnants of the KCDC provided kerbside recycling scheme the recent announcement by Envirowaste that they are withdrawing has been a bitter blow, but not unexpected. It demonstrates the abject failure of KCDC abandoning kerbside recycling to the private sector and the absolute imperative of KCDC restoring a council-provided kerbside recycling service, coupled with a waste collection service which has a waste minimisation incentive.

Now this experiment has come to an end, we should return to a ratepayer funded kerbside recycling service, coupled with a waste to landfill collection service with incentivises waste minimisation.

Background

After EnviroWaste recently announced at short notice they were discontinuing their service, KCDC issued a Q&A sheet.

The KCDC Q&A sheet does not tell the whole story. It says: "In 2012-13 after community consultation, council made the decision to exit from kerbside collection services – at the time there were three other contractors also providing the service

across the district. The reason for this change was that the alternative providers could provide more cost-effective services, at a much lower rate than the council could match. The difference in price was because the council had to cover the costs of providing kerbside recycling to those ratepayers who use the recycling service weekly, but only use the rubbish bag infrequently."

The scheme to privatise our waste was implemented well before 2012, so any consultation in 2012/13 planning process was well after the horse had bolted.

In fact, KCDC effectively exited kerbside recycling and, perhaps more importantly, waste ministration, in the 2007-10 term after a privatisation proposal was sold to councillors by senior KCDC management. During the 2007-2010 term, KCDC adopted kerbside recycling. Previously waste for the landfill was collected weekly in bags and residents could use recycling centres at various locations.

When KCDC decided to adopt kerbside recycling. The free recycling facilities in local communities were closed and KCDC began providing a bag collection (for waste to landfill) and a kerbside recycling bin. The incentive to reduce waste was the cost of the bags.

Then KCDC senior management proposed that the system be handed over to private contractors. The theory (now completely disproved) was that the competition between commercial contractors would keep the bag price (the only cost) down.

There was no suggestion that residents would be required to put a minimum number of bags out to sustain the contractor's need to make a profit. On the contrary, there was a clear undertaking that a free kerbside recycling service would remain, and the implication was that the status quo of residents being able to reduce and minimise waste would continue.

Of course, the confidence KCDC management had in the market was ill-placed and the roots of the failure of the system occurred when KCDC exited providing the service as a ratepayer service.

That is because we now do not have a service which promotes waste minimisation and recycling. We have no service provided by our council and all the private services

require a commitment to an annual fee for a waste to landfill container (wheelie bin) with recycling as the add-on.

In short, the current situation is:

- we have no participation or leadership from our council
- we have a fully privatised failed system
- we have no services which have waste minimisation incentives and zero incentives to recycle

The promise made when the privatisation occurred — that a free kerbside

recycling service would remain — has been broken. This can be fixed by restoring a free (ratepayer funded) kerbside recycling service.

Others can do it. Why not us?

Ratepayer-funded kerbside recycling/rubbish collections have continued in our neighbouring areas of Porirua, Wellington and Hutt City.

Kapiti is one of the councils participating in the *Wellington Region Waste Management and Minimisation Plan (2017-2023)*, which states: "Councils have a statutory role in managing waste and are required to promote effective and efficient waste management and minimisation within their districts."

KCDC is failing to adequately or effectively promote waste minimisation in our district because the job has been left to commercial contractors who have not interest in this goal.

Kapiti prides itself on being an environmentally conscious district. How can this possibly be if we have no leadership from our council on waste minimisation and the whole issue has been handed over to private companies with no commitment to our district or waste minimisation?

Cost

Of course, restoring a ratepayer-funded system would mean a cost to all ratepayers, regardless of whether they use this service or not. There is also an environmental cost to ignoring council's responsibility to take leadership on waste minimisation.

KCDC's previous actions in exiting kerbside recycling and rubbish collection has left a gap which has been filled by a range of options that have no waste minimisation incentive, such as large wheelie bins with the same cost attached regardless of the amount of waste from households). Some households may choose to continue with the status quo. Our rates provide many such services that are not used by everyone in the community, such as sports facilities and libraries. This is certainly not a valid argument for not providing them. The purpose of rates is to pay for the services communities

need, which are good for the community generally and reflect our goals, one of which is waste minimisation.

Solution sought

It is time for KCDC to return to the provision of a kerbside recycling service with a waste to landfill collection service which incentivises minimising that waste (as the bags have done).

The Q&A sheet states: "under the current system, instead of every household having to pay a set portion of rates for a set of rubbish and recycling service, each household can choose the service they would like to use, based on what providers are offering."

However, every household does not have a service they would like to use as there is no service which achieves the goals of encouraging waste minimisation and

maximising recycling.

Waste management is a basic service and should be provided by council. Let's get it back.

Make Submission

Consultee

WITHHOLD DETAILS

Address

Event Name

Long term plan 2018-38 consultation

Submission by

Submission ID

18LTP-322

Response Date

22/04/18 8:49 PM

Consultation Point

Tell us what you think about our long term plan
[\(View\)](#)

Status

Submitted

Submission Type

Letter

Version

0.5

Files

First and last name

WITHHOLD DETAILS

Title

Address

Are you providing feedback

Hearings

Do you want to speak to the Council about your submission?

If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018.

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From: WITHHOLD DETAILS
Sent: Sunday, 22 April 2018 8:49 p.m.
To: Mailbox - Kapiti Council
Subject: Rates

Hey there

This is XXXXXXXXXXXX and this letter is brief information
feedbacking in rate reviews. I believe that my rates are too high as I am struggling to pay
my rates. Therefore I hope the rates don't increase too much.

Make Submission

Consultee	Julia Palmer (73452)
Email Address	julia@starpeople.nz
Company / Organisation	Reikorangi Residents Association
Address	101 Ratadale Road RD1 Waikanae 5391
Event Name	Long term plan 2018-38 consultation
Submission by	Reikorangi Residents Association (Julia Palmer - 73452)
Submission ID	18LTP-323
Response Date	23/04/18 4:35 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Email
Version	0.5
Files	18LTP-323 - Reikorangi Resident's Association vision (email).pdf 18LTP-323 - Reikorangi Resident's Association submission (email).pdf
First and last name	Julia Palmer
Title	
Email	reikorangiresidents@gmail.com
Are you providing feedback	<input checked="" type="checkbox"/> on behalf of an organisation
Organisation name	Reikōrangi Residents Association
Hearings	
Do you want to speak to the Council about your submission?	<input type="checkbox"/>
If you do, we will contact you at the email address or phone number provided above to arrange a time.	<input checked="" type="checkbox"/> Yes

TO: KĀPITI COAST DISTRICT COUNCIL ON THEIR LONG TERM PLAN

SUBMISSION BY REIKŌRANGI RESIDENTS ASSOCIATION INCORPORATED

EMAIL: Reikorangiresidents@gmail.com

DATE: Monday 23 April 2018

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 80 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 2018 – 2038 and in particular through its three year actions**. We attach a copy of our Community Vision Statement that has been through a consultative process over the last eight months with our wider 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 the creation of a reserve management plan for the Reikōrangi Community Reserve that would give effect to the community's aspirations for this land;

- ii. A healthy community through provision of cycleways, horse riding tracks and pedestrian paths;
 - iii. A thriving natural environment through provision of active pest plant and animal controls and support for actions that look to achieve this goal;
 - iv. 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;
 - v. Support for Reikōrangī as a tourist destination through support for Te Araroa Walkway (users and infrastructure); enabling the use of the Reikōrangī Community Reserve as a freedom camping facility and for use by Te Araroa walkers as a campground; and better walking access between the end section of the Te Araroa walkway and Waikanae.
3. 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 increases the popularity as a 'place to live' particularly by families;
 - ii. Provision of new walking tracks 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).

Specific Submission Points

4. We would like to thank the Council staff in assisting us with investigating our specific submission points for this submission.
5. **ROADING INFRASTRUCTURE:** Roding 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:
- 5.1 Immediate attention: Installation of signage to encourage drivers in vehicles to drive considerately when passing cyclists, pedestrians and horse riders (**refer to Appendix 1 for a details of the types of signage we are looking to have installed**);
 - 5.2 Medium term (2 – 5 years): Allocation of funding in the medium term (2 – 5 years) to provide for the removal of the large trees along Mangaone South Road, Ngatiawa Road, and Kent Road (**refer to Appendix 2 for a map showing the location of these trees**); and
 - 5.3 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 3 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...". We also submit to either use

open road signage (drive to conditions), or reduce the speed limit throughout the Reikorangi Valley area to 80km per hour as part of the speed limit review.

- 5.4 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)
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 Plant). 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 Reikōrangi 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 Reikōrangi 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 the question is whether the hall in its current size and layout is fit for purpose. There is no disability ramp; the hall area is very small and limited in the number it can accommodate.
- 7.1. Immediate Action: We acknowledge the statement provided to us in the letter from Council dated 11 April 2018, that a reserve management plan is proposed to be prepared for the Reikōrangi Community Reserve in the 2019/2020 financial year. We would like Council to bring that work forward to the 2018/2019 financial year. As part of that reserve management plan we would like the Council to consider the following elements be introduced to the Community Reserve:
- i. A children's playground
 - ii. Provision for freedom camping site (for self-sufficient campers) as a form of fundraising for maintaining the Community Reserve;
 - iii. Access to the hall for Te Araroa walkers and facility for tents
- 7.2. Immediate Attention: upgrading the Community Hall which requires the following work:
- i. Disability ramp installed; and
 - ii. Rotten window frames replaced.

7.3 If necessary the community would support the Council re-allocating the money allocated to resurface the tennis court for this purpose.

7.4. The community would be 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 would like the Reserve Management Plan to consider these opportunities.

8. TOURISM: The Te Araroa trail exits onto the Mangaone South Road carpark. From spring through to autumn there are multiple pedestrians walking the roads out to Waikanae from the end of the Te Araroa Trail.

8.1. Immediate Action: We would like Council to work with DOC to provide an ablution facility at the Mangaone South carpark to service the Mangaone Bush walk and the Te Araroa Trail;

8.2 Medium Term (2 – 5 years): We would like Council to undertake a road safety audit to determine safety for all users with a brief that extends beyond just considering reducing speed limits but considers the width of the road, the width of the shoulders/berms, the numbers of types of users of the road.

Thank you for your consideration of our submission.

Reikōrangī Resident's Association Inc.

Reikōrangi Resident's Association Submission

Appendix 1: Signage

ROAD SIGNAGE PROPOSAL

1. We would request that Council undertake its own assessment to determine the location of signs to help identify hazards and slow traffic but the following NEW signs and locations are proposed:

- a) Heading up Reikokangi Road opposite the water treatment plant **"NARROW WINDY ROAD AHEAD"** or a sign that indicates this (refer to the photo on the following page showing the signage on the Otaki Gorge Road with a narrowing road symbol).
- b) Heading into Waikanae just before the water treatment plant replace old worn damaged children sign to high visibility warning sign **"SHARE THE ROAD AND A PICTURE OF PEDESTRIANS & CYCLISTS"**
- c) Summer time brings groups of children and families walking to the popular Devils Elbow swimming hole. The road side becomes the car park. The access gate to the Devils Elbow is hidden and very close to the road. Sign needed heading into Waikanae before the Devils Elbow carpark **"CHILDREN/PEDESTRIANS AHEAD"**. See map below for proposed location



- d) Our rural community also needs to feel safe walking, horse riding, bike riding or mowing their own berm on the side of the road. Probably suitable around the bluff corner on the straight as cars usually pick up speed and before the church, **"RURAL**

CHARACTER ZONE AHEAD – DON'T BURST THEIR BUBBLE®. A similar sign has been constructed on the Otaki Gorge Road – see photo below of this sign:



Reikōrangi Resident's Association Submission

Appendix 2: Examples of Vegetation Removal

VEGETATION REMOVAL PROPOSALS

1. Can Council please undertake a review of all signs in our community to ensure they are not obscured. See below for an example of where a sign is obscured by vegetation (the sign in the picture is located up the Akatarawa Road just south of the Community Hall before the dip and bridge in the road):



2. Remove large dangerous old man pine trees overhanging roads such as the Mangaone South Road, Ngatiawa Road and Kent Road. These trees are in Council road reserve.





Photo taken looking west along Ngatiawa Road. The pine trees on the left of the road will become a problem if left too long and should be removed as part of a programme by Council to address wilding pine trees along road reserves or overhanging roads

Reikōrangi Resident's Association Submission

Appendix 3: Road Widening Proposal

Road Widening Proposal

1. Last year John Carter and Bretta Jardin made a presentation to the Waikanae Community Board asking that they support a proposal to widen the Reikorangi Road. This proposal was followed up by an email to Council's roading engineer Gary Adams(?). The question to Gary Adams was could these works be considered as part of Council's "Minor Roading Safety Upgrades for 2017/2018. We have never received feedback from either the Waikanae Community Board or Gary Adams responding to our proposal. We now include this proposal in the submission by the Association to Council on the LTP.

The proposal is summarised below:

"Specifically, I think 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 I don't think it would need a retaining wall - as I think 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. At this time of year there are kids every day risking their life walking up this section of the road. A couple of months back there was a car accident where a car travelling south (I think) lost control and hit a power pole.

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)."

A full copy of John's submission to the Waikanae Community Board is attached to this Appendix.



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.



Image looking south-west, Waikanae Water Treatment Plant on right in photo. Section of road to be widened is between the bank and the power pole ahead in the photo

John Carter's Submission to Waikanae Community Board

1/8/17

I understand that the Waikanae Community Board are interested in the Reikorangi Community's views on road safety. I apologise for not being here in person but I would like you to be aware of my concerns.

We currently have a road that is not really suitable for large trucks passing each other but to add to that, we have a lot of pedestrians and cyclists walking or cycling along the white line with no safe place that is separate from the traffic.

There are people wanting to go for a walk from Waikanae into the country or residents from Reikorangi wanting to walk or cycle out to Waikanae. These people take their life into their own hands trying to walk or cycle along the white line. In particular, if they are walking along at night then there is no warning for on-coming traffic and really very little room for them to be safe. This is particularly a problem in summer when young people walk to Devil's Elbow (a popular swimming hole) and when the majority of the Te Araroa walkers are coming out of the valley from the trail.

We do not have a bus service in Reikorangi and so our only option, if we don't have a car, is to walk or cycle and this is just not a safe option.

The lane width, particularly in the area by the Waikanae Water treatment plant, is less 2.75m wide. If a temporary traffic management plan was set up for this stretch of road, the requirement would be a 30km/hr road speed; and allowance would also have to be made for pedestrian traffic. There is currently 70km/hr speed limit with no allowance for pedestrians. I suggest that Council widens the road in this location particularly, and makes allowance for a pedestrian and cycleway access on the south side of the road.

It looks like Council has a 20m wide road reserve along the length of the Reikorangi Road, and so there should be sufficient room to create this safe access. One way to achieve this could include cutting into the bank on the quarry side (north side) of the road and/or filling on the Council land on the south side of the road.

Reikōrangi Resident's Association Submission

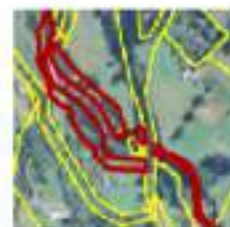
Appendix 4: Council owned Esplanade Reserve Land

Property Guru

By  CoreLogic

REKORANGI KAPITI COAST DISTRICT

Rating Valuations: \$37,000	Purchase Ref: n/a	Number of Bedrooms: 7
Land Value: \$37,000	Val Ref: 14900 / 27102	Wall Material:
Improvements Value: n/a	Legal Description: LOT 3 DP	Roof Material:
Valuation Date: 01-Aug-17	71029 LOT 3 DP 75420 PT	Contour:
Last Sale Price:	SEC 75 & SEC 82 BLK X	Deck:
Last Sale Date:	KAITIARA SD PT SECS 2-3	Parking Main Roof: 0
Last Sale Type: n/a	KNOWN AS D & F SD 33014	Land Use: Vacant Residential
Net Sale Price:	ESPLANADE RESERVES	Zoning: Designated or zoned
Chattel:	TA Name: Kapiti Coast District	reserve land (DA)
Sale Tenure: n/a	Tenure: Not Leased (Owner is	Owned: The Kapiti Coast
Advised Date:	Occupier)	District Council
	Floor Area: n/a	Leaseholder:
	Land Area: 17076 m ²	Certificate Of Title: WN45B/
	Building Age:	658 (Freehold)
	Category: Other, Vacant	



001745-05 (4480) (C) BY 10 102

Comments:

REKORANGI KAPITI COAST DISTRICT

Rating Valuations: \$37,000	Purchase Ref: n/a	Number of Bedrooms: 1
Land Value: \$37,000	Val Ref: 14900 / 27102	Wall Material:
Improvements Value: n/a	Legal Description: LOT 4 DP	Roof Material:
Valuation Date: 01-Aug-17	72480 LOT 3 DP 75115	Contour:
Last Sale Price:	TA Name: Kapiti Coast District	Deck:
Last Sale Date:	Tenure: Not Leased (Owner is	Parking Main Roof: 0
Last Sale Type: n/a	Occupier)	Land Use: Passive outdoor
Net Sale Price:	Floor Area: n/a	Zoning: Designated or zoned
Chattel:	Land Area: 17035 m ²	reserve land (DA)
Sale Tenure: n/a	Building Age:	Owned: The Kapiti Coast
Advised Date:	Category: Pastoral, Grazing,	District Council
	uneconomic, not separate	Leaseholder:
		Certificate Of Title: WN43V/
		430 (Freehold)



001745-05 (4480) (C) BY 10 102

Comments:

REKORANGI KAPITI COAST DISTRICT

Rating Valuations: \$40,000	Purchase Ref: n/a	Number of Bedrooms: 1
Land Value: \$40,000	Val Ref: 14555 / 15400	Wall Material:
Improvements Value: n/a	Legal Description: N Z G	Roof Material:
Valuation Date: 01-Aug-17	59-1293 LOT 2 D P 20342 LOT	Contour:
Last Sale Price:	13 DP 57751 -ESPLANADE	Deck:
Last Sale Date:	RESERVE	Parking Main Roof: 0
Last Sale Type: n/a	TA Name: Kapiti Coast District	Land Use: Store Livestock
Net Sale Price:	Tenure: Not Leased (Owner is	Zoning: Designated or zoned
Chattel:	Occupier)	reserve land (DA)
Sale Tenure: n/a	Floor Area: n/a	Owned:
Advised Date:	Land Area: 11061 m ²	Leaseholder:
	Building Age:	Certificate Of Title:
	Category: Other, Passive	
	Reserve	



001745-05 (4480) (C) BY 10 102

Comments:

Reikōrangi

Community Vision and Action Plan 2018

Share, Preserve, Enhance



Contents

Introduction	2
What we have, value, and want to protect.	3
The process and our ideas:	4
Our action plan – a timeline of projects	7
Review Process.....	8

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 Reikōrangī 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
 - o Natural landscapes with streams, trails and open spaces (eg the River, walks, the Reikorangi Community Reserve)
 - o A temperate climate, with clean water and air
 - o Native trees
 - o Abundant birdlife
 - o 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
 - o Historical and community focused assets such as the Bridge (now sadly gone) Church and Hall
 - o The story of our local history and culture, the iwi, the mills, families that lived here, the school
 - o A mix of farming, forestry, and bush
 - o 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".
 - o Our emergency planning, civil defence readiness
 - o Community events and involvement
 - o Food resourcefulness, alternative power sources, support systems
 - o Our infrastructure (roads, safety, communication services, facilities for us, facilities for visitors)
 - o 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:
 - o Reserves, including walkways, with provision of facilities and campsites, river access, picnic areas and shelter trees,
 - o Have an arboretum, and native tree areas at the Reserve, have plantings to encourage birds (a bird reserve?)
 - o Co-ordinated pest plant and animal control in waterways and in areas of native vegetation
 - o Well planted areas, perennial cuttings and bulbs on safe sections of roadsides
 - o Food forest plantings, at the Reserve and elsewhere - edible landscapes, permaculture, community gardens
 - o Recognition in the District Plan of the balance of farming, forestry and bush in our area
 - o Conserve our rural character
- "it's a **destination** for people"
 - o 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
 - o 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:
 - o Online connectedness and communication – using social media
 - o Start a 'Chipping In' programme, group or page to share resources, skills, time, enable people to give and contribute
 - o Education and projects based on principles of permaculture design– building in people, resources sustainability, and natural environment.
 - o 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
 - o Resource sharing - Cheaper unlimited data through mobile rural network, and alternative energy sources (eg solar)
 - o Weekend market, sell organic produce, seedlings, bartering and sharing
 - o Supporting innovation and new technology to enable rural communities to continue to be viable, economic and self-sufficient
 - o 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

- o 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
 - 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's 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		

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"> o working with KCDC and the Waikanae Community Board on our Community Vision including considering adopting a lease of the Reserve and Hall; o Fundraising Events; o Identifying grant opportunities with private grant schemes; o Working with landowners on projects. 		

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.

EXAMPLE OF AMENDMENT TABLE		
ITEM	REASON FOR CHANGE	RESOLUTION PASSED (DATE, NAME)

Make Submission

Event Name	Long term plan 2018-38 consultation
Submission by	Marion Edmond (81711)
Submission ID	18LTP-324
Response Date	24/04/18 4:41 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Other
Version	0.5
Files	18LTP-324 - Marion Edmond.pdf

First and last name Marion Edmond

Title

Address

40 The Parade Paekakariki 5034

Phone

04 905 5185

Are you providing feedback

as an individual

Hearings

Do you want to speak to the Council about your submission? No

Tell us what you think about our long term plan

We need to receive your feedback by 5pm on Monday 23 April 2018

It's easy to give us your feedback online, at kapiticoast.govt.nz/kapiti2038, or you can use this form. You can post this completed form to:

Long term plan submissions
Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254

Or drop it off to your local library, service centre or the Council building, 175 Rimu Road, Paraparaumu.

Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name Marion

Last name Edmond

Title (tick one) ☐ Mr ☐ Mrs ☒ Ms ☐ Miss ☐ Dr

Address 40 The Parade

Paekakariki

Phone 04/9055185

E-mail _____

Are you providing feedback? (tick one)

- ☒ as an individual
☐ on behalf of an organisation | Organisation name: _____

Do you want to speak to the Council about your submission? (tick one)

- ☐ Yes *If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018*
☒ No

Privacy Statement: Please note that all submissions (including names and contact details) will be made available at Council offices and public libraries. A summary of submissions including the name of the submitter may also be made publicly available and posted on the Kāpiti Coast District Council website. Personal information will be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

If you do not wish your personal information to be published please tick the box ☐

Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

See attached Submission

Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Sounds fine but priorities and implementation require scrutiny

Key decision: Should we change the way we share rates across the district? Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

- ☐ No - keep the status quo - leave the rating system as it is
- ☒ Yes - reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Please tell us why:

Current system is unfair. Should be a capital-value based rate, not land based. Need introduction of Commercial rate.

Key decision: What should we do next to address stormwater flood risks? Pages 18-20

Do you agree with the Council's preferred option of a revised 45-year programme?

- ☐ No - keep the status quo programme
- ☒ Yes - do the revised 45-year programme
(Council's preferred option)

Please tell us why:

We need also to carefully look at where development is allowed, and what types - Not all land is suitable in first place. Do not create problems that later need fixing.

Work on the go Pages 21-23

Any comments on:

- » Coastal hazards and climate change
- » Housing
- » Replacing the Paekākāriki seawall
- » Paraparaumu and Waikanae town centres
- » Maclean Park
- » Kāpiti Island gateway

See attached submission

Rates for 2018/19 Pages 24-25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☐ Yes

☒ No

— Reprioritise — eg recycling waste!

Why would I support any increase when low rates appear to be the highest in NZ? Changing the system is what Rags.

Changes to fees and charges Page 26

We've **proposed changes to some fees and charges**, including new Food Act charges. If you have any views about these, please comment:

Difficult to assess changes without more specific knowledge

Key policies Pages 27-28

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

Simplification of language a good idea

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

"

"

"

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

"

"

"

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

Please see attached
Submission on Kohside
recycling and waste collection
waste minimisation

Submission on the Kāpiti Coast District Council Long Term Plan 2018/38

Marion Edmond

40 The Parade

Paekakariki

Ph 905 5185

Kerbside recycling and waste collection should be provided by KCDC, with disposal within KCDC's boundaries

The privatisation of our district's kerbside recycling and waste collection has been a predictably abject failure—an exercise in inefficiency, ever-diminishing service, and ever-growing confusion and community frustration.

In addition, with four different companies currently operating, an endless array of different plastic wheelie bins and crates litter our footpaths for long periods, often over days. Residents also have to contend with frequent and numerous large trucks clogging the streets (obscuring driver and pedestrian vision—a safety issue) and degrading our roads (an additional cost to ratepayers and hence rents too). Contrary to the initial rationale for contracting out the system to private enterprise, competition has not lowered the direct costs for households and ratepayers either—indeed, why would it, when private companies undertake the enterprise for profit and certainly can have no interest in waste minimisation. In fact their interests lie in quite the opposite, since what they take to the landfill is where they make their money, not in collecting recycling. Our experience with EnviroWaste clearly demonstrates this, our current collection debacle resulting from conscientious recyclers not putting out enough bags of rubbish!

