

**To:** Gina Sweetman, Consultant Planner

**Cc:** Matt Muspratt, Acting team leader District Planning

**From:** Hamish McGillivray, Manager Urban Planning and Research

**Date:** 8 October 2025

**Subject:** Growth context RE PPC4

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## **Introduction**

1. My name is Hamish John McGillivray. I am employed as the Urban Planning and Research manager at Kāpiti Coast District Council.
2. I have prepared this statement of evidence on behalf of the Kāpiti Coast District Council (Council) in respect of technical related matters arising from the submissions and further submissions on the Private Plan Change 4 (PPC4) to the Kāpiti Coast District Plan (District Plan).
3. Specifically, this statement of evidence provides context relating to Te Tupu Pai Growth Strategy, the 2023 Housing Business Assessment and population forecasts relating to Proposed Plan Change 4.
4. I am authorised to provide this evidence on behalf of the Council.

## **Qualifications and experience**

5. I hold the qualifications of Bachelor of Resource and Environmental Planning (with Hons) from Massey University.
6. I have 25 years' experience as a policy planner working on the development, implementation and monitoring of district and spatial planning processes across local, regional and central government in New Zealand and the United Kingdom. This includes preparing and providing advice on Council's Housing and Business Assessments and Te Tupu Pai Growing Well growth strategy.

## **Code of conduct**

7. I have read the Code of Conduct for Expert Witnesses set out in the Environment Court's Practice Note 2023<sup>1</sup>. I have complied with the Code of Conduct in preparing my evidence and will continue to comply with it while giving oral evidence before the Environment Court. My qualifications as an expert are set out above. Except where I state I rely on the evidence of another person, I confirm that the issues addressed in this statement of evidence are within my area of expertise, and I have not omitted to consider material facts known to me that might alter

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<sup>1</sup> <https://environmentcourt.govt.nz/assets/Practice-Note-2023-.pdf>

or detract from my expressed opinions.

### **Te Tupu Pai Growing Well - Growth Strategy (2022)**

8. The Kāpiti Coast District Council's Te Tupu Pai Growth Strategy (2022) outlines the approach to enabling sustainable growth across the Kapiti Coast District over the 30-year period to 2051.
9. The Strategy seeks to achieve good growth by 'growing up' and growing out' through a hierarchy of intensification around current and future urban centres, and a range of greenfield areas identified as high, medium and long-term priority areas for development.
10. The Strategy recognises that growth would progressively occur over time, through the intensification of existing urban areas alongside new greenfield areas being added progressively.
11. The Strategy identifies a flexible approach for how it is implemented, allowing it to adapt its speed to be responsive to growth drivers. This includes the pace of population growth against projections; how the market responds to develop and realise housing; and response to central government changes and reforms.
12. The Strategy identifies greenfield sites following a preliminary assessment of these areas, including their proximity to existing centres, access to transport and infrastructure, natural hazards, potential effects on the environment, effects on highly productive land and impact on climate change.
13. However, the Strategy recognises the need for further, more detailed examination of constraints and infrastructure requirements to assess these areas for their appropriateness for development. The Strategy notes that more detailed planning may mean the indicative priorities of these areas could change. While some developments may be able to happen sooner, others could be rescheduled for later or deferred, but generally development of medium priority areas was anticipated over the medium term of the strategy as these areas generally need considerably greater expansion and development of infrastructure.
14. The Strategy identifies this being achieved through a progressive approach, alongside changes to the district plan and infrastructure planning processes, ensuring development is appropriately staged and that infrastructure is provided at the right time avoiding a piecemeal approach.
15. It also recognises that where appropriate, greenfield sites will have structure planning undertaken to ensure well- functioning urban environments, and this will be undertaken progressively alongside district plan changes. This includes both council-initiated plan changes and/or private plan changes to ensure sufficient development capacity is enabled in suitable areas to realise good growth outcomes anticipated by the Strategy.
16. This Strategy also identifies the importance of the Long-term Plan in supporting implementation of the strategy, in particular the identification and sequencing of planning and infrastructure investment required to support good growth over a 30-year period.