Sustainability, our environment, and climate change

Grappling with waste minimisation is now a global, and hence local, imperative. The community has the expectation that kerbside recycling and an effectively managed waste collection (that is, waste minimisation) service is a basic local-body obligation, indeed that it is intrinsic to public health and safety and should be a priority council service.

The Local Government Act 2002 (the Act) also regards waste collection and disposal as one of five core services that local authorities must consider in particular as making a contribution to their communities (section 11A). Regard should also be given to the “purpose of local government”, as stated in Section 10 of the Act, and to section 14(1)(h) (in particular, “the need to maintain and enhance the quality of the environment”).

Further, KCDC has identified “Looking after our environment” as one of its four key challenges, and states that it will be focusing on five outcomes, two of which are “improved accessibility of Council services” and “an effective response to climate change”. The current plethora of privatised recycling and waste management services available to Kāpiti residents is making a negative contribution in these areas. With kerbside recycling now only accessible if one signs up to the collection of waste, where is the incentive to minimise

waste? Previously residents could minimise waste by using mainly the recycling crate, with at least the cost of the rubbish bag providing one incentive to reduce waste.

I note that KCDC has stated its commitment to sustainability and has signed up to the *Wellington Region waste management and minimisation plan (2017–2023)*. This plan states that “Councils have a statutory role in managing waste and are required to promote effective and efficient waste management and minimisation within their districts”. It is time our council, KCDC, walked the talk and demonstrated some leadership on this issue.

With the existing waste collection system providing no incentive for waste minimisation, our district’s contribution to landfill sites will only increase. Landfills are a major contributor to carbon emissions—this sits in opposition to the Council’s stated outcome of ‘an effective response to climate change’.

Other, near, local authorities, such as Porirua, Wellington, and the Hutt, are able to offer council-run kerbside recycling and waste collection services, as are numerous other councils throughout the length and breadth of New Zealand, including rural district bodies. Given KCDC’s exceptionally high rates, we should be able to expect the Council to make recycling and waste management a council-provided priority service and deliver on the waste minimisation plan it has signed up to. It is a social good, a question of public health and safety, and sound economics in terms of the future. There will be an environmental and hence an economic cost to poorly managed waste—not something we should be leaving for future generations.

Costs and waste dumping

Green waste (and other household waste) dumping on roadsides, down banks, etc, is already a significant problem in our district, resulting in the wilding of weeds and weed trees, which in turn reduces biodiversity from the loss of habitat for native birds and animals. With rates, and consequently rents, being high in Kāpiti and now a \$150–\$160 per annum charge by private contractors for kerbside recycling and waste collection, we will see more dumping of waste and a greater use of public rubbish bins for the disposal of household waste. I frequently observe this occurring currently. On top of dumping, with the system being contracted out to private enterprise, residents, and indeed the Council, have no say in or control over costs, what is done with our waste, and where it goes. Older people of our district (the percentage of older people being statistically high in Kāpiti) often do not have the physical means or the option of driving to the transfer station and will find the \$150–\$160 impost burdensome, as will all households on low or fixed incomes. We can also be sure that the current proposed charges will not stay at the current advertised rates for long—who wouldn’t be prepared to take a bet on that?

Disposal of our waste and the Ngātokuwaru Marae

With a privatised rubbish system, our Council has no control over how or where our waste is disposed. For years now, at least some of it has been taken to the Hokio landfill, where toxins leach into land owned by the neighbouring Ngātokuwaru Marae. This brings nothing but shame on KCDC—it is an outrageously unacceptable situation and a complete abrogation of Council’s responsibilities. KCDC must end this situation. I feel very strongly that it is a community’s duty to deal with its own waste, within its own borders, not dump it

in somebody else's backyard. If that were our stated commitment and required duty, then we would certainly see an all-out waste minimisation effort within our district.

Time to take kerbside recycling and waste collection back into the Council's house

KCDC should return to a council-provided kerbside recycling and waste collection service that incentivises waste minimisation.

KCDC should also be providing occasional green waste and hard rubbish kerbside collections.

None of the privatised waste collection services on offer in Kāpiti provide a service that this household (and many others I know of) wishes to use, because none of them encourage and incentivise waste minimisation while maximising recycling.

KCDC—show some leadership and commitment to stated policies and plans signed up to. Take back control of our waste disposal (within our area) and provide a service that contributes to combatting climate change and enhancing our environment through a system that minimises waste, disposes of it safely, and incentivises recycling.

Paekakariki seawall

The Paekakariki seawall replacement is urgent and cannot be deferred any longer—2023 will be too late. Every week, every month, brings further erosion. The Paekakariki community entered in to a lengthy and detailed consultation process with KCDC and its consultants in good faith. No doubt this has already cost hundreds of thousands of ratepayers' money, and appears to have been a cynical exercise on the Council's and the consultants' parts. It became clear that the community's desired design arrived at during the consultation process was never going to be implemented. This is a question of both trust and necessity. KCDC must not delay the extended Paekakariki seawall any longer.

Rating system

The current system of land-value based rates is unfair. I support a change to a capital-value based system, and also support the introduction of a commercial rating system.

Calming traffic on The Parade, Paekakariki

Traffic behaviour on The Parade, Paekakariki, is a worrying concern. I live on The Parade and note that very few vehicles observe the 50 km current speed limit, and many drive at excessive speed (frequently speeds of up to 100 km can be observed). Being a long, tempting, straight road, with parking allowed on both sides for much of its length, creates a dangerous situation for vehicles, cyclists, children, and animals. I strongly support the introduction of traffic calming measures, be they speed bumps, chicanes, and speed limit reduction, or combinations of any of those.

From: Tony
To: Mailbox - Kapiti2038
Cc:
Subject: Increase in Property Rates
Date: Monday, 23 April 2018 8:20:26 a.m.

Thank you for the opportunity to comment on the proposed rates increases. We are very concerned at the magnitude of the increase in proposed rates for our respective properties: Paraparaumu and Raumati Beach.

The Council has said that the average overall increase is to be 4.7%, however for our properties the increases are \$ 429.85 or 10.5% () and \$ 288.20 or 9.3% (). These are more than double the proposed average increase and are quite excessive and unjustified in terms of general inflation and cost increases. Converting this increase to a weekly amount doesn't really help

We note that the effect of the general revaluation is not supposed to increase the total rates collected but can the Council validate and confirm this? This increase should be absorbed into the general rate increase of 4.7% as this general rate already impacts more heavily on higher valued properties. Even 4.7% is excessive, given the overall inflation trends.

The most disturbing component of the increase is in the proposal to change the sharing of rates for roading infrastructure; from a fixed charge per property to a charge relative to property value. For the effect of this is \$158.81; an increase of 2.9%, and for \$ 44.04 or 1.5%. This change seems to unfairly assume that a person's use of the roading infrastructure and ability to pay is related to the value of their property, but there is no correlation between property value and that property owner's use of the roads. Further more many people in the district will be living in relatively higher valued former family homes but retired and on fixed and lower incomes, with a very limited capacity to meet increased costs of this magnitude. A charge per property is more equitable and reflective of use and benefit.

Adopting this change is a further impact on the owners of higher value properties, which have already been impacted by the revaluation and consequent high valuations. This results in a very biased or distorted distribution of the rates burden.

We recommend that the Council retain the fixed charge per property for roading infrastructure, and that the effect of the revaluation on individual properties be absorbed into the general rate increase (of 4.7%).

9 April 2018

Chief Executive
Kāpiti Coast District Council
175 Rimu Road
Private Bag 60601
Paraparaumu 5254

Regarding: Draft Long Term Plan

Tēnā koe

Thank you for the opportunity to provide a written submission on the Kāpiti Coast District Council Draft Long Term Plan 2018 -2028.

Council and Regional Public Health have a common agenda – working with communities where they live, work and play to protect and improve their quality of life. Regional Public Health (RPH) wants to support Council with public health knowledge and skills where appropriate. By working together we can be more efficient, reduce the burden of engagement on our communities and be more effective in achieving our common goal. A collaborative approach will also facilitate smarter use of each agencies finite resources.

This submission provides a public health perspective and information for Council to consider in their planning decisions. Kāpiti Coast District Council's (KCDC) policy and planning are an integral part to the health and wellbeing of our communities.

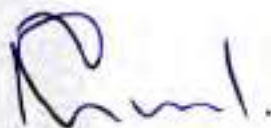
We are happy to provide further advice or clarification on any of the points raised in our written submission. We request to be heard in support of our written submission. The contact point for this submission is:

Kiri Waldegrave, Senior Public Health Advisor
kiri.waldegrave@huttvalleydhb.org.nz, 04 570 9130

Kind regards



Dr Stephen Palmer
Medical Officer of Health



Peter Gush
Service Manager

How this document is structured:

- A. An overview of Regional Public Health
- B. General comments on the Long Term Plan (LTP)
- C. The three waters
- D. Responses to your specific questions

A. WHO WE ARE – Regional Public Health

Regional Public Health (RPH) serves the greater Wellington region, through its three district health boards (DHBs): Capital & Coast, Hutt Valley and Wairarapa and is based at the Hutt Valley District Health Board, and are located at three bases – Porirua, Hutt Valley DHB and Masterton.

Our business is public health action – working to improve the health and wellbeing of our population and to reduce health disparities. We work with others to promote and protect good health, prevent disease, and improve quality of life across the population, with a particular focus on children, Māori and working with primary care organisations. We are funded mainly by the Ministry of Health and we also have contracts with the District Health Boards and other agencies to deliver specific services. We have 130 staff with a diverse range of occupations, including medical officers, public health advisors, health protection officers, public health nurses, analysts and evaluators.

B. GENERAL COMMENTS ON YOUR LONG TERM PLAN

RPH respects and acknowledges that KCDC decisions have a significant impact on health. We see this through appropriate management of infrastructure (e.g. water and sewage) and creating environments that support wellbeing through reducing the exposure to tobacco, facilitating access to healthy food and promoting urban design that encourages physical activity. This is the basis for making a submission on your Long Term Plan (LTP).

In light of the 2016 Kaikoura earthquake¹ and an increase in adverse weather events² RPH commends KCDC on their approach to assessing and investing in key infrastructure that will protect the health and wellbeing of our communities in an adverse event.

Council and RPH have important roles to play readying and responding to adverse events in our region. For RPH that means maintaining civil defence and public health emergency planning and response capacity, and ensuring there are appropriate numbers of staff trained in emergency management. For council that could mean readying similar response mechanisms as well as protecting core infrastructure such as water supply and public transport from the effects of emergency events, and making sure they are in a position to recover.

¹ The risk for a significant earthquake affecting the Wellington region has increased following the 2016 Kaikoura earthquake. A significant earthquake would affect infrastructure and key transport routes

² Many of New Zealand's towns and cities are affected by flooding from rivers, lakes, overland flow, the sea and in some cases, a combination of all of these. Regular flooding has a toll on communities, it can move people out of their homes and make it difficult to move around and get to work. This impacts on the economy and an individual's social connectedness.

It is important that we continue to work together in building resilient infrastructure and communities. Through this collaborative emergency planning and response, the impact of emergency events on vulnerable communities (particularly Māori) will be minimised. We will also be able to grow each other's knowledge and skills.

Our organisations are already working together on issues around disease surveillance, drinking water, wastewater and stormwater. We look forward to continued and enhanced collaboration. We also have staff who work with other agencies in emergency preparedness and management and are willing to assist KCDC on request.

C. THE THREE WATERS

The LTP process provides an opportunity to document the council's pathway to addressing the management of drinking water, wastewater and stormwater ('the three waters') infrastructure as a critical factor in building long-term resilience and emergency management. RPH acknowledges that there are significant challenges and drivers around actions to be taken in this area. These include:

- the development of infrastructure to keep pace and meet the need for new urban development;
- the challenge of increasing frequency of severe weather events (e.g. leading to flooding) and other natural disasters (e.g. earthquakes) which determine how well the infrastructure can perform;
- the impacts of the DIA three waters infrastructure review and government recommendations from the Havelock North Drinking Water *Campylobacter* Outbreak Inquiry Report;
- meeting the National Policy Statement for Freshwater Management targets;
- the current review of the Greater Wellington Proposed Natural Resource Plan and associated new requirements for monitoring and management of stormwater and wastewater discharges; and
- progressive implementation of the catchment specific *whaitua* committees to determine local water quality and quantity parameters.

The response to such large challenges requires a strong focus on collaboration between multiple agencies with a willingness to share expertise and resource across traditional council boundaries, it also requires consideration of models of shared resources and asset management to achieve economies of scale and equitable access to the limited technical expertise at the regional and national levels.

One such collaborative approach that has resulted from the Havelock North Inquiry is the regional drinking water joint working group. That is in the process of being established for the greater Wellington region but requires the mandate and support from all councils to achieve the agreed aim of "safeguarding the Wellington region's drinking water".

A significant challenge is the management of water demand while maintaining water quality. Water demand is an issue for the whole region and not only in areas that have had to implement or explore a more urgent response.

Due to the complexity and inter-relatedness of managing all three waters infrastructure and the impact that this infrastructure has on the built environment (e.g. location of urban growth; how we use the environment for recreation and activity) we recommend a spatial planning approach. Such an approach would see the use of citizen panels, and other forms of face-to-face community consultation, that captures the interactions and supports coordinated decision making for the built environment.

The LTP consultation process also provides another opportunity to engage the community in awareness of the challenges around the three waters management and being part of finding the best way forward. Often this infrastructure is hidden and not well understood compared with other infrastructure such as roads.

Raising the profile of this critical part of a safe and healthy urban environment will facilitate community "buy-in" for the hard decisions that need to be made around how to distribute funding for maintenance, improvement and capacity building.

Additionally there are actions the community can take to support additional planning, performance and resourcing. It is important to have ongoing initiatives, which increase the community's understanding and engagement with the hidden infrastructure and the values they attach to the impact on their environment.

A collaborative and coordinated regional approach would strengthen this awareness raising, including linking to current actions that are associated with specific programmes (e.g. enviroschools) or legislative requirements (e.g. resource consent requirements including public engagement for managing specific discharges).

D. IN RESPONSE TO YOUR SPECIFIC QUESTIONS

1. Where we're heading

We support KCDC's direction, in particular key capital spending projects in the 3 waters and road works to improve resilience.

2. Financial and infrastructure strategies?

We support a focus on resilience and growth.

RPH places significant importance on the need for the drinking water infrastructure upgrades. We are currently working with the water supply management staff to support improvements in water treatment and management that will improve compliance with the NZ Drinking Water Standards.

3. Should we change the way we share rates across the district?

No comment.

4. What should we do next to address flood risks?

We support stormwater flood mitigation and management. Flooding can result in evacuations, road closures and loss of amenity. In addition, overflow due to floods or less severe rain events contaminate water bodies creating health risks for recreation water users and affecting the environment and kai moana. New regulatory standards are likely to require a more vigilant focus on ensuring the impacts of discharges (including stormwater) are minimised.

Further support for this area can be found in Sections B and C of this document.

5. Coastal hazards and climate change

We support work in this area.

6. Housing

We support KCDC reviewing the options the council has to influence housing issues. Your LTP consultation document acknowledges some of the complex issues relating to housing. RPH coordinates a healthy housing program and have public health advisors that have expertise in this area. We would be interested in participating in any key stakeholder meetings on this issue and providing advice on request.

7. Replacing the Paekakariki seawall

No comment.

8. Paraparaumu and Waikanae town centres

No comment.

9. Mclean Park

RPH supports investment in outdoor spaces and partnership with mana whenua. Providing safe and interesting opportunities for residents to be physically active promotes physical and mental wellbeing, prevents disease and improves social connectedness and quality of life.

10. Kāpiti Island gateway

We commend Council for its active and inclusive relationship with mana whenua. We respectfully suggest mana whenua are significant partners in any promotion about Kāpiti Island or any activities that could impact on Kāpiti Island.

11. So you support a rates increase

No comment.

12. Changes to fees and charges

We encourage KCDC to ensure community facilities remain affordable for low income families.

13. Key policies development contribution fees

No comment.

14. Proposed changes to our revenue and financing policy

No comment.

15. Proposed change to our rates remission policy

No comment.

16. General

We congratulate KCDC on the requirement for new builds to have water storage tanks. RPH submitted on this issue in 2012. We would be interested in working with KCDC further to implement the recommendations of this submission, in particular maintenance and safe use of the water.

RPH offers its support, skills and knowledge in the areas of housing quality, public and active transport, community development and empowerment, and healthy food environments to ensure the people of Kāpiti are thriving.

We note that in your consultation document a lot of a ground work was undertaken to shape the direction of the Long Term Plan. RPH is always keen to participate in these early direction setting discussions. We understand that this is a significant time of influence. Please add us to your database of community and agency consultation stakeholders.

Make Submission

Consultee

Address

Event Name

Long term plan 2018-38 consultation

Submission by

Submission ID

18LTP-327

Response Date

24/04/18 5:15 PM

Consultation Point

Tell us what you think about our long term plan
([View](#))

Status

Submitted

Submission Type

Other

Version

0.3

First and last name

WITHHOLD DETAILS

Title

Address

Phone

Are you providing feedback

as an individual

Hearings

Do you want to speak to the Council about your submission? No

Privacy statement

Please withhold

Tell us what you think about our long term plan

We need to receive your feedback by 5pm on Monday 23 April 2018

It's easy to give us your feedback online, at kapiticoast.govt.nz/kapiti2038, or you can use this form. You can post this completed form to:

**Long term plan submissions
Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254**

Or drop it off to your local library, service centre or the Council building, 175 Rimu Road, Paraparaumu.

Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name

Last name

Title (tick one)

Address

Phone

E-mail

Are you providing feedback? (tick one)

- ☒ as an individual
☐ on behalf of an organisation | Organisation name:

Do you want to speak to the Council about your submission? (tick one)

- ☐ Yes If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018
☒ No

Privacy Statement: Please note that all submissions (including names and contact details) will be made available at Council offices and public libraries. A summary of submissions including the name of the submitter may also be made publicly available and posted on the Kāpiti Coast District Council website. Personal information will be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

If you do not wish your personal information to be published please tick the box ☒

Where we're heading **Page 8**

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

Our financial and infrastructure strategies **Pages 10–13**

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Key decision: *Should we change the way we share rates across the district?* **Pages 14–17**

Do you agree with the Council's preferred option to change the rating system?

- ☐ No – keep the status quo – leave the rating system as it is
- ☐ Yes – reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Please tell us why:

To hard to know
which way to go
as these options
could see higher rates
no matter which was
decided

Key decision: *What should we do next to address stormwater flood risks?* **Pages 18–20**

Do you agree with the Council's preferred option of a revised 45-year programme?

- ☐ No – keep the status quo programme
- ☐ Yes – do the revised 45-year programme
(Council's preferred option)

Please tell us why:

Work on the go Pages 21–23

Any comments on:

- » Coastal hazards and climate change
- » Housing
- » Replacing the Paekākāriki seawall
- » Paraparaumu and Waikanae town centres
- » Maclean Park
- » Kāpiti Island gateway

Rates for 2018/19 Pages 24–25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☐ Yes ☒ No

This is to high an increase.

Changes to fees and charges Page 26

We've **proposed changes to some fees and charges**, including new Food Act charges. If you have any views about these, please comment:

Key policies Pages 27-28

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

Mr Garunathan.

This proposed rate increase for our property is \$211.45 per year. This amount is far too high and should only be at the inflation rate. Householders do have other bills to pay eg. Insurances power fuel doctors. This is just another increase that should not be so high. This proposed rate no doubt will happen as it has already been decided without our input. The council should be able to work with the rates collected each quarter without increasing all the time.

Too very unhappy rate payee.





23 April, 2018

The Chief Executive
 Kapiti Coast District Council
 Private Bag 60601
 Paraparaumu 5254

Dear Sir,

**Kapiti Economic Development Agency Submission to Kapiti Coast District Council
 2018-2038 Long Term Plan**

Kapiti Economic Development Agency (KEDA) was incorporated in 2018. We are the leading edge of a Kapiti-wide network of business and professional volunteers, community groups and interested others. KEDA represents the determination of the Kapiti community to actively address our economic issues and leverage our District's assets and opportunities, to accelerate progress towards our shared vision for Kapiti.

KEDA comments on the Long Term Plan consultation document as follows:

Page 7 – Contributing to a vibrant district economy

Economic development has been underfunded in Kapiti. The challenges outlined – limited employment opportunities, lower incomes, and housing issues – are a direct consequence of this.

Creating vibrancy:

Kapiti is on the cusp of a new stage in its growth with the soon to open Transmission Gully, alongside the completion of the Mackays to Peka Peka expressway and the added extension to Otaki. This is an excellent time for Kapiti to assess its "Identity", evaluate how "we" are perceived in the region and wider world and add to our identity during these massive builds. "Welcome to Kapiti" signage at our new boundaries, wayfinding sculptures through the district and unique new spaces that reflect our culture, people and locality.

With strong development from increased housing, commercial investment and reshuffled town centres as a result of the expressway, the opportunity to add to Kapiti's identity and vibrancy has never been better.

Ensuring during this growth, that all of the Kapiti communities achieve benefits that will enhance and inspire their lives, is something Council can inspire through its planning and building consent processes. Creating vibrancy and uniqueness into any construction, whether it be building, park, large retaining wall, or bridge is a part of quality urban design. Quality urban design is defined in the New Zealand Urban Design Protocols (NZUDP) which have been in circulation since 2005. Numerous NZ government departments and agencies have since evolved their own urban design guidelines based on these protocols.

<https://www.mfe.govt.nz/sites/default/files/urban-design-protocol-colour.pdf>

One of the key outcomes of the research done during the creation of these protocols was that adding artistic and sculptural form to any build can be undertaken at minimal or zero cost. This is as long as an artistic "vibrant" outcome is defined in the design process from day one.

Raising the bar of how developments are constructed visually and environmentally is a key component of building a unique identity. Kapiti is privileged to have a very creative and innovative community and by making any future developments engage with this community as per the NZUDP, can only enhance the vibrancy and unique identity of the Kapiti district.

Creating spaces and buildings that are inspirational and visually stimulating has long been proven to add significantly to a place's identity and its communities' sense of place in that environment.

Utilising our creative and artistic community to engage at the start of any proposed design process of future buildings and spaces will lead to better outcomes in how Kapiti is perceived by all. Access to this creative resource can be facilitated through council planning guidelines, assisting developers to create inspired simple lo-cost 3d relief in visible concrete works to visually stunning building facades adjoined by inspired and engaging outdoor spaces.

Being seen as a vibrant, inspired community will add significantly to reasons that attract new residents and businesses to the area, seeing Kapiti as a creative and exciting place to be, work and play. This will only add to our region's economic growth, a key part of KEDA's objectives.

Thus, as part of KCDC's Long Term Plan, we ask that planning guidelines are altered to reflect the need for all future civic and commercial property developments:

- to provide for quality urban design as per the NZUDP
- to utilise local creatives/artists at the earliest stages of project design to provide "from day one" input that creates unique "Kapiti" visual and artistic outcomes,
- to create inspired, creative spaces and buildings that engage with the communities around them, add to recreational/leisure opportunities and attract visitors to the region.

Pages 8 and 9 – Five outcomes over the next three years - overview

The Economic Development Strategy for 2015-2018 had four key elements:

- Open for Business Council
- Building Capability
- Positioning Kapiti
- Leadership and Responsiveness

It is disappointing that little progress has been made on implementing these strategies. Instead, we see three of them partially reflected in the five key outcomes for the next three years:

- Infrastructure investment that supports resilience and agreed growth projections (Building Capability)
- Improved accessibility for Council services (Open for Business)
- A positive response to our distinct district identity (Positioning Kapiti)

There is no mention of a leadership or governance model for Economic Development in Kapiti. Without this framework will we have another three years of no progress?

KEDA's vision is for community-led economic growth to develop our shared vision for Kapiti and our aim is that by 2020 Kapiti will have an independent economic development agency. This should be reflected in the Long Term Plan. Through an independent agency comprising key stakeholders (including Council) Council will be able to leverage its own resources by tapping into other funding sources and people in our community who have high levels of skill and knowledge. An independent agency will be able to focus on getting things done. It is not appropriate that the regulator (Council) should also be the implementor of economic development projects.

Page 8 – Key outcome “Improved financial position against financial constraints”

KEDA wishes to see effective use of Council funding. We do not believe that austerity is the best strategy going forward. The issues we face are insufficient income and ineffective use of available funds. An austerity approach will create an impression of an impoverished region and will set us back in terms of future development.

We need to establish clear priorities for spending, and consider all options for how we fund the spending. These options can include:

- lobbying central Government to pass down more funding – for example with respect to climate change issues
- bringing funds into the district by co-funding projects with commercial or community-based organisations

Effectiveness of Council spending can be increased through

- better prioritisation of projects

- consideration of the return on investment (financial, environmental, social and economic) for new projects
- an audit of Council assets to look for opportunities to release funds through sale of surplus assets or to improve the return on investment.

Page 9 – Infrastructure investment that supports resilience and agreed growth projections

A sound infrastructure that will support growth is essential for economic development. The key issue will be how to fund it as outlined above.

The establishment of investment priorities needs to be done strategically. Strategic plans provide a mechanism for the region, Councils and community groups to identify priorities and to target resources toward solving problems. Analysis of economic specialisations, opportunities, and the most pressing challenges faced by businesses can help inform these plans. An inventory of regional assets, including universities, sporting facilities, laboratories, support services, and workforce training can also help identify gaps and investment opportunities. Given limited financial resources, economic development incentives can be targeted towards investments that will provide the greatest return on investment. We propose that KCDC work with WREDA to develop an inventory of regional assets and a strategic plan for regional investment.

Page 9 – Improved accessibility of Council services

The term 'Open for Business Council' is nothing more than a slogan. KEDA would like to understand what this term really means. "Getting things done with Council" is still a major area of deficiency. Council needs to develop user-defined targets, measure their performance against them, and communicate performance against the targets.

Page 9 – A positive response to our distinct district identity

This work should have been completed by now and is of utmost importance. It is fundamental to our Economic Development Strategy. This initiative needs to be well funded.

Page 9 – An effective response to climate change in Kapiti

KEDA believes that climate change issues are beyond the resources of our local community. Pressure should be brought to bear on central Government to provide financial assistance. Money is being wasted on temporary solutions. We either need to deal with coastal erosion properly (with cost-effective solutions that are part of a well-researched long term plan) or allow erosion to occur. Whatever remedial work is done should be part of a district-wide plan rather than ad hoc.

Protection of privately owned assets should not be a priority. We do, however, need to consider the impact of the loss of our foreshore. Should we allow our beach community to be destroyed? This is part of our unique identity.

Page 10 – Living within our means – our financial strategy

KEDA is in agreement with the proposal to fully fund depreciation. As noted earlier, rather than limiting capital expenditure we prefer to see ways of increasing the funds available so that important projects with benefits for economic development still get done. The Mahara Gallery, Kapiti Island Gateway and proposed Marine Education Centre (at the Raumati Pool) are examples of such projects.

Page 12 - Building what we need – our infrastructure strategy

Kapiti is having to confront some major infrastructure issues – stormwater in particular. KEDA would like reassurance that any proposals and costings for work have been peer reviewed to ensure the most cost-effective solutions are being proposed.

Page 14 – Should we change the way we share rates across the district?

KEDA does not support the proposal to establish a commercial targeted rate. Kapiti has an unusual business demographic. Most of our businesses are very small and it is estimated that around 40% of business owners operate from their own home or in some cases a rented home. A targeted rate applied to commercial premises will be nothing more than a tax on landlords. Trying to identify businesses operating from home and collect targeted rates from them would be costly and an administrative nightmare. Many of our businesses are small and cannot withstand additional operating costs.

It is not just businesses who benefit from economic development, it is the wider community – through more jobs and higher incomes. It is therefore appropriate that economic development be funded by the whole community.

Should Council proceed with this proposal, there would be an even more compelling argument for an independent economic development agency. If businesses are to pay for economic development, they should have a say, through the independent agency, in how the funds are spent.

Pages 21-23 - Work on the go

There has been insufficient progress on these projects, a lack of community engagement and involvement at governance level, and lack of leadership. KEDA believes that projects such as the Town Centres project, Maclean Park and Kapiti Island Gateway should be overseen by an independent economic development agency made up of key stakeholders including Council. This will solve the problems of lack of leadership, engagement and progress.

The Kapiti Island Gateway project should be renamed more correctly the Kapiti Gateway project. There has been confusion between building a biosecurity area for visitors to Kapiti Island (which is potentially quite a small but urgent project) and a Kapiti Gateway which showcases all that Kapiti has to offer local visitors.

KEDA is providing support to the development of a Marine Education Centre on the Raumati Pool site and proposes that this project be included in the Long Term Plan.

KEDA requests an opportunity to speak to Council on the points raised in this submission.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Liz Koh', written in a cursive style.

Liz Koh MSocSc, BCA, GradDipBusStuds, CA, CFP, AFA, ATCL, MInstD

Chair

Kapiti Economic Development Agency



Submission from Living Streets Aotearoa to Kapiti Coast District Council on Kapiti Coast long term plan 2018

Contact person: **Ellen Blake**
 Email: **wellington@livingstreets.org.nz**
 Phone: **021 106 7139**
 Date: **23 April 2018**

Submission

Living Streets Aotearoa thanks the Council for this opportunity to submit on the long term plan. We would like to make these proposals additional to the letter sent from Living Streets on 25 March 2018.

Good pedestrian infrastructure, slower speeds, encouraged by good urban design, make towns and cities safer and more attractive and encourage visitors and residents alike to linger, enjoy and spend. Walking is people's favourite leisure activity so better connected suburbs and parks, footpaths and reserves will be popular with residents.

Living Streets have successfully lobbied Government for a Funding Assistance Rate for footpath maintenance, this will be included in the local roads maintenance class in the new GPS on Transport. This should relieve pressure on Council budgets and allow increased spending on pedestrian infrastructure with a matched contribution. There is also available a Walk and cycle activity class for new initiatives to support more walkable places. Appropriate standards and design guides are available with the NZ Pedestrian Planning and Design Guide, RTS 14 for vision impaired pedestrians, and NZS 4212:2001 for accessible buildings.

Good data is the basis for good decisions and target setting. There is now an international standard for measuring walking that can assist in identifying and monitoring progress on walking initiatives <http://www.measuring-walking.org/>.

Walk to school

Living Streets is concerned by the nationwide drop in the numbers of children walking to school. From 1989/90 to 2010-14 the numbers of 5 to 12 year-olds walking to school plummeted from 42% to 29% (MoT data). This is something we can take action on and a target in the long term plan to improve the walk to school mode share is important.

A school travel programme for every school in Kapiti Coast would be a step in the right direction to get students more active. Improvements in physical and mental health and alertness of students and congestion would all improve with more walking to school.

Safer speeds

Living Streets support the review of speeds in Kapiti and would like to see a reduction in speeds outside schools to 30 km hour. We also support the reduction in speeds on all roads to an appropriate safe design speed. Speed is a key factor in reducing road crashes, and the impact of those crashes reduces with lower speeds.

More accessible streets

Living Streets sees the new GPS on Transport as an opportunity for Kapiti Coast to improve accessibility on footpaths. For instance ensuring all intersections have drop-down kerbs from the footpath to allow easy access for buggies and wheelchair users, and all drop-down kerbs have tactile markings for vision impaired people.

Accelerating footpath maintenance work should be considered in light of this new GPS on Transport funding that will be available for footpath maintenance and walking programmes. This will allow for improvements that will particularly benefit the health and safety of the ageing population.

More public seating should be provided in all towns to enable those with mobility issues to walk around being part of the community with appropriate rest stops.

Part of making streets more accessible is good wayfinding through signposting and provision of maps at appropriate high use areas. For example, improved signposting for the Te Araroa national walking track through Waikanae would be useful. More information on walking times and a map at the railway stations would be helpful.

- Drop down kerbs
- Tactile markings
- Accelerate footpath maintenance
- Public seating
- Wayfinding

Waikanae and Paraparaumu town centre upgrades

Living Streets supports the upgrade of Paraparaumu and Waikanae town centres to make them more liveable, pedestrian-oriented places as part of the revocation from state highway through-route roads. Narrowing and slowing traffic by improving design is an important part of this transformation.

Supporting public transport use and the walk to work

Kapiti Coast has good train and bus services. Promoting use of these services reduces congestion on roads and is the safest way to travel. A target rate for public transport use (target 10%) and to increase the number who walk to work (target 5%) would be useful.

Living Streets would like to see audits around train stations and main bus stops to see what improvements can be made e.g. more shelters and seating, wayfinding signs and maps for visitors, timetable information, and minimum footpath standards to access the stops.

[Community street reviews](#) are a useful cost effective tool to identify pedestrian improvements (such as those mentioned above) undertaken by users.

Living Streets supports separated walk and cycle paths

Living Streets does not support the 'shared path' programme as these provide a poor level of service for pedestrians and can be a barrier to many, particularly older people. Dedicated pedestrian-only footpaths and cycle lanes should be the norm as this is best practise design. [Crashes with serious injuries](#) do occur on shared paths. The incidence of pedestrian-cyclist crashes will increase with this approach.

We would like to be heard in support of our submission.

About Living Streets

Living Streets Aotearoa is New Zealand's national walking and pedestrian organisation, providing a positive voice for people on foot and working to promote walking friendly planning and development around the country. Our vision is "More people choosing to walk more often and enjoying public places".

The objectives of Living Streets Aotearoa are:

- to promote walking as a healthy, environmentally-friendly and universal means of transport and recreation
- to promote the social and economic benefits of pedestrian-friendly communities
- to work for improved access and conditions for walkers, pedestrians and runners including walking surfaces, traffic flows, speed and safety
- to advocate for greater representation of pedestrian concerns in national, regional and urban land use and transport planning.

For more information, please see: www.livingstreets.org.nz

Otaki Community Board submission to 2018-38 Long Term Plan

The Ōtaki Community Board is pleased to present this submission to the Council's Long Term Plan.

We do it in the realisation that Council has clearly stated that it is not spending on any new projects at present since it has decided that keeping rates at the lowest level possible is its primary objective.

However, we believe it is important to signal to Council and the Ōtaki community that there are a number of significant things which need to be addressed and that, in a 20-year plan, should be considered for inclusion.

We do not expect any of the projects to be actioned immediately but we consider it is important to get them into the "pipeline" so they are seriously considered for the future. The projects proposed are ones that our community has signalled to the Board, in various ways, as amenities they would like to see provided over time.

There are some on which we would like to see action in a shorter timeframe but the majority are place markers for the future development of Ōtaki.

With the Pekapeka to Ōtaki expressway now well under way we see Ōtaki as the major growth suburb of Kāpiti District. We are already experiencing the rapid sale of properties going on the market as the area develops to accommodate an increase in population as well as the development and set up of new businesses to service this growth.

We ask that Councillors consider our submissions with an open mind as well as a view to what is or will be happening through the growth in the Ōtaki community over the next 20 years.

Ōtaki Community Board Priorities – Long Term Plan 2018-38

Description of initiative	Expected benefits	Risks	Estimated cost	Priority	Previous submission?
<p><i>Describe the community need including:</i></p> <ul style="list-style-type: none"> • The problem to be solved or opportunity to be taken • The level of public interest • An idea of the scope 	<p><i>What community benefits can realistically be expected? Financial or non-financial. Consider how it aligns with Council's strategic priorities</i></p>	<p><i>Describe any risks associated with not progressing the initiative</i></p>	<p><i>State estimated cost if known (through previous submission process etc)</i></p>		
Support for Ōtaki College proposal for funding to complete urgent repairs on their gym.	The college in many ways is a central hub for our community. It brings whanau together and is interactive not just around sports but education, community support and family issues. It helps strengthen the community, making it more resilient. It is also a resource in the event of a civil defence emergency.	Without this work the community's resilience in the event of a CD emergency will be reduced.	Total requirement approx \$600k	Years 1-3	From Ōtaki College
Free swim lessons at the Ōtaki pool for Ōtaki children with community services card to achieve a basic swimming requirement.	Providing much needed swimming lessons to those who more than likely would be unable to afford them. Children safer in and near water, public and private pools. Help reduce drownings.		Assume \$120 per child per term. Or if delivered through schools programme, \$3 per child per lesson	Years 1-3	
Lighting upgrade at and around Ōtaki Railway station carpark	Safety for residents using the path walking or cycling through, staff and business owners leaving work in the evening and train commuters returning on the evening train.		Part of this land is owned by the Office of Treaty Settlement. Assume \$10k per 1 additional light	Years 1-3	Highlighted in resident opinion survey
Ōtaki Beach pavilion toilets need to be upgraded	The Ōtaki Beach Pavilion toilets were identified in the Ōtaki Kite Festival survey as one of the negative experiences of the event. It was rated very poorly. In response to a resident in Public Speaking at KCDC the Council then committed to addressing the state of the toilets. We support that commitment as they are a poor reflection on our community.		The building is an earthquake prone heritage listed building. Interior remediation estimates excluding any structural works are estimated at \$77 - \$100k.	Years 1-3	2015 LTP submission requested an upgrade to these toilets. Highlighted in resident opinion survey and through recent Kite Festival.

Upgrade toilets at Ōtaki Theatre – this is an earthquake risk building and needs to be strengthened. Depending on how strengthening works are planned, improvements to the toilets could be completed as part of this work.	This building is used on a regular basis for shows in the Ōtaki area and brings people from all over to Ōtaki for shows. People attending the Māoriland film festival noted the theatre toilets as less than satisfactory.		Very hard to estimate cost as the works would trigger the need for a Fire and Accessibility report, that may identify other alterations and changes. Assume \$75k.	Years 1-3	Submission from Ōtaki Theatre group.
Install additional toilet at Ōtaki library. This will be dependent on the outcome of the Council's fire risk assessment of the building.	The Library has 200-300 visitors per day. At present they have one public toilet and one staff toilet. If there is an accident in the public toilet and it is closed until the janitor can sort this out the only option for people is to go to the other end of town to use the public toilet there. Crispin Milne has initiated a fire and risk assessment on the building. Depending on that it is proposed that the janitor's cupboard next to the current toilet is turned into a second public toilet.		Approximate cost is around \$25,000		2017 Annual Plan
Minor improvements to Ōtaki Beach basketball court e.g general tidy up and line painting. Note iwi have expressed an interest in partnering this project.	Since providing the basketball hoop at the beach courts they have been well used by youth. It is great to see youth active and outside participating in sport and group activities.		\$2k-\$15k depending on what is proposed (top end includes a new hoop)	Years 1-3	
Continue to support and fund Waitohu School fireworks. This event is the biggest fireworks demonstration in the district. People come from as far away as Wellington, Levin and beyond to this annual event.	Showcases Ōtaki and brings people to our town. Also a great family event that brings our community together helping strengthen that community fabric.		\$3,500 per annum	Ongoing from year 1	2015 LTP submission for funding (\$3,000) for fireworks Extravaganza for 3 years - wasn't specific about Waitohu Valley School. Submission from Waitohu school in 2017 Annual Plan

Riverbank Road cycleway/pathway. With the new shared pathway this will provide an essential east/west connection.	With the proposed shared pathway travelling past Riverbank Road it would provide an essential East/West connector.		Unknown, depending on cycle facility chosen eg cycle lanes might be \$30-50,000 but a dedicated off road shared path might be in the vicinity of \$200,000 - \$450,000 depending on width and distance	From year 3	AP 2016/17 submission for improvement to footpath in Riverbank Road (but not installation of cycleway)
Stride n Ride – improvements to Ōtaki's cycle network through the Stride n Ride programme similar to what has been delivered in Paraparaumu and Raumati area.	With the proposed shared pathway more East West connecting routes will be required. It also aligned with the new Government's NPS on Transport Solutions.		Unknown depending on scope and aspirations but the NPS supports initiatives associated with safety, public transport and cycling to school so that would likely inform priorities for Ōtaki cycling improvements	From year 3	
Gateway Sail (pending outcome from Gateway Steering Group decision) funding from public arts budget (possibility of further funding externally)	We currently have no art installations in Ōtaki since the arts budgets inception. The sail would complete the proposed Gateway Features and be an iconic attraction to Ōtaki with both cultural and economic benefits.		Combined estimate (from NZTA) for both the sail and the destination signage is \$500k		2015 LTP and 2016/17 Annual Plan both requested public art sculpture for Ōtaki.
Destination signage to support Ōtaki's economic development post expressway opening.	Work has been done and is continuing around gateway signage into Ōtaki. It is important that we build on that messaging to encourage people visiting around our community. The benefits would be largely economic but also social as it would assist in supporting employment in the area which has a social impact.		See above	Years 2-3	

Make districtwide Cycleway, Walkway and Bridleway maps available in digital form.	We believe the CWB has untapped potential and is a great asset for our district. However many people are unaware of all the tracks etc available. With the popularity of smart phones etc we should be looking at getting the tracks onto a digital platform to increase awareness and use. This will have both a health, social and economic benefit for the district.		\$3,000, currently seeking further advice	Year 3	
Ōtaki Beach development funding to increase at the rate of LGC	The funding has remained at the same level since it was included in Council's budgets yet the cost of construction has risen. The OCB has deferred this project for a number of reasons. One of them the reduced CAPEX budget. By the time we come to spending the money it won't go as far as it would have when it was first budgeted. The Beach development will have many health, social and economic benefits for Ōtaki.		All our capex are inflated based on the forecast for price level change adjusters released by BERL in September 2017.	Currently budgeted in y1,2 + 4	
Funding Support position. A staff member to assist clubs, groups, businesses, NGO's etc with accessing grants, assisting with the application process, presentations to Trusts etc. Similar has been done in Palmerston North where over \$9m in external funding has been sourced over 6 years (details to be confirmed) . We would envisage this being a part time position and could involve an incentive based position based on funds "raised".	Many volunteer or not for profit groups spend countless hours simply applying for and sourcing funding. Assistance with this would enable them to potentially source more funding and spend more time focusing on their cause rather than the funding.		Approx \$50k for part-time position plus overheads		
Flying fox at Haruatai Park	Further enhancement of Haruatai Park as a destination. A flying fox is enjoyed by many youth and a must have feature in any communities park. Has both health, social benefits for youth.		\$40k	From year 4 or as funding allows	

Slides down the hill between the pool area and the lower grassed area by the pump track.	Further enhancement of Haruatai Park as a destination. Integrates the pool at the top with the park down the bottom. Has both health, social benefits for youth.		\$100k though unsure if this is feasible or not	From year 4 or as funding allows	
An additional piece of play equipment at Tasman Rd Reserve	Parks provide many social benefits for families. The Tasman Road reserve has recently been upgraded but now has much less equipment than prior to the upgrade. Residents have been asking for the void to be filled.		\$10k-\$40k depending on what was proposed	From year 4 or as funding allows	
Support KCDC advocating for public transport options by GWRC	Ōtaki is neglected when it comes to public transport. There is only one service for commuters to get to Wellington for work (Capital Connection). The return journey of this train leaves Wellington at 5.17pm so if you happen to miss this or need to work late there is no option as the last bus to Ōtaki leaves Waikanae Station as the Capital leaves on its northbound journey. We would like the Council to submit to the GWRC LTP for an improved service to Ōtaki. With the expressway completion there will be more need for an improved public transport service connecting Ōtaki with the GW Region and the rest of Kāpiti.				
Access to Winstone Lake	The OCB is submitting to GWRC LTP for a safe sealed access to the Winstone Lake. There is a piece of land already donated to the GWRC from Mr Campbell Andrews for the express purpose of a safe access. At present the groups who use the lake access it through the quarry which is not a safe option. The lake when completed will be a great asset not only for the Kāpiti Coast but the GW Region as a whole. The OCB would like KCDC support in our submission to GW.				

Weed Control	The OCB would like to see an improved effort to control weeds in gutters and around drains. Over the summer months the weeds growing in the streets were not a good look for the community and posed a flooding risk.		We are better aligning weed spraying rounds in Road Maintenance contract to limit weed growth. Allow an additional \$20k if another round is required		
Beach Enforcement	The OCB supports the Council Staff's request for enforcement of the by-laws in regard to our beach (speeding cars, dumping of rubbish).		Upskilling staff and roster changes (\$30-40k p.a.) to improve monitoring, but focus should be on measures to prevent illegal activities in first place and on Police to enforce bylaw re driving on beaches		2015 LTP called for increased enforcement to discourage littering on beach

Submission on the Long-Term Plan 2018-38

18LTP-331

Proposed Rating System is unfair

The proposed rating system change is not supporting a progressive economically diverse region.

The diagrams in the consultation document are a misrepresentation of the facts of the proposal - they do not adequately indicate the quantum of change nor numbers of properties affected. It does not adequately show the changes from growth in the region of the different property types.

There are 24,717 rateable properties (growing to 26,590, 7.5%, by 27/28) on the Coast and only 4% (or 963) of those properties are categorised as commercial (2,541 or 10% are rural and 21,213 or 87% are residential). Currently commercial properties pay 7% of the rates, provide job prospects for the community and focal points for the local communities.

The proposal is to transfer the economic development funding from general rates to targeted commercial users. This is a logical approach as long as adequate reporting is in place to show "value-for-money" is obtained from the activities using this fund. The major drawback with this proposal is that currently businesses are identified by property categorisation and many businesses are now operating from residential properties. Any commercial charge should include those businesses. How is council proposing to identify these businesses and how would it apportion the rates burden across these businesses?

Two other changes are proposed; shifting \$7.6 million roading funding from a fixed per property charge to being based on capital value, and using capital value as the base for rating commercial properties.

The effect of these proposals is a disincentive to economic growth in that not only do the commercial businesses get an increase in the rates burden they will also be disincentivised from improving their properties as any improvement or newly constructed property will increase the Capital Value of the property and attract a greater rates burden.

Given that the Long-Term Plan is proposing to delay the development of many of the town centres, which also house many of the commercial businesses, there will be no appetite for revitalisation of the community hubs and the small coastal community centres will fall into disrepair and as a result it will put people off visiting or living in these areas. The distribution of rates based on capital value of, even, residential properties would seem unfair given newer houses are valued higher than older houses even if they have the same number and type of occupants. Both sets of occupants would receive the same benefit from the roading maintenance.

The rates review option proposed is based on addressing what the Shand report called regression; the ratio between incomes and rates burden. This report is over 11 years old now and is therefore out of date. There are existing policies for rates rebates and rates remission that can address this issue for the relatively small proportion of properties affected by this assessment, rather than changing the whole system.

It would appear that a substantial part of the plan is about addressing the social issues of society rather than dealing with the infrastructure and nuts and bolts of the councils responsibilities, and in doing that this plan also falls woefully short.

At this juncture changing the rating system would be a regressive step to economic development and is premature given that the Government has indicated a review of the current local body funding systems.

It would seem that the proposed rating system option is outdated in that it is "a 1950's solution to a 21st century problem". The level of Debt and investment on future developments needs to be reviewed to look at alternatives given the new projections of population and housing growth based on the new census data. Current projections are significantly low.

The Town Centre revitalisation needs to happen sooner

In 2014/2015 representatives of the community participated in the consulting group for the Town Centres and Connectors Project.

To reduce the budget and extend the program over a longer time frame will have a negative impact on business in our town centres.

- This reduction in the program and budget is not the channel for supporting economic development and revitalisation of our Town Centres.
- 'Incremental' improvement will cause a slow death of businesses and in turn the local community.
- Town Centres is about people, they are a community hub as much as a commercial hub.
- Establishing a commercial targeted rate will cascade down from the property owner, to business, to the end consumer.
- For many businesses, this increase will be untenable

The re prioritisation on the Town Centres appears to have been made without consideration of the impact it will have of business and the wellbeing of communities.

Tell us what you think about our long term plan

We need to receive your feedback by 5pm on Monday 23 April 2018

It's easy to give us your feedback online, at kapiticoast.govt.nz/kapiti2038, or you can use this form. You can post this completed form to:

Long term plan submissions
Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254

Or drop it off to your local library, service centre or the Council building, 175 Rimu Road, Paraparaumu.

Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name Bernie

Last name Randall

Title (tick one) ☒ Mr ☐ Mrs ☐ Ms ☐ Miss ☐ Dr

Address 22 Te Kupe Rd

Paraparaumu

Phone 021 204 6975

E-mail berniecores@gmail.com

Are you providing feedback? (tick one)

- ☒ as an individual
☐ on behalf of an organisation | Organisation name: _____

Do you want to speak to the Council about your submission? (tick one)

- ☒ Yes *If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018*
☐ No

Privacy Statement: Please note that all submissions (including names and contact details) will be made available at Council offices and public libraries. A summary of submissions including the name of the submitter may also be made publicly available and posted on the Kāpiti Coast District Council website. Personal information will be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

If you do not wish your personal information to be published please tick the box ☐

This submission is to urge the Council to expedite the spending programme for the work on the KenaKena Catchment.

Flooding in this area affects at least 20-40 homes many of them occupied by older residents who are being regularly flooded. Some serious.

The Council has allocated **seven million dollars** for this project and given it priority in line with their prioritisation order that flooded homes be given first priority. We welcome this principle but it is the time line that is worrying.

It would be preferably if the work was carried out in **years 1,2,3,4**, and we urge this on Councillors. The LTP suggests that the planned work will be carried out over **years 1,2,3,5,6,7,8,11**. This is far too long for a number of reasons including the relative value of the project and the potential for deterioration of assets.

The existing stormwater pipes are undersized for a one in ten-year flood which they are supposed to support. Consequently, when residents who have pumps use them in heavy rain the water flows onto the street but the stormwater pipes cannot handle it and it just flows back into their properties.

The proposed lengthy time line will cause worry and stress affecting the health of elderly residents whose homes tend to be affected the hardest. The stress level is more damaging on their health when the rain comes as they fear another regular flood.

A comment from a resident at 11Te Kupe Rd "I have no objection to having our names included in the submission and can vigorously add that it is most distressing and annoying, continuously having to lay sandbags(sometimes in the middle of the night) to stop the flood water from Te Kupe road entering our driveway and flooding into our garage and garden etc. not very good for your health when you are in your 70's!!! To The Council, the sooner the Council carries out the work needed the better, more action less words!!!
Regards,
Sue and Pete Hubbard"

Another comment from Mahana Rd resident: "The new expressway has made the situation worse, although the standard council answer is climate change which is a cop out, the climate does not change that much in 5 years. We have invested in a second much larger pump to try and stop the flooding. Our insurance premiums have risen from \$120 per month to \$265 per month in 5 years, when the value of our property is going down, although our rates continue to rise quicker then anywhere else in New Zealand."



SUBMISSION TO THE KCDC CONSULTATION DOCUMENT FOR THE LONG TERM PLAN 2018-2038

Prepared by : Manaaki Kapiti

Overview

Manaaki Kapiti represents a number of tourism and visitor attraction operations in the Kapiti District, including all the major operators which all have a significant investment in their operations as well as the emerging local economy.

Contributing to a Vibrant District Economy

Manaaki Kapiti members have a significant investment in their operations, supporting the Wellington region's \$2.40 billion in tourism revenue generation.

Manaaki Kapiti and its direct membership and association with the visitor attraction market in the region provides a significant input into the development of the district from external sources.

The sector is a significant employer in the region along with employing additional casual staff to support activities and also supporting local service providers and suppliers.

There is strong business growth in general and this will be increased with the connecting of the next stages of expressway/motorway development at both ends of the region and the development of the Wellington Western Regional corridor.

This sector is a significant contributor to the Kapiti economy.

Change in Rating System in Kapiti Region

Manaaki Kapiti understands that KCDC is one of only a few councils left who do not have a business rating process included in their overall rating strategy.

Manaaki Kapiti sees some benefits as well as some pitfalls in this proposed process. We believe it will be very difficult to identify businesses and also administratively expensive, to run a process that includes all the businesses operating in the area. This is principally due to the majority of businesses not having a physical building presence in the traditional sense of a business operation. This brings in to question the effectiveness and possibly unfair status of applying such a rating process. This needs some new thinking as a definition of a business operation has moved on significantly over the last 20 years.

Manaaki Kapiti supports the notion that if a business rating process is introduced, an appropriate portion of this increased revenue should be used directly for business development in the Kapiti District and not disappear into the general funding process.

Maclean Park & Kapiti Gateway

These are also two very important infrastructure projects which can bring a huge and positive impact on the development of the district in the longer term

The district is light on iconic visitor attractions that have the capacity to draw domestic and international visitors.

We also note the significant interest in both these projects by the community and businesses operating in Kapiti.

Manaaki Kapiti should be involved in consultation with these projects, as not only do members provide a direct contribution through the visitor attraction process to the area, but also have a significant investment in the future development of visitor attraction and benefits to the region.

We wish to speak to the items included at this submission in the subsequent KCDC Hearings taking place during the week of 14 May 2018.

Contact Details for further information :

John Barrett Manaaki Kapiti (Chairman)

Email : john@kapitiisland.com

Phone : 06 364-8818

or

Keith Wood Manaaki Kapiti (Deputy Chairman)

Email: keith@keithwood.nz

Phone : 04 297 0750

From: [Sarah Helm](#)
To: [Mailbox - Kapiti2038](#)
Subject: Submission Long Term Plan - Sarah Helm
Date: Monday, 23 April 2018 10:08:28 a.m.

18LTP-334

Submission on the Kapiti Coast District Council Long Term Plan 2018/38

Sarah Helm

42 The Parade

Paekakariki

Phone 021 756533

I would like to make an oral submission.

Paekakariki faces significant challenges over the next 10 years in relationship to Transmission Gully, affordable housing, sea level rise and other environmental factors. We need proactive council support and funding towards initiatives that are encouraging our own resilience and community strength as well as careful management and protection of our environment and natural surrounds.

I write in support of other submissions on the need to actively support social housing and use of property and surplus land for this priority, Paekakariki's community orchard, and to better commit to our sea wall.

However I would like to focus on the kerbside rubbish collection and waste management in Kapiti.

I have two children, Alex 7 years and Jarvis 5 years. In their lifetimes they will be forced to deal with increased extreme weather events and the pollution of our waterways caused by inaction of previous generations. Every action that contributes to climate change and environmental degradation today is simply handing to our children problems that we are already struggling to deal with.

Therefore my children and I work hard to minimise our waste and contribute positively to the changes needed to protect our environment and promote a safe climate.

As a family we were disappointed when KCDC decided to shift to privatised rubbish collection. The privatisation brought in the provision of big wheelie bins that you pay a set fee for, which promotes increased landfill, because its an 'all you can throw away' service, rather than a pay per volume of disposal service. As you will be aware, landfill causes carbon emissions and leaching into our waterways - contributing climate change and pollution.

But we at least could continue to do our bit and most/many Paekakariki residents continued to use the yellow plastic bags and have large recycling

bins that encourage recycling.

However, as you know the rubbish bags are now gone. And we are all being forced to pay for wheelie bins.

KCDC, I am sure you do not mean to harm our environment, nor wish our children a future of extreme weather events. And so I ask you to take action to rectify the situation.

The private providers are not focussed on our environmental wellbeing. And so, with the will and wishes of your constituents and your moral duty to uphold the wellbeing of our environment, I submit that its your duty to intervene.

Kapiti should be at the forefront of waste minimisation and handling. Instead we are laggards. It is an embarassment for a district of our nature.

Finally, to be clear:

The privatisation of our kerbside recycling and waste collection services has failed

- I want a council provided kerbside recycling and waste collection system
- Other councils provide this, including our neighbours Porirua, Hutt City and Wellington and numerous others all over New Zealand
- When KCDC first gave the role of collecting our waste to private providers residents were told that the system of bag collection and recycling would remain
- The current commercial system includes no incentive to reduce waste
- It is bad for the environment because there are up to four different providers driving around our district, duplicating services
- Our council has a stated commitment to sustainability and has signed up to the Wellington Region Waste Management and Minimisation Plan (2017-2023), which states: "Councils have a statutory role in managing waste and are required to promote effective and efficient waste management and minimisation within their districts."

I want a return to a council-provided rubbish and recycling collection.

Please take action for our children.

Thanks

Sarah Helm



**Submission to
Kapiti Coast District Council
on the
Draft Long Term Plan 2018-2038**

Date: 23 April 2018

Tourism Industry Aotearoa (TIA) welcomes the opportunity to comment on the Long Term Plan 2018-2038 of Kapiti Coast District Council.

This submission is filed without prejudice to TIA's future position. Our ability to prepare a comprehensive submission responding to the consultation document relied on the provision by the Council of information relevant to the connection between the consultation document and the benefits that would accrue. If any information is provided at a later date, TIA reserve the right to comment further.

INTRODUCTION

1. Tourism Industry Aotearoa (TIA) is the peak body for the tourism industry in New Zealand. With over 1,500 members, TIA represents a range of tourism-related activities including hospitality, accommodation, adventure and other activities, attractions and retail, airports and airlines, as well as related tourism services.
2. The primary role of TIA is to be the voice of the tourism industry. This includes working for members on advocacy, policy, communication, events, membership and business capability. The team is based in Wellington and is led by Chief Executive, Chris Roberts.
3. Tourism 2025 (www.tourism2025.org.nz), an industry-led, government supported economic growth framework was launched in New Zealand in 2014 and has set an aspirational goal of reaching \$41 billion in annual tourism revenues by 2025. Spend growth has been rapid since 2014 and we are well on target to reach that goal.
4. This year, TIA is working on a Tourism 2025 reset that will include incorporating sustainability principles, articulating a longer-term view of tourism in coordination with Central Government; and identifying new priority actions to be addressed over the next 1-3 years.
5. Any enquiries relating to this paper should in the first instance be referred to Nienke van Dijken, TIA Policy Analyst at nienke.vandijken@tia.org.nz or by phone on 04 494 1842.

TOURISM'S IMPACT AT A REGIONAL LEVEL

6. The visitor spend from both international and domestic visitors for Kapiti Coast District Council was \$173m (YE Feb 2018).
7. The tourism industry makes a significant contribution to regional economic development through the jobs and income it creates. Only a fraction of visitor spending actually occurs in places commonly considered visitor specific e.g. accommodation, attractions. The rest takes place in shops, cafes, petrol stations and other local businesses. Local farmers and market gardeners benefit from selling their goods directly or indirectly to visitors.
8. On any day of the year, your community is hosting the visitors, domestic and international, who are helping support local jobs and businesses.

TOURISM INDUSTRY AOTEAROA

Level 4, 79 Boulcott Street, PO Box 1697, Wellington 6140, New Zealand
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9. One of the keys to a strong regional visitor economy is the quality of the visitor experience. Councils play an important part in that experience with the investment they make in infrastructure e.g. roads, water/waste disposal, broadband, attractions and events in addition to their support for promotional bodies. Councils play a vital role in helping visitors, as well as ratepayers, make the most of their time in the community.
10. Councils' planning need to consider the needs of visitors and residents so that the community can reap the benefits of the visitor economy.
11. In 2016, TIA developed a Local Government Manifesto, outlining eight priority actions for councils to reap greater economic and social rewards from tourism. A copy of this manifesto was sent to all Local Councils, ahead of the Local Council Election. For more details please refer to Appendix 1.

Challenges and opportunities of tourism growth

12. Tourism growth presents both challenges and opportunities. The visitor economy is a major driver of regional prosperity but the costs and benefits of increased tourism do not always fall evenly. However, talk of new visitor taxes and levies must be debated robustly, with all the issues and options considered. Any form of national or local tourism tax or levy must be fair, efficient and ring-fenced for tourism-related investments.
13. We understand that the growth in tourism in your region may bring with it specific issues. The following section explores some of those likely issues, how the industry is responding and what you, as a Council, could do.

14. Infrastructure

Recent tourism growth has placed pressure on some infrastructure used by visitors. In order to better understand and size this issue, TIA undertook a [National Tourism Infrastructure Assessment](#) in 2016/17. The resulting report identified the main infrastructure deficits in both the private and public sectors.

The priority infrastructure types identified were:

- Visitor accommodation
- Telecommunications
- Airport facilities
- Road transport
- Car parking
- Public toilets
- Water and sewerage systems

Much of the infrastructure identified as a priority for investment is local and mixed use (used by both residents and visitors) and has often seen long-term under-investment. To optimise the benefits of tourism for host communities, coordination between Central and Local Government agencies and industry partners is needed for projects to proceed.

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What the Industry is doing:

- TIA successfully advocated for the Tourism Infrastructure Fund resulting in a \$100m fund for local and mixed-use infrastructure.
- Tourism sectors able to scale-up quickly are doing so, e.g. the road transport sector has been able to respond quickly with increased fleet size.
- Operators are making significant private investment into infrastructure e.g. Skyline Queenstown's \$100m redevelopment.
- TIA is undertaking work to identify and address the key barriers to infrastructure investment.

What you as a Local Council could do in regards to infrastructure:

- Apply to the Tourism Infrastructure Fund for projects like new carparks, toilets and visitor facilities.
- Coordinate with Central Government and industry partners on infrastructure projects submitted to the Regional Growth Fund.
- Ensure the Long-term Plan accurately reflects the infrastructure needs of tourism.

15. Social Licence to Operate

The fast growth of the visitor economy has caused unease in some host communities, with locals worried about the number of visitors and the impact. This places pressure on the social licence the industry has to operate within these communities.

What the Industry is doing:

- TIA in conjunction with Tourism New Zealand undertakes six-monthly 'Mood of the Nation' research to assess New Zealanders' views of tourism.
- TIA in conjunction with Tourism New Zealand is developing a 'Tourism Narrative' project, which includes helping local businesses tell their stories.
- TIA is a key partner in NZTA's Visiting Drivers project to reduce the number of accidents by visiting drivers.
- TIA leads the Responsible Camping Forum, a group of 40 organisations representing rental operators, industry associations, Local and Central Government working together to manage freedom camping.
- A number of infrastructure initiatives will contribute to addressing social licence issues such as over-crowding.

What you as a Local Council could do in regards to social licence concerns:

- Ensure freedom camping is effectively managed in your region
- Promote the benefits of tourism in your region to the local community

16. Sustainable tourism

With the rapid growth achieved in the past few years, the tourism industry is facing the challenges of managing and sustaining growth, rather than generating growth. There needs to be purposeful effort to actively manage the industry for its long term sustainable success.

What the Industry is doing:

- TIA has worked with industry and with Government agencies' support to develop a Tourism [Sustainability Commitment](#) (TSC). The Commitment establishes a set of aspirational goals at both an industry and business level across the areas of economic, environmental, host communities and visitor sustainability. Tourism operators are signing up to the TSC and working towards implementing the sustainability commitments within their businesses.

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What you as a Local Council could do to support tourism sustainability:

- Support the tourism sustainability goal through positive policy and regulatory settings, and funding.
- Sign up the Council or your appropriate agency to the TSC and actively promote the TSC to your local tourism operators.

17. Protecting and restoring the environment

Tourism is a highly competitive global industry. New Zealand's environment is our unique selling point, it underpins our 100% Pure New Zealand tourism position and supports many of our iconic adventure and outdoor activities. Data from the International Visitor Survey conducted for the Ministry of Business Innovation and Employment (MBIE) shows that the top factor for influencing visitors to choose New Zealand is our natural landscape and scenery.

New Zealand's natural environmental assets are under threat, including many of our native species, our freshwater rivers and lakes, and our unique landscapes.

What the Industry is doing:

- The environment is one of the four pillars of the Tourism Sustainability Commitment. The TSC asks that Tourism businesses actively support and champion ecological restoration initiatives, and that they are measuring, managing and minimising their environmental footprint.
- TIA is a member of the Land and Water Forum and advocates with central government to protect our natural environment.

What you as a Local Council could do to support our valuable environment:

- Recognise the economic value of your environmental assets to tourism
- Ensure the Long-term Plan accurately reflects the environmental needs of tourism

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- Action the requirements of the National Policy Statement for Freshwater Management as quickly as possible

18. Regional Economic Development

TIA is pleased to see the increased focus on regional development by Central Government.

Regional dispersal is one of the big challenges for the tourism industry, as currently 65% of current visitor spend occurs in the four gateways of Auckland, Wellington, Christchurch and Queenstown. By improving the spread of tourism around the country, we can ensure that many more regions benefit from tourism activity, while relieving pressure on those places with the highest visitor loads. We are strongly supportive of regional development initiatives that encourage and incentivise tourism.

An effective regional tourism partnership relies heavily on a strong and healthy relationship with Local Government and local communities. The regions where tourism is well managed are characterised by strong local leadership and support, and Regional Tourism Organisations (RTOs) and Economic Development Agencies (EDAs) play an important part in this.

TIA is keen to work with you either in partnership with RTOs/EDAs on areas such as regional visitor strategies, or directly on issues such as freedom camping and proposed regional visitor levies.

Funding

19. Tourism funding in this context relates to financial contributions provided through Central and Local government. There are two components to tourism funding – the source of funds and distribution of funds.

20. Sources of tourism funding

International visitors pay taxes and are more than paying their way. TIA believes these taxes, including the border clearance levy and \$1.5 billion a year in GST, need to be taken into account when additional charges on visitors are contemplated.

Tourism businesses support regional tourism activity through general and targeted rates, regional marketing alliances and their own marketing efforts.

There are infrastructure funding issues at a local government level, especially in regions with small ratepayer bases. Central government assistance is desirable in some cases and there are opportunities for greater user pays and better use of council balance sheets.

Any new funding models contemplated need to be fair and applied nationally. A strength of the New Zealand tax system is its simplicity. Ad hoc taxes on visitors or tourism businesses at a local level are undesirable.

21. Distribution of tourism funding

Central government funding support for local mixed-use infrastructure provided by local government requires a robust governance and allocation process.

Any form of tourism tax, such as the existing border clearance levy, must be ring-fenced for tourism-related investments, not siphoned off for other purposes.

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Regional expenditure on tourism marketing and destination management by local authorities should be consistent with the tourism aspirations of the community and cognisant of the impact that visitor spend has on the wider community including employees and suppliers.

22. New visitor taxes and levies must be debated robustly, with all the issues and options considered. Any form of national or local tourism tax or levy must be fair, efficient and ring-fenced for tourism-related investments. TIA will vigorously resist any poorly designed tax or levy proposals that could tarnish New Zealand's reputation as a country that welcomes visitors.

FOLLOW UP PROCESS

23. TIA wishes to have the opportunity to participate further in any follow-up process, including any formal meetings, to ensure that the potential impacts on tourism are adequately represented.
24. Thank you for the opportunity to submit on the draft LTP. Any enquiries relating to this paper should in the first instance be referred to Nienke van Dijken, TIA Policy Analyst at nienke.vandijken@tia.org.nz or by phone on 04 494 1842.

BACKGROUND

25. Tourism for New Zealand is big business as the country's largest export sector. It is a major contributor to the New Zealand economy that will always be here and won't easily go offshore. Tourism takes the lead in promoting New Zealand to the world. The brand positioning built by a vibrant tourism industry has become an important source of national confidence and identity and a front window for "Brand New Zealand". Indeed, the clean and pure offer that is synonymous with New Zealand tourism has been widely adopted and used to promote New Zealand exports in a range of other industries as well.

26. The tourism industry delivers the following value to New Zealand's economy:

- Tourism in New Zealand is a \$99 million per day and \$36 billion a year industry. Tourism delivers around \$40 million in foreign exchange to the New Zealand economy each day of the year. Domestic tourism contributes another \$59 million in economic activity every day.
- The tourism industry directly and indirectly supports 14.5% of the total number of people employed in New Zealand. That means 399,150 people are working in the visitor economy.
- Tourism is New Zealand's biggest export industry, earning \$14.5 billion or 20.7% of New Zealand's foreign exchange earnings (year ended March 2017).

TOURISM INDUSTRY AOTEAROA

Level 4, 79 Boulcott Street, PO Box 1697, Wellington 6140, New Zealand
P +64 4 499 0104 www.tia.org.nz E info@tia.org.nz

Appendix 1: TIA Local Government Manifesto 2016

The following Tourism 2025 actions are the priorities for a stronger local government/tourism partnership. The industry's eight priorities we would like to see from Local Government are:

Destination Management

This is the most important thing councils can do – look after and invest in the quality of your region as a destination.

- Facilitate and enable communities to meet the needs of growing numbers of visitors, as well as residents.
- Identify your unique selling points as a destination and promote them.
- Work with neighbouring communities to attract visitors to the wider region.

Infrastructure Facilitation

With the rapid growth in visitor numbers, we have to invest in essential infrastructure and enable the private sector to develop its infrastructure by delivering efficient planning and approval services.

- Define and plan for the priority infrastructure that meets the needs of visitors as well as residents.
- Examine the regulatory environment applied to tourism operators and other businesses serving visitors, and assess where the compliance burden can be reduced to support increased productivity

Events programming

Events are one of the best tools for encouraging people to visit your community. Use them to your advantage.

- Schedule events (meetings, conferences, sports events and festivals) outside of the peak season to foster off-peak travel activity.
- Attract high value business visitors through the availability of quality facilities, such as convention centres where appropriate.

Measuring Visitor Satisfaction

It is important to understand what your visitors think of your community. If they are happy, businesses can grow. If you know there are areas of low satisfaction, you can address the problems. Without this insight, you can't increase value.

- Track the satisfaction of international and domestic visitors, whether by direct customer feedback or social media, and use this information to address areas of dissatisfaction and deliver ever higher satisfaction levels.

Off-peak Marketing

Help your community to prosper by attracting people to visit throughout the year. This will develop a sustainable tourism industry with more permanent jobs.

- Council-owned or supported marketing agencies (e.g. RTOs, EDAs) build a stronger focus on promoting off-peak travel activity to high value visitors.

Regional Development and Tourism

Every region wants to grow and tourism can and does support this goal. Tourism complements your community's other industries like wine, horticulture and farming.

- Encourage and incentivise tourism as part of your regional development strategies.

Enabling Airport and Port Facility Development

Great air and cruise links are vital to growing tourism. If your airport or port is council-owned, make sure long-term plans are aligned with industry forecasts. There are long lead times, so you have to think ahead.

- Councils work with local airports to establish and implement long-term and sustainable development strategies.
- Councils work with their port company to ensure cruise tourism is enabled.

Sustainable Tourism Positioning

Every region needs to demonstrate its commitment to look after its economic future and the resources it uses to operate.

- Identify the regional priorities required to develop a sustainable tourism industry across economic, social, cultural and environmental considerations.

By actively pursuing these opportunities, your Council can enable real economic and social gains for their communities.

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Submission to Kāpiti Coast District Council long term plan

First name

Last name

Title,

Address

Phone

E-mail:

I'm providing feedback as an individual

I do want to speak to Council about my submission

I note my submission (including name and contact details) will be made available publicly.

I do not wish my personal information to be made available.

I make the following submission to the Kāpiti Coast District Council long term community plan:

Housing affordability

I want to see the following Housing principles included in the Long term Plan.

Having bought a small house in Paekakariki 35+ years ago for 1 year's salary I am appalled that house prices have gone way beyond the reach of ordinary people. Something needs to be done to ensure people of most economic bands can afford to buy a house.

KCDC can help the situation by

Making affordable houses a priority. Working with community groups to improve the situation. Being actively involved with obtaining surplus NZTA land that is suitable for housing

Waste and recycling services:

The present KCDC situation regarding rubbish and recycling does nothing to support the stated aims of the Long Term plan of Sustainability.

As a two person house hold we use 1 bag a month – costing approximately \$60 at present costs. There is no company offering a service of a once a month bin.

KCDC should have waste minimisation as a firm basis that Contractors need to operate under.

At present we appear to have a system that encourages rubbish creation.

I believe that KCDC needs to do better regarding rubbish – go back to a Council system with vigorous emphasis on waste reduction.

People need to be incentivised to reduce their waste. When KCDC handed over waste collection to private providers residents were told that the system of bag collection and recycling would remain, but private providers were the best option, because competition would keep the price down.

WE are also shipping our rubbish into someone elses area and I think if we had to deal with it in our District we would not have a policy of out of sight out of mind. Further with a number of contractors operating there are numerous trucks running around which seems to again go against the stated aims of a Long Term plan based on sustainability . With the present system we are already seeing more cases of "fly tipping"

Please bring the Green back into KCDCs actions and vision

Rates:

For KCDC to have sustainability as a flagship principle there needs to be a change in rating

KCDC states that rates are held at no more than 5% of a household income.

For people of retirement age with superannuation as their only source of income (approx. 16000 p.a., rates of \$3000+ ARE NOT TENABLE . For rates to be 5% a household would need to be having an income of \$60000.

High rates are pushing lots of people out of Kapiti.

In Paekakariki it is even worse as we have to have bigger sections, Minimum 700 sq metres for septic tank absorption.

Also if we have septic tank problem we have to spend a lot of money \$20000+ to get a new system

Thus on the present rates system where one has a small house on a bigger section land value skews the amount we have to pay. Again there is no advantage for people who chose to live sustainably in small houses.

Please apply the principles of sustainability in rating – acknowledge and encourage those that are trying to live in a more sustainable and use any means possible whereby rating becomes a much fairer

Seawall

The Paekakariki Seawall finish date needs to be set in concrete – ie. Will be finished by Also there needs to be assistance in shelping private seawall owners get designs etc so people aren't lumped with high consenting fees as seawalls public or private generally support us all Other designs would need permitting.

Climate change

In terms of Where are we heading "I want to see much stronger statements in the LTCP about mitigating Climate change.

Just as water tanks have become a normal thing to have I would like to see solar panels being included in new builds.

More effort needs to be put into encouraging usage of bikes both push bikes and electric. With the present rate of sales of E Bikes by the end of the 10 year period of the LTP ebikes will be very common as a means of local transport. There fore our plan needs to have something in it about increasing the retro fitting of arterial roads with safe eycling facilities. If our present LTCP had this aspect in it we wouldn't have the situation where in the speed limit review the speed on Peka Peka Rd isn't being reduced and an off road track will be put in later. Instead we would have a more

Biodiversity and flood mitigation

I fully support the submission made by Friends of Q E Park

I want to see KCDC taking a lead in increasing biodiversity in the area.

Some of the ways that this can be done are by KCDC doing the following:

Encouraging planting of the Escarpments of the district – these generally being noted as outstanding landscapes.

Acquiring what is known as the Tilley triangle land presently owned by NZTA and using this as a ponding area to mitigate flooding affects of the north end of Tilley Rd. I.e. put this into a proper wetland.

Supporting the Grow Paekakariki document.

Ensuring that the gullies on the Perkins land are appropriately planted to reduce the likely hood of another 2003 flood event that caused such bad flooding in Paekakariki

Working with the community on planning and securing the future of what is known as Perkins Farm to ensure maximum benefit is obtained by the whole community.

KCDC needs to take an active part in ensuring work is done in the district to ensure there is adequate fish passages.

Support for wind farms

Economic development for Paekakariki to mitigate Impact of Transmission Gully

I note KCDC are supporting Waikanae and Paraparaumu town centre redevelopment plans and that Otaki has been granted money to help develop an economic plan once the bypass goes in.

Paekakariki is going to have a real change once Transmission Gully goes in and the LTCP needs to give some assistance to Paekakariki. The form that this takes needs to be developed with community liaison.

Town centre development

In addition to funding for economic development there needs to be a complete plan made to address the following in Paekakariki.

Traffic calming especially on The Parade and Wellington Rd

Parking issues need to be addressed

The speed limit in the shopping area of Paekakariki needs to be reduced to 30kmph and through the rest of the village reduced to 40kmph

Thank you

Submission to Kāpiti Coast District Council long term plan

First name .

Last name.

Title,

Address

E-mail

I'm providing feedback as an individual

I do not want to speak to Council about my submission

I do not wish my personal information to be made available.

I make the following submission to the Kāpiti Coast District Council long term community plan:

Waste and recycling services:

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As a two person house hold we use 1 bag a month – costing approximately \$60 at present costs. There is no company offering a service of a once a month bin.

KCDC should have waste minimisation as a firm basis that Contractors need to operate under.

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People need to be incentivised to reduce their waste. When KCDC handed over waste collection to private providers residents were told that the system of bag collection and recycling would remain, but private providers were the best option, because competition would keep the price down.

WE are also shipping our rubbish into someone else's area and I think if we had to deal with it in our District we would not have a policy of out of sight out of mind. Further with a number of contractors operating there are numerous trucks running around which seems to again go against the stated aims of a Long Term plan based

on sustainability. With the present system we are already seeing more cases of "fly tipping"

Please bring the Green back into KCDCs actions and vision

Thank you



Submission to the KCDC 2018-38 Long Term Plan by the Waikanae Beach Residents Society Incorporated (WBRSI)

Submission by Gerald Rys (Chairperson)
Email: waikanaebeachresidents@gmail.com
47 Rutherford Drive, Waikanae Beach
Phone: 042932595 Cell 0211398348

The Society would like to speak to this submission.

The Waikanae Beach Residents Society Incorporated wishes to make a submission to the KCDC 2018-38 Long-Term Plan. The topics we wish to address include:

- A. Implementation of the Waikanae Beach Future Directions Document**
- B. Increased Rates at Waikanae Beach**
- C. Paying for Roding**
- 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**

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 its Long-Term Plan of the following issues:

A. Implementation of the Waikanae Beach Future Directions Document

The Kapiti Coast District Council initiated and has completed a Waikanae Beach Future Directions process to establish community views on the future vision for, and development of Waikanae Beach. The Future Directions document identified 19 areas that were supported by the community.

Recommendation: The WBRSI recommends KCDC fully support the implementation of the areas identified in the Our Future Waikanae Beach, March 2017 document in implementing its Long-Term Plan.

Rezoning of Waikanae Beach to Beach Residential

There has been a proposal to change the zoning designation of Waikanae Beach to Beach Residential for over 5 years. This is to match the Beach Residential zonings at Paekakariki, Raumati and Peka Peka.

The Society consults its members on joining as to their main interests which highlighted that preservation of the special character of Waikanae Beach was their main concern. This was further confirmed by a later general survey of Waikanae Beach residents. The Society also wish to note these concerns within the context of the completion of the new State Expressway One through Waikanae and the off ramp at Waikanae beach, and the consequences of this development on the future beach character.

Further, the Kapiti Coast District Council initiated and has completed a Waikanae Beach Future Directions process to establish community views on the future vision for and development of Waikanae Beach. The Future Directions document supported maintaining the character of Waikanae Beach and the zoning of the beach as Beach Residential (Our Future Waikanae Beach, March 2017 enclosed).

The Kapiti Coast District Council in 2017 supported a further character assessment of the Waikanae Beach area, which reaffirmed and presented in more detail the character features (Waikanae Beach Character study by Urban Perspectives Ltd October 2017 enclosed). This document is supported by the Waikanae Beach Residents Society Incorporated and has been noted by the Waikanae Community Board on before being passed onto the Kapiti Coast District Council. The Society has become a 274 party to the Appeal to the Environment Court by S. Cunningham and Others v KCDC Court number ENV-2018-WLG-000011 promoting Beach Residential designation.

Recommendation: The WBRSI recommends that KCDC fully supports the plan change to Beach Residential in a timely manner.

B. Increased Rates at Waikanae Beach

Waikanae Beach residential properties now have both the highest average Capital Value and highest Land Value of all 11 districts in Kapiti Coast. The Capital Value increased 43.6%, which is significantly greater than the District average of 37.4% and the land value increased 55.5% - again significantly higher than the District average of 42%.

Residential property capital value (CV) and land value (LV) changes October 2017

	Total CV Change %	Total LV Change %	2017 Average CV (\$)	2017 Average LV (\$)
Ōtaki	42.0	44.5	\$361,000	\$140,500
Ōtaki Beach	39.1	46.1	\$372,000	\$144,500
Waikanae Beach	43.6	55.5	\$625,500	\$340,500
Waikanae Garden	30.7	35.4	\$568,500	\$278,000
Waikanae East/Hemi Matenga	38.5	40.6	\$555,000	\$245,500
Ōtaranga	35.1	34.1	\$573,000	\$240,500
Paraparaumu Centre	46.5	49.4	\$490,000	\$218,500
Paraparaumu Beach	35.6	42.8	\$584,500	\$280,500
Raumati Beach	36.2	40.3	\$621,500	\$312,000
Raumati South	33.6	41.8	\$575,500	\$292,500
Paekākāriki	27.3	29.8	\$587,000	\$337,000
District	37.4	42.0	\$541,000	\$261,000

Ratepayers at Waikanae Beach are very concerned at the latest rate 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.

Due to the greater increase in valuations at Waikanae Beach compared to other areas, largely we believe due to the new Expressway, there has been a proportionately larger rates increase in rates at Waikanae beach. Some increases in rates has been as high as 20 percent with most well over two times the district average rate increase proposed by the council of 4.7 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.

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, rates review process which has also extended to Greater Wellington Regional Council rates increases.

Recommendation: The WBRSI therefore calls on KCDC to:

- a) Put in place 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, as has been suggested for Greater Wellingtons Regional Council flood protection policy.
- 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.

C. Paying for Roothing

The WBRSI does not support roading charges being based on land or capital values of properties. Having road charges based on land or capital value is unjustifiable, as we all use roads largely to the same extent, independent of land or capital value.

Recommendation: The WBRSI does not support roading charges based on land or capital value.

D. Waikanae Beach Community Hall

This section is Commercial in Confidence - not for public distribution

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 of this growth, we believe the existing Community Hall in Rauparaha Street which is 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 not spend more money on maintenance or expensive renovation pending exploration by Council officers of an alternative means of securing appropriate and newer facilities for the expanding community of Waikanae Beach.

WBRSI believes there may be scope, through a land swap or a sale/purchase arrangement, to secure a more modern, NBS and earthquake compliant building, and better located facility for the Community Hall in the form of the [REDACTED]

The Society asks the KCDC (together with the Waikanae Community Board as appropriate) to instruct senior staff to look into the feasibility of such a sale, swap or purchase arrangement along with the procedural steps (e.g. any zoning changes) necessary to achieve such an outcome and an estimate of the costs involved and any offsetting savings arising. Pending a report back by officials a notional provision should be retained in the LTP equivalent to currently projected expenditure for renovation and maintenance.

Recommendation:

To this end the Society (WBRSI) requests the KCDC, in association with the Waikanae Community Board as a priority for our Beach Community, task senior KCDC Council staff to explore the feasibility of securing via a land swap or sale and purchase arrangement under which the [REDACTED] site might be acquired for Community Hall purposes and to report back within three months on the options.

This report should include an outline of any necessary procedural steps relating to redesignation and /or disposal along with an estimate of the overall costs involved (including any offsetting savings arising from not carrying out maintenance or other expenditure required on the existing hall).

Pending the report back from officials the current provisions for maintenance and renovation of the current Waikanae Community Hall should be retained in the LTP and budget.

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, Pekaheka 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 Pekaheka 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 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.

Recommendation: The WBSI ask for 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.

WBSI 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.

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.

G. Refresh of Public Spaces/Parks 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 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?
3. There is seating along the Waikanae River trails but for those with limited mobility, they are a long way apart
4. There are a number of trees along the path which should be culled and replaced.
5. 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 considers 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	See1 below	Yes
Waikanae Domain	Rangihiroa St	No	No	Reserve	No	No		See 2 below	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 below		Yes	See comment 4 below	
Queens Rd		Yes	No	Park					
Waimea Park	Tutere St	Yes	Yes	Has Tennis court & Petanque court	yes	yes	Yes	See1 below	Yes
Waikanae Domain	Rangihiroa St	No	No	Reserve	No	No		See 2 below	Quiet reserve
Waimeha Stream Mouth			Yes		1	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	?			See Comments below
Waikanae River			At end of Tutere St		Yes see 3 below		Yes	See 4 below	

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.

Recommendation: We would like to know what 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.

SUBMISSION TO KCDC 2018-38 LONG-TERM PLAN

23rd April 2018

COMMUNITY HALL IN WAIKANAЕ BEACH

This submission by:

Gordon Shroff, Glen Wiggs, Penny Eames,

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Penny Eames, 13 Titoki Road, Waikanae Beach,
Email: pseeames@gmail.com
Phones: landline 04 9023138 cell 021 321048

This submission by a group of Waikanae Beach residents, it is supported by the Waikanae Beach residents Society Inc

This submission contains commercially sensitive information, we therefore ask that it be treated as confidential until any negotiations have been completed.

We would like to speak to the Council about our submission.

Summary:

Waikanae Beach is one of the fastest growing parts of the Kapiti Coast and as such needs to have more facilities to support the growing community needs.

Given this growth we believe the existing Community Hall in Rauparaha Street is old is no longer fit for purpose. It is not compliant with the New Building Standards (NBS) having an earthquake rating of 34%.

It is our opinion that Council should not spend any more money on maintenance or expensive renovation pending exploration by Council officers of an alternative means of securing appropriate and newer facilities for the expanding community of Waikanae Beach.

We believe there may be scope, through a land swap or a sale/purchase arrangement, to secure a more modern, NBS, earthquake compliant and better located facility for the Community Hall in the form of the [REDACTED]

[REDACTED] It is zoned Open Space Private Recreation.

We therefore ask the Kapiti Coast Council to include in the long term plan provision for a new community hall.

We would ask that this objective be supported by the Waikanae Community Board as appropriate. We also ask KCDC to instruct senior staff to look into the feasibility of a sale, swap or purchase arrangement, (along with the procedural steps e.g. reserve designation) necessary to achieve such an outcome and an estimate of the costs involved and any offsetting savings arising.

Pending a report back by officials a notional provision should be retained in the LTP equivalent to currently projected expenditure for renovation and maintenance.

Proposal and Comment:

The existing Waikanae Community Hall in Rauparaha Street is an old building on an unusually narrow and restrictive site. It lacks insulation and heating and several other features desirable in a community facility, including adequate acoustics, bike racks and an outside BBQ area. As such it is not up to the NBS with an earthquake rating of 34%. It is not fit for its purpose to meet the needs of the changing community evident in the Beach area following completion of the Expressway a year ago. We also note that the existing community hall has no off street parking and as it is now used extensively, local residents are seriously inconvenienced by parking the full length of the street most weekends and during the weekday evenings.

The Hall is currently valued at \$235,000 of which land value is \$143,000 and is classified as reserve land. This designation would have to be lifted, at a cost of around \$15,000 if the site were to be developed for a different use. We believe this proposal could be cost neutral for KCDC.

It is understood estimated revenue generated by various user groups provides in excess of \$12,000 a year. This sum could be used for basic maintenance/development of the current Hall until any sale or swap to a new building could be achieved. We note that any substantial investment in renovation which would be required to bring it up to standard should be ceased until looking at other options to meet the Waikanae Beach community needs. The KCDC budget has put aside \$10,000 in 2018, \$10,000 in 2019 and in 2021 \$20,000 for the maintenance and renovation of the Rauparaha Community Hall. This provision continues to be set aside pending the outcome of investigations into an alternative facility.

The Society understands there may be scope to quit the existing hall in favour of acquiring the

[redacted] is a [redacted] building which meets NBS standards and has a layout and facilities suitable for a community hall, as well as space for off-road parking and a BBQ area [redacted]. This [redacted] site is zoned Open Space and any change to this to permit residential or commercial development is unlikely to be approved and would certainly encounter opposition. At less than 2800 sqm it does not meet the KCDC's minimum size for a supermarket.

It is better located than the current Waikanae Community Hall, with no near neighbours in terms of noise and is immediately adjacent to [redacted]

[redacted] It is also well placed to serve as a Sub-Hub for the designated centre further up Te Moana Rd in the event of a Civil Emergency.

Cadastral information obtained from KCDC records is attached on both the Rauparaha and [redacted] sites. Against this background the WBRSI believes there would be merit in the Council and WCB putting a hold on the expenditure of any further rate payer funds on the existing Community Hall (other than for essential safety related maintenance) while other options for providing the Waikanae Beach community with a fit for purpose facility are explored.

Capital expenditure is heavily under review for KCDC, however if there is an opportunity for the sale of one asset to assist in the financing of another, then that would be a good starting point for KCDC and Waikanae Beach residents. Also it might be possible to draw on strategic land purchase funds in the interim as the sale or swap is negotiated. We would hope that WBRSI would be involved in this process. We believe this to be a priority for them for the KCDC long term plan.

We believe the swap and re-gigging is consistent with needs of a fast growing, changing and development area of Kapiti District. The speed of growth is evident in the development of the Ngarara subdivision, but also the way in which bach houses are turning into residences. Any upgrade of the new hall could be eligible for a grant contribution from the Lottery grants community facilities schemes.

Conclusion:

To this end the submitters : Gordon Shroff, Glen Wiggs and Penny Eames requests the Council, as a priority for our Beach Community, task senior KCDC Council staff to explore the feasibility of securing, via a land swap or sale and purchase arrangement under which the [REDACTED] site might be acquired for Community Hall purposes and to report back within three months on the options.

This report should include an outline of any necessary procedural steps relating to re-designation and /or disposal along with an estimate of the overall costs involved (including any offsetting savings arising from not carrying out maintenance or other expenditure required on the existing hall).

Pending the report back from officials the current provisions for maintenance and renovation of the current Waikanae Community Hall should be retained in the LTP and budget.

Appendix I: Maps from Kapiti District Council showing sites of the Waikanae Community Hall and [REDACTED].



PAEKAKARIKI COMMUNITY BOARD LONG TERM PLAN SUBMISSION

APRIL 2018

Chair Philip Edwards Members Steve Eckett, Holly Jane Ewens, Paul Hughes.

1/Paekakariki Seawall Replacement

Benefits.

Safety of council assets eg road, services, houses. A wall with a 50 year life span.

Risks if not built

Loss of above, access to beach, village identity.

Cost \$17 million This we see as not new money but money that has been deferred to meet KCDC budgetary plans.

Years 2019-2021.

Comment. This has been on the council agenda for several years and heaps of planning has been done for this to happen. We need to keep moving.

The reason for it to be built in the year 2019 onwards, is because that is when funds are available.

2/Complete Te Araroa Trail track from Village to start of trail at the Southern Bridge.

This track was passed in the 2017/2018 annual plan.

Obstacles seem to have been found to complete something that should not have been this difficult.

BENEFITS. Help alleviate Ames St parking. Access easier from train etc. Regional benefit.

3/SPEED LIMIT PLAN FOR THE KAPITI REGION.

The plan is to do the more open roads eg Paekakariki Hill speed restriction plan in 2018/2019 and the roads in the townships and villages in 2019/ 2020.

We want to see these reversed.

Road speeds and safety is more important to us in our village than out there over the railway line How many years has the hassle of parking and driving on Beach Road been discussed, plus the safety on the parade and Wellington Road.

BENEFITS. A safer village, a safer Paekakariki resident. Traffic calming in the village.

COST nil.

4/ SH1 REVOCATION

Working with the community before 2020 and the opening of TG so that the revocation is ready to go.

Revocation will happen between 2020 /2022

A partnership between NZTA, KCDC and PAEKAKARIKI.

See the PCB Revocation Report 2018

BENEFITS.

Paekakariki benefits the same as all villages on SH 1.

COSTS. Smiles and many cups of coffee.

5/ PURCHASE THE PAEKAKARIKI SCARP OPPOSITE THE RAILWAY STATION

COST Part of Revocation, land swap between KCDC and NZTA or \$1.00 plus.

BENEFITS Protection of the scarp as shown in Grow Paekakariki report 15 April 2014. Legal protection of the most prominent natural feature in the village.
Secure access for Nga Uruora to revegetate and create a carbon sink.

RISKS Lost to development, grazing or forestry.

Timeline prior to 2020 as part of revocation.

6/ INVESTIGATE THE OPPORTUNITIES AVAILABLE TO KCDC the benefits that could be had with the surplus land of the PERKINS FARM. Consultation with Iwi to consolidate their views re the use of the surplus land.

See 12 September report from Grow Paekakariki as resolved by the KCDC environment and Community Development Committee.

COST Staff Time

BENEFITS

Regional benefits for recreation , amenities, open space and biodiversity.

RISKS Lost opportunity.

TIMELINE. Before revocation

7/RATES REVIEW.

The PCB endorse the Rates Review that has been proposed by KCDC.

Kapiti Coast District Council Long Term Plan Submission

23 April 2018

Dear sir / madam

I would like to make a submission on the following points.

Paekakariki Seawall

A high quality process to develop a design for the structure of this seawall was run by the Paekakariki Community and KCDC between 2013 and 2016. This resulted in resource consent being obtained in 2016 for a design that is supported by the community. It is essential that the Long Term Plan provide funding and support for the construction of a seawall, as consented. The LTP must:

1. Provide ongoing support of a collaborative process with the Paekakariki community over 2018 – 2019 to complete final detailed design that delivers a seawall replacement supported by the community. As outlined in previous community consultation and discussions with council, this final design process must continue to address:
 - Foot / walking access is facilitated across the seawall and along the beach at a range of tides
 - The beach environment for recreation and quiet enjoyment is retained and enhanced
 - Vegetation and natural values are maintained and enhanced
 - Protection of roadway assets
 - Cultural importance of the beach and community connection to it.
2. Examine opportunities to integrate road narrowing and traffic calming along The Parade with the seawall project. This approach can support the practical construction of the seawall, improve safety, and make the Parade a more pedestrian and cycle focused space that will benefit the whole community.
3. Ensure letting of contracts for seawall construction in 2019, as agreed with the Paekakariki community to allow construction to be completed between 2019 and 2021.
4. Ensure that an open and collaborative process between KCDC and the Paekakariki community is supported during the construction process. This includes working with the community on decisions on timing of operations, communication and other practical matters of concern to the community during construction.

Surplus NZTA Land at Paekakariki

KCDC to support a Community driven process for long term planning of best use of surplus NZTA land including Perkins Farm.

I submit that the Long Term Plan should include support for and resourcing of a community driven planning process for surplus NZTA land that will be available following completion of construction of the Transmission Gully Highway. This includes the area known as Perkins Farm.

Land that will become surplus from the highway construction has many values and opportunities for the community of Paekakariki as well as the wider Kapiti District. Working with the community on planning and securing the future of this land is required to ensure maximum benefit is obtained by the whole community.

I would like to speak in support of my submission.

Yours sincerely

Peter Handford, 32 The Parade, Paekakariki

From: 
To: [Mailbox - Kapiti2038](#)
Subject: Rate increases and charges
Date: Monday, 23 April 2018 12:21:27 p.m.

Dear Sirs

I have read your leaflet "Building a stronger Kapiti together with great interest". However we disagree with your proposal to change the districtwide roading contributions from a fixed charge to a charge relative to our property's capital value. It will mean for a us a whopping increase of 8.44% (9.57% including greater Wellington regional rates). We do not see just because the value of our property is going through the roof we should have to pay more as a result. In the end the value of our property is not a liquid fund. Also we use the roads in a similar fashion to anybody else. May we also point out that over the years we are now paying more for general services like water and refuse collection. From 2015 to 2017 our rate increases have been as follows; 12.50%, 4.81% and 6.52% respectively. Sad to say our income has not increased accordingly.

Regards





SURF LIFE SAVING
NEW ZEALAND

20/04/2018

Kapiti Coast District council

Re: Submission to 10 year Long Term Plan

This paper is being submitted as part of the council 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 2018-19 summer. Please note these are subject to change but are provided to give a likely estimate to assist in long term budget planning.

- 2018-2019: \$ 56,921
- 2019-2020: \$ 58,060
- 2020-2021: \$ 59,221

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



Lottery Grants Board
Supporting the Community



Surf Life Saving New Zealand

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



SURF LIFE SAVING
NEW ZEALAND



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1. Executive Summary

1.1 Introduction

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 masters 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 SLS 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):

Extend existing surf lifeguarding service (or satellite):

- Paekakariki
- Otaki

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 extending by 1.5 hours each day.

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.

Refer appendix A) for more detail on the Coastal Public Safety Assessment.

2. Community Needs Identified

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

Patrol Statistics 2017 / 2018

Location	Rescues	First Aids	Searches	Preventative Actions	No of People involved in Preventatives
Paekakariki	0	1	1	494	4087
Otaki	9	2	1	1361	2412
Totals	9	3	2	1855	6499

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

The coastal public safety assessment has yielded the following with regards to surf lifeguarding services within the Kapiti District (assessed sites only):

Extend existing surf lifeguarding service (or satellite):

- Otaki Beach and Paekakariki Beach.

Location	Total Number Days			No of Lifeguards	Days per Week	Hours Per Day
	2012-13	2013-14	2014-15			
Paekakariki (Dec-Jan)	30	30	30	3	5	7.5
Otaki (Dec-Jan)	30	30	30	3	5	7.5

4. Funding and Resources

4.1 Current Funding Provided

- Kapiti Coast District Council \$55,566 ex GST

4.2 Funding Requested from Kapiti Coast District Council

- 2018-19: \$ 56,921.90 + GST
- 2019-20: \$ 58,060.34 + GST
- 2020-21: \$ 59,221.54 + GST

4.3 Total Cost to Deliver Recommended Service

Expenditure	2018/ 2019	2019 / 2020	2020 / 2021
Uniforms	\$1800	\$1836	\$1872.72
Fuel	\$1000	\$1020	\$1040.40
Training	\$3000	\$3060	\$3121.20
Club support	\$4000	\$4080	\$4161.60
Equipment / Repairs	\$3000	\$3060	\$3121.20
SLSNZ Insurance	\$180	\$183.60	\$187.27
ACC	\$778	\$793.56	\$809.43
Wages	\$38133.10	\$38895.66	\$39673.57
Supervision	\$1030.80	\$1051.41	\$1072.44
Management	\$4000	\$4080	\$4161.60
TOTAL EXPENDITURE	\$56921.90	\$58060.34	\$59221.54

- Allows for 2% 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

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.

Appendix A – Service Provision

Long Term Drowning & Injury Prevention Planning: Kapiti Coast District

This paper serves to provide an overview of the resources and services recommended for the Kapiti Coast over the next 10 years to help prevent drowning and injury on the coast. The recommendations are derived from risk assessments conducted at sites along the Kapiti Coast.

Drowning is the third highest cause of unintentional death in New Zealand. Since 2002, 17 people have drowned on the greater Wellington coastline. On the Kapiti Coast 204 people have been saved by surf lifeguards, 186 injured have been treated, 30 searches have been conducted and 38,463 people have been removed from danger prior to getting into difficulty. In response to these alarming figures Surf Life Saving New Zealand (SLSNZ) developed a Coastal Public Safety Strategy to provide a framework for evidence-based drowning and injury prevention. Essential to this strategy was the instigation of a risk assessment programme (referred to as Coastal Public Safety Assessments) to enable the water safety sector to make informed decisions, based on quality evidence, to ensure high risk coastal locations are identified and resourced accordingly.

1. Coastal Public Safety Assessment (CPSA)

Each CPSA involves a thorough analysis of the coastal environment (beach and surrounding dunes, surf zone, and offshore environment) and the interaction of people with this environment. The process includes identifying, logging and analysing numerous contributory factors, including:

- Hazards (i.e. shifting sand bars, deep holes, rip currents, large waves, submerged rocks etc.).
- Beach structures, facilities or existing infrastructure.
- Tourist attractions and other visitation drivers.
- Access points.
- Site usage trends.
- Demographic profiles.
- Activity profiles.
- Existing rescue/incident profile (to identify trouble spots).
- Existing emergency response to the site.

This data was collected using a range of critical sources including local community members, local coastal users (e.g. surfers), existing surf lifesaving services, police, ambulance, fire service, coastguard, iwi, and territorial authorities.

As each site and surrounding community is unique, a thorough risk assessment is required to ensure the factors contributing to incidents at particular sites are fully understood, ensuring the formulation of a comprehensive risk mitigation plan, which is effective and sustainable.

Surf Life Saving New Zealand will collate the data, consider the input from all data sources, and develop a ten year implementation plan to enhance public safety at the site. For example, this may include, but is not limited to, the installation of water safety signage, instigation of beach education programmes, or extension of lifeguarding services. Surf Life Saving New Zealand will work with the community and other key stakeholders to ensure that the initiatives required for the site are implemented and the safety of the public is enhanced to enable people to enjoy the marine environment safely.

2. Kapiti Coast Coastal Public Safety Assessments

Coastal Public Safety Assessments were conducted at two sites on the Kapiti Coast (Figure 1). The sites assessed included, Otaki Beach and Paekakariki Beach. These sites were selected based on their perceived level of risk and the presence of existing surf lifesaving services.



Figure 1: Sites subject to Coastal Public Safety Assessments on the Kapiti Coast.

3. Summary of findings

- There is a high level of risk of drowning and injury at Otaki Beach and Paekakariki Beach. Drowning prevention measures have been implemented in varying forms and capacities at the assessed sites. However, additional measures are still required to mitigate the level of risk further.
- Otaki Beach and Paekakariki Beach have no water safety signage.
- There is an absence of easily accessible emergency communications devices at both sites. This has a significant adverse impact on the timely response of emergency services in the event of an incident.
- The Kapiti Coast is well used by local residents and tourist alike for a range of recreational purposes, particularly during the summer season.
- Car parking and basic facilities (e.g. public toilets) are provided at popular beaches on the Kapiti Coast.
- Volunteer and professional surf lifesaving services are effective at reducing drowning and injury over the peak summer period. On average approximately 19 people have been saved, 24 injured have been treated, four searches have been conducted and 3,958 people have been removed from dangerous situations by surf lifeguards every year (over the past five years).

- Surf lifesaving clubs on the Kapiti Coast provide a call-out service, responding to nearshore water emergencies. Availability and the time of response of this service may vary from club to club.
- Beach safety programmes (Beach Education) are run at Paekakariki and Otaki Surf Life Saving Clubs, teaching children how to stay safe in the surf.

4. Summary of recommendations

- Water safety signage which meets the requirements of the combined Australian/New Zealand Standard (AS/NZS 2416:2010) should be installed at all coastal access locations at Otaki Beach and Paekakariki Beach. Highest risk sites should be prioritised. SLSNZ can provide the specific signage requirements, as detailed in the Coastal Public Safety Reports.
- The provision of lifeguarding services should be extended beyond their current capacity (as detailed in section 4.1).
- An integrated approach to coastal callouts and/or emergencies should be established between all relevant stakeholders at this site. A prioritized first step should be a meeting between surf lifesaving, coastguard, fire service, and police.
- A network of permanent emergency response beacons (ERB) should be installed at all assessed sites on the Kapiti Coast to enable prompt, direct, two-way communication with emergency services. As a result, an effective, timely response can be executed in an effort to minimise the consequences when an incident occurs.
- Coastal safety material should be provided at all frontline campgrounds and accommodation locations relevant to the sites assessed. This will expose domestic and international visitors to some water safety education prior to entering the coastal environment.
- Beach safety information specific to the coastal sites should be incorporated on the websites of territorial authorities and applicable tourism companies. These websites should link to Surf Life Saving New Zealand's www.findabeach.co.nz website.
- Daily information signage should be displayed at main entry points throughout the year with local community members trained, by SLSNZ, regarding how to display this information.
- A holistic approach regarding coastal public safety should be incorporated into all future planning at coastal sites on the Kapiti Coast. This will likely see the introduction of other drowning prevention initiatives. SLSNZ should be consulted regarding any future development of beach access and/or infrastructure in an effort to ensure public safety is appropriately considered.

4.1 Surf Lifeguard Service Extension

One of the key safety interventions as defined by the 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, Statistics New Zealand).

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

Maintain existing surf lifeguarding service:

n/a

Extend existing surf lifeguarding service (or satellite):

- Otaki Beach and Paekakariki Beach.

Investigate potential surf lifeguarding service extension and/or satellite patrol:

n/a

The professional lifeguarding service should continue to run from late December to the end of January (to cover the summer school holidays) at Otaki and Paekakariki. Further extension into February should be investigated for both sites. This service could operate during weekday afternoons (e.g. 4:00 pm – 7:30 pm) during this month.

Due to the beach and wave conditions on this coastline an inflatable rescue boat (IRB) should be utilised at both sites. This requires a minimum of three lifeguards at each site (the actual number of lifeguards will be greater than the minimum requirements in many cases).

The success of a professional lifeguarding service should be evaluated annually. Any evaluation should take into account the quality of weather experienced during any given summer, as well as other factors which may influence the use of this service by members of the public.

5. Future research: Coastal Public Safety Assessments

As only two sites have been assessed on the Kapiti Coast it is essential to conduct additional Coastal Public Safety Assessments to identify the need for lifeguarding services in other popular, yet unpatrolled locations.

Recommendations:

- An additional two sites should be assessed in the next two years. A methodological approach should be taken in selecting the site, with comprehensive reasoning to support the perceived highest risk site to undergo a risk assessment.
- The safety interventions recommended for the site following a Coastal Public Safety Assessment be implemented.

6. Conclusion

- A range of safety interventions (including water safety signage, lifeguard service extension, emergency response beacons, and education programmes) are required to reduce the risk of drowning and injury on the Kapiti Coast.
- The provision of these safety interventions should be built into future plans for the coastal environment by the Kapiti Coast District Council and other water safety stakeholders.

From: [Paul Hughes](#)
To: [Mailbox - Kapiti2038](#)
Subject: KCDC Long Term Plan Consultation Document Submission April 2018
Date: Monday, 23 April 2018 1:15:12 p.m.
Attachments: [KapitiCoastCommunitiesHousingTaskforceReportApril2018_2.pdf](#)

Dear KCDC

This is the submission of the Kapiti Coast Communities Housing Taskforce on the Long Term Plan Consultation Document April 2018

This amends our earlier KCDC LTP submission report dated 16 July 2017.

Firstly, we submit our amended report attached.

Secondly, we support the following provisions that Council has made in its Consultation Document:

Housing - Future Management of Councils older person flat stock - We support the Council plan to talk to the community and partners about the future management and wider use of this important social housing stock. We appreciate it will entail a significant effort to undertake this plan.

Housing - Influencing housing issues - We support the Council plan to do more work to investigate the options Council has to influence housing issues. We ask that some urgency be accorded this work as it takes time for any Council influence to have effect. We suggest Council partner with MSD, MBIE, Community Housing Aotearoa and interested Community Housing Providers.

Rating system review - Fixed charge roading rate change - We support the Council plan to recover districtwide roading costs on a capital value basis. We see it as benefitting smaller home owners (and indirectly Community Housing Providers) as it will lower rates for them. We see it as benefitting the available stock of habitable units, as it will remove the significant cost that was previously incurred by owners, so that they will more likely to rent them and at a more affordable price in a market that is short of this size category of home.

We wish to speak in support of our submissions

Kind regards

Paul Hughes

Kapiti Coast Communities Housing Taskforce

Chairperson

0274925399

Kāpiti Coast

Communities Housing Taskforce

All Kāpiti Coast people well-housed

Submission to
Kāpiti Coast District Council
on the
Long Term Plan 2018-2038
Consultation Document

Final Version 2

23 April 2018

Versioning

Date	By	Changes	Version
22/04/18	P Hughes	Recommendations renumbered Additional Council housing stock lease agencies added Fees and levies etc. - changed to include social clustering, papakainga, development contributions scaling, rules discretion, and required items scaling Accessible housing - included NZ Standard 4121:2001	1
23/04/18	P Hughes	Added reference to the Healthy Homes Guarantee Act 2017 and removed the recommendation on rental WOF as it no longer requires Council action	2

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Executive Summary

The Kāpiti Coast Communities Housing Taskforce is an independent body advocating for the needs of the housing sector on the Kāpiti Coast, representing a wide range of organisations. It was established after a series of meetings of many of the various stakeholders in the housing sector, who defined the issues and role, and supported its establishment. See Appendix 4. The taskforce has consulted housing providers, developers and others involved in the sector on the Kāpiti Coast.

The Taskforce concludes that our communities face unprecedented housing pressure, largely caused by recent excessive net migration, showing up the gaps in our housing infrastructure mix and capacity that has been pushed to the limit and beyond.

This report lists current Kāpiti Coast housing providers.

The Kāpiti Coast Communities Housing Taskforce then provides recommendations on:

- providing housing needs assessments;
- helping community housing providers;
- helping increase supply;
- helping decrease demand;
- helping change central government policy; and
- helping improve the adequacy of Kāpiti Coast homes.

KCDC social housing stock

The best core model identified by the taskforce as a future path for KCDC social housing is found in Christchurch, where all community housing stock and land has been leased to the local Ōtautahi Community Housing Trust – See <https://ocht.org.nz/>

We have developed a refined model based that has the following benefits:

- Management by an entity whose core business is community housing provision.
- Management by iwi if they wish.
- Community Housing Provider access to greater central government resources in the form of Income Related Rent (IRR) and Income Related Rent Subsidies (IRRS) to provide Social Landlord Tenancy Management and assist people to sustain a tenancy.
- Access to community charity, goodwill, and volunteering.
- Council's assets and future management options are retained.
- Jump start capability for a local Registered Community Housing Provider and iwi housing, which will build a foundation and lead to greater community housing provision in the future, either at scale or incrementally.

Key recommendations are:

Recommendation 3A

That Council leases its social housing stock and land to the local Registered Community Housing Provider - Dwell Housing Trust, or LinkPeople or Paekakariki Housing Trust, and iwi if they wish, by December 2018.

Recommendation 3B

That Council immediately investigates why landowners do not want to rent unused habitable units that they own, and use the results to free up these potential homes.

Recommendation 3F

That Council waive or reduce its fees and levies as appropriate when a residential development includes provision for affordable or social or papakainga housing, particularly where it is to be purchased or run by a recognised Community Housing provider. That Council use discretion and scaling in the application of its rules, Development Contributions and required items, particularly where the homes being developed are smaller or are socially clustered. These changes will reduce affordable and social housing or papakainga costs and to encourage social clustering.

Recommendation 3G

That Council immediately request Government to urgently fund and develop affordable and social housing on suitable NZTA owned Residential zoned land surplus from the construction of the Kāpiti Expressway, to remedy the earlier loss of housing.

It is time to properly provide a great housing infrastructure for our people, our children, and our future children.

Council and ratepayers have limited resources, but by working smart together we can properly provide for our people to be well housed.

Kāpiti Coast Communities Housing Taskforce

Who are we?

The Kāpiti Coast Communities Housing Taskforce was formed as an independent body to advocate for the needs of the Housing sector in the Kāpiti Coast community. It has been formed recently after the Mayor initiated a series of meetings of many of the various stakeholders in the housing sector, who defined the issues and role, and supported its establishment.

Adequate housing is a basic human right.

See https://www.hrc.co.nz/files/9214/2388/0508/HRNZ_10_right_to_housing.pdf

Accessible housing is also a right for disabled persons – See <https://www.hrc.co.nz/your-rights/people-disabilities/our-work/crpd/>

The Taskforce that prepared this report comprised the following Kāpiti Coast community people:

- Chair - Paul Hughes – Paekakariki Housing Collective
- Secretary – Mary Skertchly
- Sue Emirali – Disabled Persons Assembly NZ
- John Hayes – Older Persons Council
- David Scott – Kāpiti Coast District Councillor
- Theresa Hynes - resident
- Trevor Daniel – Kapiti Grey Power
- Kevin Burrows – Kapiti Grey Power
- Shona Macneill – Te Ara Korowai
- Angie Cairncross – Community Housing Aotearoa
- Rev Brian Hooper – Kia Kaha Charitable Trust
- Joleen McEvoy
- Iride McCloy – Abbeyfield
- Dermot Whelan – Age Concern
- Cindy Foote – Jade Rentals

The views expressed in this report are those of the individuals involved and do not necessarily represent the views of the organisations to which they belong.

Who else has contributed?

Initially there were several meetings of Housing providers and interested parties comprising the above members and the following:

- Salvation Army
- Age Concern
- Kāpiti Coast District Council
- Community Housing Aotearoa
- Paekakariki Community Trust
- Dwell Housing Trust
- Quinovic
- Maypole
- RSA Welfare
- Kapiti Valuations
- Pastor Impact Church
- Te Ara Korowai
- DCM Urban
- Disability Information & Equipment Service
- Pathways Health
- Link People
- Citizens Advice Bureau
- Dwell Housing Trust

As a result of several meetings, a list of concerns was drawn up (See Appendix 4) and the Taskforce was tasked to prepare a submission to Council to give effect to these and other concerns.

What is the Housing continuum?

A housing continuum can be used to identify where there are housing challenges and barriers. This should then lead on to what options, resources and agencies are needed to address them that get the best social and economic results.

The availability of all forms of housing is crucial for people to have both housing options and pathways available to them along the housing continuum throughout their lives.

See Appendix 1 for Housing continuum definitions.

Figure One: The Housing Continuum



Source: Community Housing Aotearoa

Kāpiti Coast Housing providers

Providers can be grouped in several ways.

Community led housing providers within Kāpiti Coast are:

Salvation Army (12 units) - <http://www.salvationarmy.org.nz/centres/nz/lower-north-island/paraparaumu>

Pact Group - <http://www.pactgroup.co.nz/supported-accommodation/>

LinkPeople - <https://www.linkpeople.co.nz/>

Paekakariki Housing Trust (1 unit)- <https://www.paekakarikihousingtrust.org/>

Government led housing providers within Kāpiti Coast are:

Kāpiti Coast District Council (118 units with a waiting list of ~90) - <http://www.kapiticoast.govt.nz/services/A---Z-Council-Services-and-Facilities/Housing/>

Housing NZ Corporation (210 units) - <http://www.hnzc.co.nz/>

Community led providers of supported accommodation within Kāpiti Coast are:

MASH Trust - <http://www.mashtrust.org.nz/> - working through Kapiti Welcome Trust

Womens Refuge

Kia Kaha Charitable Trust

Hohepa Wellington - <http://www.hohepawellington.com/>

Some Community Housing providers are registered with central government to qualify for participation in assistance programs. Registered providers are able to access income related rent subsidy when they take people from the MSD Social Housing Register which has a waiting list of 151 (this includes multiple registrations by the same person for more than one location).

Current Registered Community Housing Providers within Kāpiti Coast are:

Dwell Housing Trust - <http://dwell.org.nz/>

Salvation Army - <http://www.salvationarmy.org.nz/centres/nz/lower-north-island/paraparaumu>

Abbeyfield NZ Inc. - <http://www.abbeyfield.co.nz/>

LinkPeople - <https://www.linkpeople.co.nz/Pact Group ->

<http://www.pactgroup.co.nz/supported-accommodation/>

Emerge Aotearoa Housing Trust - <https://emergeaotearoa.org.nz/> - presently operating in Wellington/Lower Hutt/Porirua

Recommendations

1. Providing housing needs assessments

Housing Needs Assessment

The standard method to assess the housing needs of a community is to undertake a Housing Needs Assessment. These were first provided for in the Affordable Housing: Enabling Territorial Authorities Act 2008, to ensure the adequate supply of affordable and social housing. They assess the housing needs of an area using the Housing Continuum as a framework.

Other Councils that have completed these include:

Palmerston North City Council 2011 - <http://www.pncsc.co.nz/docs/housing-needs-assessment.pdf>

Dunedin City Council -

http://www.dunedin.govt.nz/_data/assets/pdf_file/0018/251541/Social-Housing-Needs-Assessment-Dunedin-CC-Jan-2012v2.pdf

Wellington City Council - DTZ New Zealand and Stimpson & Co. *Wellington City Housing Needs Assessment*. Wellington City Council; Housing New Zealand, 2006
Wairarapa Housing Needs Assessment, Dr. Chrissy Severinsen & Rachel Hansen, 2016

While the legislation that initiated them has been repealed, the need for such assessments has not diminished, but increased.

The new National Policy Statement (NPS) for Urban Development Capacity requires that a Housing Development Capacity Assessment be prepared, but this assessment does not necessarily provide for all affordable and social housing needs, so a Housing Needs Assessment is still required.

Recommendation 1A

That Kāpiti Coast District Council completes a Housing Needs Assessment before 31 December 2018 in conjunction with its NPS Housing Development Capacity Assessment.

Housing development capacity assessment

The new National Policy Statement (NPS) for Urban Development Capacity requires that a housing development capacity assessment is completed by Council before 31 December 2018. Some of the matters needing to be assessed are similar to those required of a Housing Needs Assessment.

Recommendation 1B

That Kāpiti Coast District Council completes an NPS Housing Development Capacity Assessment by 31 December 2018 in conjunction with a Housing Needs Assessment.

Maori Housing Needs assessment

The government has launched a Māori Housing Strategy 2014-2025 recently that defines 6 strategic pou:

1. Ensure the most vulnerable Māori have secure tenure and access to safe, quality housing with integrated support services.
2. Improve the quality of housing for Māori communities.
3. Support Māori and their whānau to transition to preferred housing.
4. Increase the amount of social housing provided by Māori organisations.
5. Increase housing on Māori-owned land.
6. Increase large-scale housing developments involving Māori organisations.

See

http://www.maorihousingconference.nz/uploads/7/6/9/0/76905947/nmhc_report_web_version_final.pdf

and

<http://www.tpk.govt.nz/en/whakamahia/maori-housing-network>

Recommendation 1C

Council immediately engage and work with local iwi authorities to provide for their housing needs.

2. Helping Community Housing providers

The Kāpiti Coast Community Housing sector will thrive better with help and support from Council. They can leverage other community resources to increase the quantity and quality of community housing. Investment in these providers can potentially have large benefits for the community, in ways that Council itself cannot attain. Many other Councils have various forums to build their relationship with the sector, and Kāpiti Coast will only benefit from such a forum.

Recommendation 2A

That Kāpiti Coast District Council immediately establishes and supports a Community Housing subcommittee of Council, in conjunction with MSD and MBIE and Community Housing Aotearoa, to ensure ongoing help and support to the Community Housing sector, and a forum for the ongoing relationship to nurture each other's housing work.

3. Helping increase Supply

Council social housing stock and land

There has been much talk about there being better models for the best community use of Councils social housing stock and land. The Councils provisions in the current Long Term Plan are considered insufficient – See Appendix 2.

In 2012 a comprehensive review of Council's role was undertaken – See Appendix 5.

Transfer to a Council Controlled Organisation (CCO) was recommended but Council have not done so.

It is time to act.

We need management entities with the following attributes:

- Registered Community Housing Provider – to qualify for government resources.
- Established governance, administration, and delivery functions.
- Local experience and presence.
- Iwi management for some stock and land if they wish.

KCDC has rejected CCO management. It is now time to look at other solutions. The best core model we can find is Christchurch, where all community social housing stock and land has been leased to the local Ōtautahi Community Housing Trust – See

<https://ocht.org.nz/>

We also favour supporting iwi to provide for their own social housing needs if they wish.

The benefits of our refined model are:

- Management by an entity whose core business is community housing provision.
- Management by iwi if they wish.
- Access to greater central government resources.
- Access to community charity, goodwill, and volunteering.
- Council's assets and future management options are retained.
- Jump start capability for local Community Housing providers and iwi social housing, which will build a foundation and lead to greater community housing provision to a range of people in our communities in the future.

The most suitable local registered Community Housing Providers that we are aware of are Dwell Housing Trust - <http://dwell.org.nz/> and LinkPeople - <https://www.linkpeople.co.nz/> because they are local registered community housing providers with experience in delivering a range of community housing needs. Paekakariki Housing Trust and iwi are established and may become Community Housing Providers in the future.

Recommendation 3A – Key Priority action

That Council lease its social housing stock and land to the local Registered Community Housing Providers - Dwell Housing Trust or LinkPeople, or Paekakariki Housing Trust, and iwi if they wish, by December 2018.

Habitable Units

Many properties have unused habitable units present that are not being used for various reasons, including Council policies that discourage owners from using them as rental homes. These are existing stock that is unutilised but readily available to increase supply.

Recommendation 3B – Key Priority action

Council immediately investigate why landowners do not want to rent unused habitable units that they own, and use the results to free up these potential homes.

Progressing Medium Density zoned housing development

The District Plan has many areas zoned for Medium Density development, but little has been developed. See

<http://www.kapiticoast.govt.nz/contentassets/2393421a567f4592ba50092280a39870/d1-appendix-1-medium-density-housing-design-guide.pdf>

Anecdotal reports are that it is too expensive for landowners to undertake the redevelopment, or it is too risky to purchase the number of adjoining properties required to make it worthwhile, Council Development Levies and fees are too high, or the land is too expensive to develop as it is peatland or flood prone.

Council and government have the powers to progress land purchase and development for Medium Density housing.

Wellington City is considering a high rating differential to encourage owners of Medium Density zoned to develop the land for more homes, or sell.

Recommendation 3C

Council immediately investigate why Medium Density zoned landowners do not want to develop properties that they own for more homes, and use the results to increase the likelihood of more homes.

Recommendation 3D

Council work with government to use its powers to ensure that Medium Density zoned land is developed for more homes within 5 years, particularly areas without owner occupiers that do not wish to sell.

Residential development quotas

Some Councils use planning rules to insist that affordable houses are provided for in housing subdivisions according to a quota. This has been successful in Hobsonville and Queenstown. It is not always appropriate to provide that affordable housing within the subdivision, so allowance needs to be made for transferring a contribution towards affordable housing development elsewhere locally under the supervision of Council.

Recommendation 3E

Council implement planning rules that require housing subdivisions to provide a quota of affordable sections/homes, or a contribution to Council for affordable housing development nearby.

Council assistance for social and affordable housing

Council rules, fees and levies all add cost to developments that can benefit social and affordable and papakainga housing. Council needs to use its discretion to reduce costs where they do not disadvantage Council or the outcome intended. This can entail reducing Development Contributions in proportion to the demand placed on infrastructure, particularly for smaller units. This can entail reducing requirements for the provision of required items such as rainwater tanks in proportion to the demand of the home. This can entail discretionary application of rules for social cluster developments that are lacking in our housing stock diversity.

Recommendation 3F – Key Priority action

That Council waive or reduce its fees and levies as appropriate when a residential development includes provision for affordable or social or papakainga housing, particularly where it is to be purchased or run by a recognised Community Housing provider. That Council use discretion and scaling in the application of its rules, Development Contributions and required items, particularly where the homes being developed are smaller or are socially clustered. These changes will reduce affordable and social housing or papakainga costs and to encourage social clustering.

Kāpiti Expressway housing removal remedies

During the construction of the Kāpiti Expressway about 100 homes were removed to make way for construction, impacting significantly on the supply of houses within Kāpiti Coast. There is now some land surplus from Kāpiti Expressway construction that is zoned Residential, has infrastructure available and is not exposed to excessive traffic noise. This land should be reinstated as affordable houses to remedy the adverse effects on the supply of affordable houses created by NZTA, and provide for social housing needs where the site is appropriate. There are also houses that were purchased but not removed, that can now be sold back into the market.

Recommendation 3G – Key Priority action

That Council immediately request Government to urgently fund and develop affordable and social housing on suitable NZTA owned Residential zoned land surplus from the construction of the Kāpiti Expressway, to remedy the earlier loss of housing.

Recommendation 3H

That Council immediately request Government to urgently sell the houses on residential land surplus from the construction of the Kāpiti Expressway, to remedy the earlier loss of housing.

Council residential land assessment

Council has extensive land holdings, some of which may not be required for community purposes.

Recommendation 3I

That Council look at its land holdings to assess if any land may be surplus to community requirements and is zoned as suitable for affordable or social housing provision.

4. Helping decrease Demand

There are many government policies that are considered by some commentators to inappropriately raise demand and price for normal, affordable, and social housing. These policies directly affect people wanting to buy or rent a home to live in, and Community Housing providers. Any resultant improvement in the affordable housing market supply is expected to also benefit the social housing market by reducing demand there. It is considered that current relevant demand encouraging policies and trends are likely to be:

Net migration

Net migration has steadily risen over the past few years, having previously been neutral. Net migration includes kiwis, overseas students, immigrants, and overseas workers. Any net migration that exceeds our ability to build homes to accommodate them will only increase competition for home purchase and rental, driving up prices as we see around the country, and pushing people outwards due to price competition.

See http://www.salvationarmy.org.nz/sites/default/files/uploads/20170203tsa-sotn-off-the-trackwebreport_0.pdf See Page 50 - bemoaning record immigration.

See <http://www.interest.co.nz/property/86210/no-easing-housing-pressure-net-gain-71305-migrants-12-months-january>

Government tightened up on the rules late last year but volumes remain high. See <http://www.interest.co.nz/news/84033/government-rejigs-immigration-rules-require-higher-skills-gain-residency-reduces-number>

Overseas people increasingly see NZ as a refuge from the troubles of the world and are increasingly seeking to migrate here.

See <http://www.reuters.com/article/us-usa-election-canada-idUSKBN1340I9>

and <http://www.newyorker.com/magazine/2017/01/30/doomsday-prep-for-the-super-rich>

Current trend: Net migration increasing. Increased demand for NZ residency as the rest of world becomes a less desirable place to live. Increasing pressure on home purchase prices and rental prices driving people outwards due to price competition.

Money Laundering

Money Laundering through property is estimated by the NZ Police to amount to \$1.6 billion per annum.

See <https://www.pressreader.com/new-zealand/weekend-herald/20160910/281599534949998>

Government is introducing Anti Money Laundering (AML) rules shortly which will reduce this competition significantly.

See <http://www.interest.co.nz/news/85218/govt-stick-3-anti-money-laundering-supervisors-it-moves-drag-real-estate-agents-lawyers>

Homes owned by money launderers are homes denied to NZ homeowners and Community Housing Providers.

Current trend: Reduced money laundering through property within 2 years. Increased home supply on the market.

Overseas Investors

There are over 7 billion potential overseas investor people or corporates that can buy NZ residential property under the current legislation, in competition with NZ homeowners and Community Housing providers.

Most residential land in NZ has no restrictions on purchase by overseas investors, and most purchases do not require Overseas Investment Office (OIO) approval or character checks.

It appears that overseas investors consider that NZ property investment has tax benefits and is a tax haven.

See <http://www.nzps.com/why-invest-in-new-zealand.php> and <https://www.enz.org/propertyinvesting.html>

It appears that many overseas investors commonly leave homes empty once they have purchased them.

See http://www.nzherald.co.nz/business/news/article.cfm?c_id=3&objectid=11676319

Current trend: Increased overseas investor purchases of homes. Increased number of empty houses. Increasing pressure on home purchase prices and rental prices driving people outwards due to price competition.

Taxation advantages for NZ Property Investors

Taxation provides some advantages to a NZ property investor over a home buyer or a Community Housing provider, although the International Monetary Fund (IMF) is pressuring for change.

See <http://www.interest.co.nz/property/79909/international-monetary-fund-suggests-ring-fencing-tax-losses-housing-investments>

See <http://www.interest.co.nz/property/87077/land-price-house-size-jumps-how-nz%E2%80%99s-1989-tax-experiment-ignored-potential-impacts>

Current trend: Taxation advantages to NZ property investors will continue. Continuing pressure on home purchase prices and rental prices driving people outwards due to price competition.

Unlimited Credit

The seemingly limitless growth in bank created housing credit has fuelled the fire of competition between all potential house purchasers in the market. Housing mortgage credit has ballooned from \$50 billion in 1998 to \$217 billion in 2017. See <https://www.globalpropertyguide.com/Pacific/New-Zealand/Price-History> and http://www.nzherald.co.nz/personal-finance/news/article.cfm?c_id=12&objectid=11651660

In an attempt to rein in the seemingly unlimited bank created housing credit resourcing provided to NZ property investors, the Reserve Bank has introduced stricter Loan To Value (LVR) rules, requiring property investors to provide greater equity, and providing the banking system greater resilience against a downturn in property prices. See <http://www.rbnz.govt.nz/news/2016/09/reserve-bank-confirms-nationwide--restrictions-on-loans-to-property-investors>

These are already having an effect on NZ property investors.

See <https://www.interest.co.nz/property/86219/new-reserve-bank-figures-show-housing-investors-were-continuing-rapid-retreat-summer>

Current trend: Increasing housing debt with the resultant deterioration in the standard of living of many people. Short term retreat of NZ property investors from the market as they sell down stock when refinancing is unavailable, and as they have reduced ability to purchase/finance additional stock. Long term continuing unlimited bank created credit. Increasing pressure on home purchase prices and rental prices driving people outwards due to price competition.

Recommendation 4

That Council determines what it considers are the likely causes of housing demand and rising prices that work against NZ homeowners and Community Housing Providers, and requests Government remove these causes with policy changes.

5. Helping change central government policy

Home Tenancy security

One of the negatives of renting is the lack of security of tenure, particularly for families. Greater legal protection is required to provide renters with greater security of tenure. Possibilities include longer period contracts, greater notice, protection from property sale or refurbishment, and excessive rent increases.

Recommendation 5A

That Council immediately request that Government significantly improve the security of tenure for home renters.

6. Helping improve the adequacy of Kāpiti Coast homes

Safe, dry, and healthy homes

People need safe, dry, and healthy homes to live in. We all pay the cost if these basic requirements are not met, through our accident and health systems. A rental Warrant Of Fitness has been developed -

<http://www.healthyhousing.org.nz/research/current-research/rental-housing-warrant-of-fitness/>

Government has passed a Healthy Homes Guarantee Act 2017 -

www.legislation.govt.nz/act/public/2017/0046/latest/096be8ed816ce8a0.pdf

Recommendation 6A

That Council continuously promote good practice around safe, dry, and healthy homes, and continue to provide Sustainable Home Advice to assist people in all homes.

Earthquake resilience

We are likely to experience a significant earthquake in the future. It is one thing to survive an earthquake, it is another to readily get back to normal living as soon as one can afterwards. This is difficult if your home has not survived an earthquake well. This problem has been recognised by the Wellington Resilience Strategy -

<http://wellington.govt.nz/about-wellington/wellington-resilience-strategy>

Securing substandard chimneys, joists, and verandas can protect the structural integrity of a house and avoid loss of life and injury. Securing furniture can ensure a minimum of disruption and injury within a home. Installing emergency water tanks can ensure that there is sufficient water for each home to get through, long enough for some sort of normality to resume.

Recommendation 6B

That Council continuously promote good practice around securing houses and furniture to minimise the effects of an earthquake, and continue to provide advice and loans to assist people to provide emergency water tanks in all homes.

Accessible houses

All houses need to be accessed by people with accessibility limitations at some time. This is becoming more of a problem as the population ages. It is not just the residents that may need accessibility, but also family, carers, friends and visitors. See

http://www.branz.co.nz/cms_show_download.php?id=f67d42b2b445fc3b2e2404c3e2539d90b76c97f1

Universal Design principles maximise use of a home to all people over the lifetime of the home, and incorporate accessibility in the range of uses considered. This increases accessibility through improved housing design, and reduces future costs related to house modification.

There is a Lifemark quality standard for NZ Universal Design accessibility and other healthy design needs – See <http://www.lifemark.co.nz/>

There is a NZ Standard "Design for access and mobility: Buildings and associated facilities" - NZS 4121:2001 - See

<https://shop.standards.govt.nz/catalog/4121%3A2001%28NZS%29/view>

Recommendation 6C

That Council require standards and continuously promote good practice around accessibility to and within houses, and provide advice and loans to assist people to improve accessibility in all houses.

Appendices

1. Definitions

From Christchurch City Council - Housing policy 2016 - <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/policies/community-policies/housing-policy>

Housing adequacy framework

Adequacy - Housing that takes account of security of tenure, affordability, habitability, availability and location of services, accessibility, and cultural considerations.

Accessibility - Housing that takes account the specific needs of disadvantaged and marginalized groups.

Availability of services – Housing that provides access to essential services essential for health and security.

Habitability - Housing that has adequate space, protection from cold, damp, heat, rain, wind or other threats to health.

Location – Housing that provides for physical safety, is away from locations that threaten the health of its occupants, and allows access to services.

Security of tenure - Freedom from, and protection against, forced evictions, harassment and other threats.

Housing continuum

Social housing - Not-for-profit housing programmes that are supported and/or delivered by central or local government, or community housing providers, to help low income households and other disadvantaged groups to access appropriate, secure and affordable housing (on the Housing Continuum, includes Emergency Housing and Supported Rental).

Affordable housing - Low- to middle-income households (i.e. those households earning up to 120% of median household income) spending no more than 30% of their gross income on rent or mortgage costs (on the Housing Continuum, includes Assisted Rental, Assisted Affordable Ownership, and some Market Affordable).

Market Housing - Private housing bought and sold under prevailing open market conditions (on the Housing Continuum, includes some Market Affordable, Private Rental and Private Ownership).

Accommodation type

Emergency housing - Temporary accommodation for individuals and families who have an urgent need for accommodation because they have nowhere else to stay, or are unable to remain in their usual place of residence (common forms include emergency shelter, night shelter, and transitional housing).

Supported rental - Subsidized rental accommodation, combined with wrap-around supportive services appropriate to the household needs. Rents usually partially funded by the Income Related Rent Subsidy (common forms include rental housing and community group housing).

Assisted rental - Subsidized rental accommodation only. Rents usually partially funded by the Income Related Rent Subsidy or the Accommodation Supplement, or from a capital subsidy that allows the setting of rents at below market rates.

Assisted ownership - Household income-related pathways to home ownership including rent-to-buy, affordable equity, and shared equity programmes. Models can include below market price point mechanisms to ensure longer term 'Retained Affordable Housing'.

Market affordable - Full ownership for housing usually at below the median house price, typically for smaller units or houses within a development (also known as 'Relative Affordable Housing').

Private rental - Households in private rental accommodation which is not directly subsidised (although some households may receive the Accommodation Supplement).

Private ownership - Housing that is privately owned without any form of direct external assistance (although a small number of households may receive the Accommodation Supplement).

2. Current Kāpiti Coast District Council Long Term Plan housing provisions

Social housing

Council will continue to provide some affordable rental housing for older Kāpiti residents on low incomes with a housing need. We will ensure that occupation of the housing for older persons units is maximised and that rents are fair and reasonable.

How we will fund our community facilities and community support

	User fees	Targeted rate
Halls	20%	80%
Housing for older persons	100%	
Public toilets		100%
Community support		100%

How we will measure our performance

Contribution to outcomes	Performance measure	Target	Comment
<i>Council-owned property</i>			
We provide a good standard of comfort, convenience, quality and usability of the library buildings	Users who are satisfied with the standard of the library building facilities	95%	Amended measure
Carewvill halls users are satisfied that the halls meet their needs	Users who are satisfied with halls	95%	Amended measure
Our housing for the older persons units are fair and reasonable, the service and facilities are of a good standard and our high occupancy rates are maintained	Occupancy rate of housing for older persons units	97%	Amended measure
	Housing for older persons tenants who rate services and facilities as good value for money	85%	Amended measure
	Housing for older persons tenants who are satisfied with services and facilities	85%	

How much we are spending on capital works

Contribution to library and community support

	Year 1 2014/15	Year 2 15/16	Year 3 16/17	Year 4 17/18	Year 5 18/19	Year 6 19/20	Year 7 20/21	Year 8 21/22	Year 9 22/23	Year 10 23/24	Year 11 24/25	Year 12 25/26	Year 13 26/27	Year 14 27/28	Year 15 28/29	Year 16 29/30	Year 17 30/31	Year 18 31/32	Year 19 32/33	Year 20 33/34	Year 21 34/35
Asset renewal	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300
Parapet/sumo housing renewal	31	33	35	38	37	37	35	27	42	34	94	133	89	93	13	39	44	198	-	-	-
Other housing renewal	42	34	182	44	41	39	89	39	48	121	40	39	45	156	152	251	187	170	-	-	-
Welfare housing renewal	2	2	2	2	2	2	8	8	8	8	8	4	6	21	5	44	4	4	-	-	-
Rental properties renewal	34	6	67	6	28	8	3	31	24	-	47	-	-	-	29	-	25	-	-	-	-

Supporting information

<http://www.kapiticoast.govt.nz/contentassets/2b844c5271d94c54a36602b124bb31af/website-version-final-supporting-information2.pdf>

Affordability

One of the drivers of our historically high population growth was the affordability of housing in the Kāpiti district, when compared to the city centres. This, along with the mild climate and plentiful recreation spaces such as beaches and reserves, saw high levels of migration into the district. People nearing retirement were the main demographic group, but there have also been numbers of young families seeking a better environment for children.

While the growth has slowed, our population now has a different mix when compared to the rest of the region. Households with fixed incomes and many low-wage jobs locally, translate to an increased sensitivity to the impacts of rates. Council reviews rates impacts on vulnerable households as part of the long-term plan, and provides a number of policies to relieve impacts on those most affected.

We also include affordability as a consideration in setting our budgets in this long term plan.

Rates remission policy - iwi

The council will give a remission or postponement of up to 100% of all rates for the year for which it is applied for based on the extent to which the remission or postponement of rates will:

- recognise and take account of the importance of the land in providing economic and infrastructure support for Marae and associated papakainga housing (whether on the land or elsewhere);

Rates remission policy – financial hardship

Rate remission for significant costs causing financial hardship. The council will make available up to \$300 per rateable property for those ratepayers/applicants who have incurred hardship due to repair of water leaks, a serious health issue (including on-going serious health issues) or for essential housing maintenance. Applications may be made throughout the year and will be considered until the \$25,000 fund is fully subscribed.

3. Further reading

Wellington Resilience Strategy March 2017 - homelessness, aging population, structure resilience, safe and dry homes, and hospital continuity -

<http://wellington.govt.nz/~media/about-wellington/resilient-wellington/files/strategy/resilience-strategyj001767-100-web.pdf?la=en>

Citiblox - <http://www.thewellingtoncompany.co.nz/projects/initiatives/citiblox/>

The Mess We're In -

https://thepolicyobservatory.aut.ac.nz/_data/assets/pdf_file/0005/75083/168465_The-Mess-We-Are-In_Proof4_Digital_PRINT-VERSION-w-May.pdf

4. Forum comments

INVOLVEMENT ACTIVITIES (THINGS TO DO)

IDEAS FROM SOCIAL HOUSING MEETING HELD ON 8th MARCH 2017

Look at the Peoples project in Hamilton with the Wise Trust. It is a successful project to eliminate homelessness. Could this be applied in Kapiti?

Working in partnership between KCDC and Salvation Army (for instance) to build new units on council owned land. But again we need to know actual need.

Do we have any "approved" Community Housing Trusts in Kapiti?

How much "appropriate" land does KCDC own or have "buy-back" rights to?

Where do we get money from?

Quantify the actual real problem.

How many are currently homeless? How many are leaving Kapiti for elsewhere due to no housing.

Identify providers of emergency accommodation on Kapiti Coast **NOW**.

Needs assessment to capture numbers.

Prioritise people on the waiting list – transparency?

Insufficient stock suited to various social housing needs (includes emergency).

Social Housing at a low cost using land available.

Net migration in excess of the ability to house people, is putting pressure on affordable/social/emergency housing - **REDUCE**.

Need to find what land is available.

Did NZTA pay market rate?

KCDC need to encourage 2 Bedroom homes.

Pressure on politicians - local and government.

Developers to put 10% - 20% of any development for Social Housing'.

KCDC have to accept that it is a key issue.

Housing and health are interlinked.

5. 2012 KCDC's Role in Housing – Recommendations

Source - KCDC's Role in Housing – An analysis of models and options for alternatives to the current use of the Council's housing stock and land, Sustainability Ltd, March 2012.

"Recommendations

The social housing environment is changing in response to new government housing policy and Kapiti Coast has an opportunity to capitalise on these changes.

In the short term it is recommended that Council considers ways in which it can increase its enabler role to encourage the growth of affordable housing responses in the district. It is unlikely that local groups will benefit directly from the changes in government funding policy although opportunities for indirectly benefitting through partnerships and consortium arrangements with well established groups can be supported. The Council can also consider ways in which it can create a more conducive local environment for housing groups to grow. This might initially be simply providing a regular forum for such groups to share information and monitor trends or it could take a more active role in encouraging groups with development potential by waiving development fees, offering revenue and capital grants or land or introducing inclusionary zoning and stakeholder agreements through the LTCCP process. As part of this process the Council can explore options for formal partnerships with organisations such as Wellington Housing Trust (now Dwell Housing Trust ed.), Abbeyfield or Habitat with a view to increasing and supporting these groups' local presence and increasing the opportunity to obtain government housing grants for the district via these organisations.

The development of an affordable housing strategy would greatly assist this role.

In the medium term it is recommended that the Council undertakes a special consultative procedure to seek the community's agreement to transfer the pensioner units to an organisation whose core business is community housing provision. This organisation will have the capacity to increase the stock of local affordable housing and undertake a rolling modernization programme of the existing stock. This may involve reconfiguration of individual units or of estates/schemes or demolition and increasing the site density. The option of transferring pensioner stock to a regional or national organisation remains to be tested but is likely to be unacceptable locally in the short to medium term. Transfer to an existing local organisation may be more acceptable but is higher risk and will not qualify for government funding. In these circumstances the option of transfer to a Council Controlled Organisation is likely to be the most attractive. The relative merits of a profit focussed Council Controlled Trading Organisation model or a community focussed Council controlled trust are discussed in the report. A trading organisation will allow profits to be ploughed back into the pensioner stock and will generate a capital receipt for the Council. However gifting the stock to a CCO Trust will have a minimal impact on the Council's debt equity gearing and will provide a strong balance sheet for the new trust to achieve wide ranging community outcomes. It will also create an organisation that is more likely to eventually qualify for government grants towards increasing its affordable housing portfolio, when SHF funding criteria are reviewed."

Submission on the long term plan

Email:

Cell:

I do not wish to speak to Council about my submission

I do not wish my personal information to be made available.

I am providing feedback as an individual

I make the following submission to the Kāpiti Coast District Council long term plan:

Housing

- Make affordable housing a priority in Kāpiti Coast. Commit the KCDC to the principle that affordable housing is critical to the health and well-being of our community and change the stance of the council to one of finding ways to work together with community housing providers to enable affordable housing.
- Make priority given to affordable housing a central principle in decisions the council takes on planning and consenting issues and on the allocation of land and other resources held by the council.
- Work with NZTA and other central government agencies to use land for affordable housing. The council can work to ensure that lands made surplus after the construction of the Kāpiti Expressway and Transmission Gully are disposed of in ways that create assets for the community, protecting the environment and enabling land to be developed for affordable housing.
- In particular, ensure a comprehensive community-based precinct plan is developed for the Perkins Farm property and adjacent lands currently held by NZTA. This plan should provide for environmental protection and affordable housing and be completed before NZTA disposes of these lands. Land that will become surplus from the highway construction has many values and opportunities for the community of Paekākāriki as well as the wider Kāpiti District. Working with the community on planning and securing

- the future of this land is required to ensure maximum benefit is obtained by the whole community.
- Use council-held rights of first refusal for NZTA lands that are appropriate for affordable housing as a means to enable community-led development of that land. This would include such sites as the south end of the 'Tilley triangle' and the former BP station on SH1.
- Enable affordable housing by reducing or waiving Council fees and levies where appropriate when a residential development includes provision for affordable or social housing, particularly where it is to be purchased by a recognised Community Housing provider.
- Lease Council social housing and land to local registered community housing providers such as Paekākāriki Housing Trust, Dwell Housing Trust, and iwi providers.
- Manage social housing locally to strengthen community connections and cohesion. Empower the Paekākāriki Community Board to decide on the allocation of social housing in the village. Of the Kāpiti Coast communities Paekākāriki has the lowest percentage of elderly residents because there is not enough appropriate housing and they are forced to leave the village. This reduces the diversity of the community and cuts people off from connections of long standing.

Waste and recycling services

- When KCDC handed over waste collection to private providers residents were told that the system of bag collection and recycling would remain, but private providers were the best option, because competition would keep the price down.
- This experiment has failed.
- Now our council must return to providing kerbside recycling and waste collection services like other councils, including our neighbours Porirua, Hutt City and Wellington and numerous others all over New Zealand.
- This is important because it provides an incentive for households to reduce their waste
- The current commercial system has no incentive to reduce waste.

- This is bad for the environment because waste is a major cause of carbon emissions and there are now up to four different providers, whose trucks are driving around our district, duplicating services.
- KCDC has a stated commitment to sustainability and waste minimisation. I want my council to walk the walk, not just talk the talk.

Rates

- Rating model be changed to Capital Value.
- That differential rating be implemented.
- A scaled differential rating would increase the rate-take from businesses over a threshold, maybe based on staff numbers. i.e. small business exemptions.
- That there be no implementation of differential rating for roading.

Commercial targeted rate

- The targeted rate of \$0.5m will be cancelled out by the 55% reduction in rate take from commercial ratepayers.
- This appears to be a smokescreen. The commercial businesses need to be paying a more equitable [for the community] amount of the rate burden. Thereby removing the increasing burden from home owners.
- KCDC has already greatly increased its rates revenue with the recent revaluation of property. The burden of these rate increases falls predominantly, and unfairly, on the homeowners. Some of these home owners have lived many decades in one house in areas once seen as undesirable (i.e. beachfront) only to find in their retirement that these areas are now desirable, and the rates are now untenable. This is forcing some elderly out of their long-term homes.
- KCDC states that rates are held at no more than 5% of a household income, this is patently untrue.

Paekākāriki Rates

- Because Paekākāriki has larger sections (to allow for septic tanks) and often has older homes, Paekākāriki pays disproportionately high rates due to the use of land value rather than capital value as the basis for rating.
- Given the councils acknowledgment that they want a fairer rating system, one which uses the capital value of a property as a proxy for ability to pay, it is inconsistent to continue to use a land-value based approach rather than a capital value system. In your rating system review background information, in support of improving fairness and appropriateness and ability to pay, you quote the Shand report indicating that there is a strong link between property values and household incomes - the council should therefore move to using property (capital) values rather than land values.
- It is also unfair in that according to the consultation document many of the increasing costs relate to the construction of new services to account for population growth. New subdivisions tend to have much lower land values compared to capital values partially as a result of them tending to be smaller sections, and partially because the houses are new and un-depreciated. This means that existing properties pay disproportionately more when they should be paying less on a user pays basis.
-

Seawall - Paekākāriki

- Paekākāriki seawall has recently been put on hold, although funding had been secured. Assurance needs to be given that the seawall replacement will not be further delayed, and that the funding be well and truly locked in at \$17.7m with the proposed completion date of 2023 also locked in.
- In light of climate change, and the increasingly frequent and ferocious storms, every possible effort should be made to bring this date forward. Rather than "Work is expected to be completed in 2023" [KCDC] it must be ensured that work is completed by 2023 if not sooner.
- That final designs be prepared, and tenders let, well in advance of the next local body election, thus helping ensure compliance with the above.

- That central government be approached for funding/subsidies as the road and infrastructure are at risk.
- Money is currently being wasted on endless repairs.
The beachfront and seawall are amenities for the whole community, not just beachfront owners.

From: Mick Finn <mickosfinn@gmail.com>
Sent: Monday, 23 April 2018 2:31 p.m.
To: Mailbox - Kapiti2038
Subject: Kerbside recycling submission

Follow Up Flag: Follow up
Flag Status: Completed

Kia ora,

We at our household in Paekakariki would like to see a return to a council provided recycling and waste collection system, as provided by many councils across New Zealand (Wellington, Porirua, Hutt City for example).

Some areas that we feel are very unsatisfactory are:

- there are no incentives to reduce waste
- there are up to four different providers driving around and duplicating waste collection services in our village and the district
- KCDC has failed to keep their commitment (at time of giving the waste collection role to private contractors) to maintain the bag collection system
- KCDC needs to keep their stated commitment to sustainability i.e. KCDC has signed up to the *Wellington Region Waste Management and Minimisation Plan (2017-2023)*, which states: "Councils have a statutory role in managing waste and are required to promote effective and efficient waste management and minimisation within their districts."
- the privatisation of the waste and recycling services has failed

Nga mihi

Mick Finn, Meryl Richards, Otis Finn, Mani Finn
 47a Wellington Road
 Paekakariki, 5034
 Ph: 0211868933

Make Submission

Consultee	Lyndy McIntyre (81727)
Email Address	lmcintyrenz@outlook.com
Address	40 The Parade Paekakariki 5034
Event Name	Long term plan 2018-38 consultation
Submission by	Lyndy McIntyre (81727)
Submission ID	18LTP-347
Response Date	23/04/18 8:37 AM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Other
Version	0.3
First and last name	Lyndy McIntyre
Title	
Address	40 The Parade Paekakariki 5034
Phone	0273999156
Email	lmcintyrenz@outlook.com
Are you providing feedback	as an individual
Hearings	
Do you want to speak to the Council about your submission?	Yes

Tell us what you think about our long term plan

We need to receive your feedback by 5pm on Monday 23 April 2018

It's easy to give us your feedback online, at kapiticoast.govt.nz/kapiti2038, or you can use this form. You can post this completed form to:

Long term plan submissions
Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254

Or drop it off to your local library, service centre or the Council building, 175 Rimu Road, Paraparaumu.

Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name Lyndy

Last name McIntyre

Title (tick one) ☐ Mr ☐ Mrs ☒ Ms ☐ Miss ☐ Dr

Address 140 The Parade,

Paekakariki

Phone 0273999156

E-mail lmcintyre@outlook.com

Are you providing feedback? (tick one)

- ☒ as an individual
☐ on behalf of an organisation | Organisation name:

Do you want to speak to the Council about your submission? (tick one)

- ☒ Yes: If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018.
☐ No

Privacy Statement: Please note that all submissions (including names and contact details) will be made available at Council offices and public libraries. A summary of submissions including the name of the submitter may also be made publicly available and posted on the Kāpiti Coast District Council website. Personal information will be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

If you do not wish your personal information to be published please tick the box ☐

Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

We should have a council-provided waste service included in the outcomes

Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Key decision: *Should we change the way we share rates across the district?* Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

- ☐ No – keep the status quo – leave the rating system as it is
- ☒ Yes – reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Please tell us why:

The current system is unfair.

Key decision: *What should we do next to address stormwater flood risks?* Pages 18-20

Do you agree with the Council's preferred option of a revised 45-year programme?

- ☐ No – keep the status quo programme
- ☐ Yes – do the revised 45-year programme
(Council's preferred option)

Please tell us why:

Work on the go Pages 21-23

Any comments on:

- * Coastal hazards and climate change
- * Housing
- * Replacing the Paekākāriki seawall
- * Paraparaumu and Waikanae town centres
- * Mactean Park
- * Kāpiti Island gateway

Replacing the Paekākāriki seawall
is taking far too long.

The community had extensive consultation,
a lot of money has already been
spent and it should proceed as
promised.

Rates for 2018/19 Pages 24-25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☐ Yes ☒ No

Hard to support when rates are higher
than any other local authority I am
aware of and obvious priorities such as
managing waste are missing.

Changes to fees and charges Page 26

We've **proposed changes to some fees and charges**, including new Food Act charges. If you have any views about these, please comment:

Key policies Pages 27-28

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

Submission attached on
kerbside recycling and waste
minimisation.

I also support speed
restrictions for The Parade,
Pnekekariki and measures
to calm traffic and slow it
down.



Submission on the Kapiti Coast District Council Long Term Plan 2018/38

Lyndy McIntyre
40 the Parade Paekakariki
0273999158

I wish to make an oral submission.

Why Our Council Should Provide a Kerbside Recycling Programme With a Waste Minimisation Incentive

For those of us who continued with the remnants of the KCDC provided kerbside recycling scheme, the recent announcement from Envirowaste that it would withdraw was a bitter blow, but not unexpected. It demonstrates the abject failure of KCDC's abandonment of kerbside recycling to the private sector and the absolute imperative of KCDC restoring a council-provided kerbside recycling service, coupled with a waste collection service which has a waste minimisation incentive.

Background

After EnviroWaste announced, at short notice, that they were discontinuing their service, KCDC issued a Q&A sheet.

The Q&A sheet does not tell the whole story. It states: "In 2012-13 after community consultation, council made the decision to exit from kerbside collection services – at the time there were three other contractors also providing the service across the district. The reason for this change was that the alternative providers could provide more cost-effective services, at a much lower rate than the council could match. The difference in price was because the council had to cover the costs of providing kerbside recycling to those ratepayers who use the recycling service weekly, but only use the rubbish bag infrequently."

I was a KCDC councillor in the 2007-2010 triennium. The scheme to privatise our waste was implemented well before 2012, so any consultation in the 2012/13 planning process was well after the horse had bolted.

In fact, KCDC effectively exited kerbside recycling and, perhaps more importantly, waste minimisation, in the 2007-10 term after a privatisation proposal was sold to councillors by senior KCDC management. During the 2007-2010 term, KCDC adopted kerbside recycling. Previously waste for the landfill was collected weekly in bags and residents could use recycling centres at various locations.

When KCDC decided to adopt kerbside recycling, the free recycling facilities in local communities were closed and KCDC began providing a bag collection (for waste to landfill) and a kerbside recycling bin. The incentive to reduce waste was the cost of the bags.

Then KCDC senior management proposed that the system be handed over to private contractors. The theory (now completely disproven) was that the competition between commercial contractors would keep the bag price (the only cost) down.

There was no suggestion that residents would be required to put a minimum number of bags out to sustain the contractor's need to make a profit. On the contrary, there was a clear undertaking that a free kerbside recycling service would remain, and the implication was that the status quo of residents being able to reduce and minimise waste would continue.

Of course, the confidence KCDC management had in the market was ill-placed and the roots of the failure of the system occurred when KCDC stopped providing the service as a ratepayer-funded service.

Because of this, we now do not have a service which promotes waste minimisation and recycling. We have no service provided by our council and all the private services require a commitment to an annual fee for a waste to landfill container (wheelie bin) with recycling as an add-on.

In short, the current situation is:

- we have no participation or leadership from our council
- we have a fully privatised failed system
- we have no services which have waste minimisation incentives and zero incentives to recycle

The promise made when the privatisation occurred — that a free kerbside recycling service would remain — has been broken. This can be fixed by restoring a free (rate-payer funded) kerbside recycling service.

Others can do it. Why not us?

Recently I travelled through the Coromandel and was struck by the council kerbside recycling collection, even in far-flung areas on metal roads. Ratepayer-funded kerbside recycling/rubbish collections have continued in our neighbouring areas of Porirua, Wellington and Hutt City.

Kapiti is one of the councils participating in the *Wellington Region Waste Management and Minimisation Plan (2017-2023)*, which states: "Councils have a statutory role in managing waste and are required to promote effective and efficient waste management and minimisation within their districts."

Currently we have up to four different trucks travelling around our district, often on exactly the same route and same day/time collecting rubbish. This has a negative impact on our roads and on the environment. It makes a mockery of KCDC's commitment to "promote effective and efficient waste management and minimisation" within our district.

KCDC is failing to adequately or effectively promote waste minimisation in our district because the job has been left to commercial contractors who have no interest in this goal.

Kapiti prides itself on being an environmentally conscious district. How can this possibly be if we have no leadership from our council on waste minimisation and the whole issue has been handed over to private companies with no commitment to our district or waste minimisation?

Cost

Of course, restoring a ratepayer-funded system would mean a cost to all ratepayers, regardless of whether they use this service or not. However, there is also an environmental cost to ignoring council's responsibility to take leadership on waste minimisation.

KCDC's previous actions in exiting kerbside recycling and rubbish collection has left a gap that has been filled by a range of options that have no waste minimisation incentive, such as large wheelie bins with the same cost attached (regardless of the amount of waste from households).

If KCDC returns to a ratepayer-funded rubbish collection service, some households may choose to continue with the status quo. Our rates provide many services that are not used by everyone in the community, such as sports facilities and libraries. That is not a valid argument for KCDC to abandon their responsibility to take leadership on waste minimisation by providing an environmentally sound service.

The purpose of rates is to pay for the services communities need, which are good for the community generally and reflect our goals, one of which is waste minimisation.

Providing a ratepayer-funded service (as other councils do) is not an extra charge. Household are now paying commercial charges of around \$150 a year and more per household.

The disposal of our waste

There is another issue that is of grave concern. Because of the totally privatised rubbish system in Kapiti, our council exercises no control over the disposal of our waste. At least some of the commercial contractors have for some years been dumping our waste in Hokio Landfill, where toxins leech into the land owned by the neighbouring Ngātokuwaru Marae. This is an outrage and it is not acceptable that KCDC has not ended this disgraceful situation.

Solution sought

It is time for KCDC to return to the provision of a kerbside recycling service with a waste to landfill collection service that incentivises minimising that waste (as the bags have done in the past).

The Q&A sheet states: "under the current system, instead of every household having to pay a set portion of rates for a set of rubbish and recycling services, each household can choose the service they would like to use, based on what providers are offering."

However, every household does not have a service they would like to use as there is no service that achieves the goals of encouraging waste minimisation and maximising recycling.

Waste management is a basic service and, for all the reasons above, should be provided by our council. Let's bring it back.

Make Submission

Consultee	Jill Stansfield (73459)
Email Address	stansfieldkapiti@xtra.co.nz
Company / Organisation	Kapiti Coast Older Persons Council
Address	39 Realm Drive Paraparaumu 5032
Event Name	Long term plan 2018-38 consultation
Submission by	Kapiti Coast Older Persons Council (Jill Stansfield - 73459)
Submission ID	18LTP-348
Response Date	26/04/18 8:58 AM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Other
Version	0.3
First and last name	Jill Stansfield
Title	
Address	39 Realm Drive Paraparaumu 5032
Phone	04 297 1806
Email	stansfieldkapiti@xtra.co.nz
Are you providing feedback	Kapiti Older Persons Council
Hearings	
Do you want to speak to the Council about your submission?	Yes

Tell us what you think about our long term plan

We need to receive your feedback by 5pm on Monday 23 April 2018

It's easy to give us your feedback online, at kapiticoast.govt.nz/kapiti2038, or you can use this form. You can post this completed form to:

Long term plan submissions
Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254

Or drop it off to your local library, service centre or the Council building, 175 Rimu Road, Paraparaumu.

Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name

JILL

Last name

STANSFIELD

Title (tick one)

☐ Mr

☒ Mrs

☐ Ms

☐ Miss

☐ Dr

Address

39 REALM DR.

PARAPARAUMU 5032

Phone

04 297 1806

E-mail

stansfieldkapiti@xtra.co.nz

Are you providing feedback? (tick one)

☐ as an individual

☒ on behalf of an organisation | Organisation name:

KAPITI COAST PERSONS COUNCIL

Do you want to speak to the Council about your submission? (tick one)

☒ Yes

If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018

~~PLEASE~~ PLEASE NOTE, I am NOT available on Friday 18 May.

Privacy Statement: Please note that all submissions (including names and contact details) will be made available at Council offices and public libraries. A summary of submissions including the name of the submitter may also be made publicly available and posted on the Kāpiti Coast District Council website. Personal information will be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

If you do not wish your personal information to be published please tick the box ☐

Where we're heading **Page 8**

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

Our financial and infrastructure strategies **Pages 10-13**

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Key decision: *Should we change the way we share rates across the district?* **Pages 14-17**

Do you agree with the Council's preferred option to change the rating system?

Please tell us why:

- ☐ No – keep the status quo – leave the rating system as it is
- ☐ Yes – reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Key decision: *What should we do next to address stormwater flood risks?* **Pages 18-20**

Do you agree with the Council's preferred option of a revised 45-year programme?

Please tell us why:

- ☐ No – keep the status quo programme
- ☐ Yes – do the revised 45-year programme
(Council's preferred option)

SUBMISSION TO THE KCDC LONG TERM PLAN.

Kapiti Coast Older Persons Council wishes to submit a proposal for KCDC to adopt the NZS 4121 2001 as a standard planning document for all future developments on the Kapiti Coast.

NZS 4121 2001. Although this document relates to "Design for Access and Mobility – Buildings and Associated facilities" given the Kapiti Demographic, this could make a good basis for Human Rights here in Kapiti. This Document needs to be used as a standard guideline when granting building, parking and related permits here in Kapiti. One purpose of the Standards focus is to "ensure that people with disabilities are able to enter and carry out normal activities within buildings." Hence my reference to Human Rights. People with disabilities should be entitled to expect that they will be able to lead a life that is closest to that which they could expect if they were "normal."

RELEVANT STATISTICS TO SUPPORT THIS.

In Paraparaumu Central currently almost 27% are over 65 years of age. Over the entire Kapiti Coast it is projected that by 2043 that will rise to 34%. In addition statistics show that 59% of people over 65 have a disability. On average – across the whole of NZ, 1 out of 4 people will have a disability. It is also important to recognise that the % of disabilities will be higher in the Maori and Pacifica populations, and Kapiti will reflect this too.

A very relevant example of the need to adopt these Standards has recently happened here in Paraparaumu. Official approval was given for the car park area outside "Spotlight." Only the absolute minimum of Mobility Parks have been allocated. (for 21-50 parks only 2 disability parks are needed). However – alongside that table on P 28 of the NZS Document there is this comment – C5.4 "Specific building types such as medical centres, entertainment centres and large retail facilities **should** provide greater numbers of accessible car parks than the minimum required." My point is that as "Spotlight" has around 70 car parks, and as it IS a large retail facility it most certainly should have more than the required minimum. If we factor in the Kapiti demographic and remember that many older people have a lot of time to devote to craft-like activities, then surely there is a clear need for more mobility parking slots. I did write to "Spotlight" on the issue, but received no reply. Once it had opened I asked to speak to the manager but was allocated another staff member who assured me that their parking area had been approved by KCDC.

Jill Stansfield, Kapiti Older Persons' Council – stansfieldkapiti@xtra.co.nz

This is a very clear example of why KCDC needs to put the NZS 4120 2001 in place for Kapiti.

AND – when this IS adopted – it will be a huge step towards making Kapiti an “Age Friendly” district. I would like to remind you of the statement on p72 in the full LTP document as it states that “Activities, work-streams and policy reviews will be a focus to ensure the district becomes an age-friendly and accessible district.”

ANOTHER PROJECT WORTHY OF CONSIDERATION.

Wellington City Council has a very useful and relevant Age-friendly document “Accessible Wellington Action Plan – 2012 – 2015”. This still seems to be current. Kapiti needs a similar document.

SUPPORTING DOCUMENTATION

Another relevant document – Disability Action Plan 2014 – 2018 is from the Office for Disability Issues . The internet listing states “New Zealand’s priorities to advance the implementation of the UN Convention of the Rights of Persons with disabilities and the New Zealand Disability Strategy. Dated 8/12/2016.

AGE FRIENDLY KAPITI.

The group with this responsibility is currently being led through some planning with the Department of Internal Affairs representative with responsibility for Kapiti. We will meet again on 27 April. (The Office for Seniors is also interested.)

Progress has been slow mostly because the representative has had some other issues that led to several postponements of the start of the planning sessions.

If you look on-line for “Global Age - friendly Cities : a Guide” on P 5 “Part 2. Active Ageing: a framework for age-friendly cities” you will be able to read a very relevant and succinct overview. One of the key statements reads “In an Age-friendly city, policies, services, settings and structures support and enable people to age actively.” This is followed by 5 bullet points.

There is also 4 page summary "Checklist of Essential Features of Age-friendly Cities" – www.who.int/ageing/publications/Age_friendly_cities_checklist.pdf

The Checklist has 8 "Determinants" – Outdoor spaces and Buildings, Transportation, Housing, Social Participation, Respect and Social Inclusion, Civic participation and employment, Communication and Information, and Community and Health Services. Within each Determinant there are from between 8 and 17 bullet points upon which communities can focus.

There is also the opportunity to apply to join the Worldwide "Network of Age Friendly Cities and Communities."

The Age-friendly Kapiti Steering group has a draft document "Towards an Age-friendly Kapiti Coast" and we will present it as a discussion document in the future. We are currently planning to gain approval and support from related organisations.

Jill Stansfield.

Age Friendly Responsibility - within the OPC

stansfieldkapiti@xtra.co.nz

Make Submission

Consultee

Email Address

Address

Event Name

Long term plan 2018-38 consultation

Submission by

Submission ID

18LTP-349

Response Date

26/04/18 9:03 AM

Consultation Point

Tell us what you think about our long term plan
([View](#))

Status

Submitted

Submission Type

Letter

Version

0.3

First and last name

WITHHOLD DETAILS

Title

Address

Phone

Email

Are you providing feedback

as an individual

Hearings

Do you want to speak to the Council about your submission? Yes

Privacy statement

Please withhold

SUBMISSION ON KCDC LONG TERM PLAN



I would like to speak to my submission.

I do not want my name and address made public.

SUBMISSION ON KAPITI COAST COUNCIL LONG TERM PLAN

1. Climate change and sustainability

KCDC has already done much in this line. But there is more to be done.

KCDC should aim to be carbon neutral by 2025 through measures such as:

Purchase an EV fleet for staff use.

Encourage planting of trees on Council owned land and on steep hill country.

Find a way to process sewage and organic waste in a sustainable manner.

Encourage the Paekakariki and other communities to generate their own energy by sustainable means.

Waste management

The present system of multiple collectors uses excess fuel and damages the roads unnecessarily. Other Councils have a single collector. To encourage green waste disposal at tips, it should be free. Wheelie bins are a poor use of resources as waste is not separated.

Cycle and walking tracks

I appreciate the progress which Council has made on these. More work needs to be done to join them up and to promote safe cycling.

Cycle tracks painted in green on the road are insufficient. To be safe for cyclists they cannot be combined with car parking.

Ngaio Rd in Waikanae is a major access way to Waikanae village shops. It is hazardous for cyclists because of parking on both sides, at the eastern end. To be cyclist safe parking should be restricted to one side only, leaving space for a cycle track which could be used in both directions.

2. Waikanae Scientific reserve

Kapiti Coast has a greater variety of bird life than any other part of the Wellington area. The Scientific reserve is an important part of this and should be better cared for including:

Whitebaiters in the Reserve licensed and limited in number.

Large notices informing people that dogs are only permitted if on a lead.

No vehicles on the Reserve.

These all need to be promoted by KCDC through education and enforcement.

3. Beaches.

People continue to run up and down the beaches in motorised vehicles jeopardising children and birds. In particular quad bikes with no registration are the main offenders. Further surprise blitzes on beaches in combination with police would help. Some notices specify motor bikes not being permitted on dunes but say nothing about other vehicles.

4. Greendale Reserve

(on behalf of volunteers)

This Council Reserve has been re-afforested over the past 20 years by a group of volunteers and some help from Council. It was disappointing that a request to Council

for funds to protect erosion by the Maaupoko Stream was declined. This should be put into the long term flood control plan. Stream flooding has caused the loss of one track already and if not controlled is likely to cause further loss of tracks, trees and access roadway. Volunteers do not feel that Council is providing the support they need to continue their care of the reserve.

The neighbours' macrocarpa and eucalyptus trees at the North-West end of the reserve have branches protruding into the reserve which provide a dead space where nothing will grow. We ask KCDC to get the branches cut back to the boundary.

5. **Natural cemetery**

This cemetery at Otaki is a credit to Council and deserves more publicity. It is one of only a few natural cemeteries in NZ. The cost of burial here should be the same as for an ordinary burial. Although more space is needed, maintenance costs are lower. It does need a little more attention to stop ivy and other weeds invading. The gully on the North side is full of weeds which need to be controlled as they constantly seed into the cemetery.

6. **Finance**

Green bonds are a way for Council to get funding for a sustainable future and allow people to support this. I enclose two recent articles from the Dom Post on the subject. I see no reason why KCDC should not set up such a system.

7. **Putting the community back into the agenda.**

It was disappointing to learn that Council will no longer be funding useful community services such as the CAB and Well Able.

23 April 2018

We must spend more green to get more green

DAVID HALL AND SAM LINDSAY

Picture in your mind all the world's financial flows. Imagine this as an elaborate web that wraps around the globe, each thread an exchange of capital from one entity to another, from the smallest microfinance loans to the largest transactions among countries and multinational corporations.

Now ask yourself: how much of this capital is misaligned to action on climate change? How much is flowing into fossil fuel reserves and high-carbon assets that will be stranded by any concerted international effort to prevent global warming?

On the flipside, how much is climate-aligned – that is, flowing into assets and activities that either reduce net emissions (climate mitigation) or prepare our societies and landscapes for a changing climate (climate adaptation)? Put simply, how much climate finance is out there, circling the planet right now?

The short answer is: not enough. And the challenge is how to make it greater.

It is no accident that the 2015 Paris Agreement puts climate finance on an equal footing with climate mitigation and adaptation. Article 2 calls for "making finance flows consistent with a pathway towards low greenhouse gas emissions and climate-resilient development". That means diverting capital away from activities that produce greenhouse gas emissions and into activities that are part of the solution.

The announcement that the Government will suspend new oil and gas exploration permits expedites this shift. But the next question is where that diverted investment will find a new home.

Attempts to measure global climate finance vary greatly. Climate Policy Initiative has a conservative estimate of US\$410 billion in 2016. The UNFCCC Standing Committee on Finance put global climate finance flows at US\$714b annually.

But there remains a global financing gap. In the energy sector alone, the International Energy Agency estimates that we need to invest US\$900b annually into energy efficiency and low-carbon technologies between 2015 and 2030

to US\$5-6t per annum.

The scale of these shortfalls are daunting. It would be easy to treat it as too demanding.

But think of it this way: **this is a productive investment into infrastructure that will support a more sustainable future for ourselves and our children.**

Along the way, this transition will create climate-aligned jobs and growth, as well as numerous co-benefits like better air quality or reduced nitrates. And if we really get our act together, we will lessen the costs of climate change itself.

Recent modelling by the OECD calculates that a collective "decisive transition" could boost long-run economic output among G20 countries by 2.8 per cent on average. If we include the avoided costs of climate-related damage, then the net effect on combined GDP is 4.7 per cent higher than business-as-usual by 2060.

The good news is that this transition is already under way, not only globally but also in New Zealand. It isn't large enough, it isn't fast enough, but it is happening.

In our newly released report prepared for the Ministry for the Environment, **Climate Finance Landscape for Aotearoa New Zealand: A Preliminary Survey**, we apply the climate finance lens domestically.

We find a range of activities and assets that meet climate finance criteria, whether private investment by companies into offsetting or energy efficiency, or public grants to encourage energy efficiency, electric vehicles, or sustainable land practices.

This space is also rapidly evolving. **Green bonds are emerging for financing or refinancing new infrastructure**, whether Contact Energy's NZ\$1.8b Green Borrowing Programme or Auckland Council's ambition to issue green bonds later this year.

Meanwhile, the new Government has pledged to establish the NZD\$100 million Green Investment Fund to further mobilise climate-aligned finance.

Still, there is room to do more – and to be more strategic and sophisticated in how we do it.

This work cannot solve all our climate change challenges.

Climate finance isn't a substitute for policy and public

more green to get more green

DAVID HALL AND SAM LINDSAY

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But there remains a global financing gap. In the energy sector alone, the International Energy Agency estimates that we need to invest US\$900b annually into energy efficiency and low-carbon technologies between 2015 and 2030 to meet the national pledges made in the Paris Agreement.

For core infrastructure – power, transport, water and waste, and telecommunications – the demand for finance is even greater. The Global Commission on the Economy and Climate estimated

to US\$5–6t per annum.

The scale of these shortfalls are daunting. It would be easy to treat it as too demanding.

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Still, there is room to do more – and to be more strategic and sophisticated in how we do it.

This work cannot solve all our climate change challenges.

Climate finance isn't a substitute for policy and public spending: these things all need to work together. But it is an enabler: it can unlock resources to achieve outcomes that otherwise wouldn't be achieved.

Dr David Hall is Senior Researcher at The Policy Observatory. AFE Sam Lindsay

Investor values drive growth in green bonds

IDS

ible investment has
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Moody's Investors

"It's important that green bonds don't just move money around but bring in new investment to sustainable initiatives and additional environmental impact."

Simon O'Connor, Responsible Investment Association of Australasia

Service forecast that the value of green bonds issued this year will exceed US\$250 billion (NZ\$348.70b), up more than 60 per cent on last year.

Who's offering them?

Contact Energy has a \$1.8b green borrowing programme that it hopes will attract international attention.

Auckland Council has given the go-ahead to establish a green bond framework to consider issuing bonds later this year. The money from the bonds would be used to fund the likes of wastewater infrastructure, low-carbon buildings and transportation and climate change adaptation.

The International Finance Corporation wants to raise \$100 million through the Kauri bond market in this country.

Fiji was the first "emerging economy" to issue a sovereign green bond.

In most cases, people wanting to buy the bonds need to go through a broker.

Who might they suit?

Simon O'Connor, chief executive of the Responsible Investment Association of Australasia, said green bonds were a good way to add environmentally friendly investment options to a portfolio within its existing asset allocation structures, with equal risk and return exposure.

It was becoming easier for retail investors to access the bonds, he said.

There was **growing interest from savers in having their retirement investments make a positive impact on the world, and green bonds were a way to achieve that.**

In most cases investors would be able to get just as good a return as from standard bonds, he said.

But O'Connor said investors should get a clear understanding of the projects that would be financed from the bonds.

Not all are created equal and there are not yet any universally accepted standards. As with much responsible investing, it's



Nearly NZ\$350 billion worth of green bonds will be issued this year, up more than 60 per cent on last year.

PHOTO: 123RF

important to watch out for "greenwashing" - where investments are dubbed environmentally or socially friendly to get access to money, without any clear change in the

way they are managed.

Companies can issue a green bond to fund a particular project without ruining their entire firm in a socially or environmentally friendly way.

"There's different levels of standards with green bonds," O'Connor said. "The leading ones report back on the impact occurring and the projects financed."

"It's important that green bonds don't just move money around but bring in new investment to sustainable initiatives and additional environmental impact."