### **Future urban plan changes and review of the Te Tupu Pai**

17. Council's Policy Work programme (PWP) 2024-2027 was last agreed and updated in March 2025 and includes the District Plan Change Programme. This identifies a further urban development plan change process being commenced from late 2025.
18. This future change coincided with the timing and preparation of supporting advice for Council to make decisions on proposed changes to the National Policy Statement on Urban Development and provisions in the Resource Management (Consenting and other System Changes) Amendment Bill, requiring councils to ratify a decision on whether to retain the MDRS from the

District Plan, alter it, or remove it a year after coming into effect.

19. This provision was subsequently removed in the final stages of the Bill becoming enacted, alongside broader changes to stop council plan changes ahead of more substantive RMA reforms.
20. The PWP also identifies the review of the Te Tupu Pai Growing Well Growth Strategy in 2026. This coincides with ongoing Vision Kapiti work and developing a supporting blueprint for achieving community outcomes for growing well.
21. The timing and nature of RMA reforms, final from of any supporting national policy statements, and progress of the Vision Kapiti and blueprint work over 2026 - 2027 period, all now have a bearing on the potential scope, nature and timing of any future urban plan change process, which will be subject to further advice for Council to agree.

#### **Growth projections and assessment of development capacity**

22. At the time Te Tupu Pai was developed the district was projected to grow by an additional 32,000 people by 2051.
23. The 2023 Housing and Business Assessment (HBA) assessed the development capacity enabled by the provisions of the draft notified version of the Proposed Plan Change 2 (intensification) published in August 2022 (which reflected Te Tupu Pai).
24. The 2023 HBA was based on an updated population forecast from 2022 that identified an additional 25,100 people over the 2024 – 2054 period, which was revised down from earlier forecasts reflecting the impacts from Covid-19 and border restrictions.
25. The 2023 HBA identified a realisable development capacity for 32,673 dwellings against demand for 13,888 dwellings across the next 30-years. The findings identified sufficient plan enabled capacity was available to meet future housing demand (including additional demand for competitiveness margin), with a surplus of 18,785 realisable plan-enabled dwellings.
26. Populations forecasts were further updated in 2023, where growth levels were revised down further, with 22,180 additional people forecast in the district 2024 – 2054 period (at the 50% percentile scenario).
27. Updated population forecasts have recently been published by the Wellington Regional Leadership Forum for 2025. The updated forecasts reflect Census 2023 results, but also recent economic factors resulting in slower levels of growth across the Wellington region than previously anticipated. These factors are projected to persist across the short to medium term affecting all levels of forecast growth across the region.
28. This includes the Kapiti Coast District, which now forecasts between 16,400 – 22,900 additional people in the district across, over the 2024 – 2054 period (50% - 75% percentile scenarios).

#### **Housing need**

29. Over the next 30 years the district's population is expected to age and result in strong growth in the number of people aged 65 years and older and, as a consequence, the number of one person and couple only households are expected grow significantly faster than other household types<sup>2</sup>.
30. Te Tupu Pai recognises enabling different types of housing to meet the needs of changing demographics and lifestyles – such as more single person households – the Strategy wants to

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<sup>2</sup> [Housing needs assessment - Kāpiti Coast District Council](#)

enable different types of housing.

31. The HBA 2023 identifies a continued market preference for larger standalone houses across the district, which creates a mismatch with the high number of smaller (single and couple) households in the district. However, increasing demand and house prices has seen an increase in smaller houses and medium density developments emerging on the market.
32. The HBA also recognises that a proportion of the future demand for business land and supporting health services and uses will be provided within retirement villages.
33. In summary:
  - (a) Recent updates to the HBA has resulted in population growth being revised as considerably lower than the figure contained in the Te Tupu Pai Growth Strategy.
  - (b) As a medium-term growth area, the Strategy anticipates that an assessment of constraints and infrastructure requirements for the rezoning of the area would be carried out comprehensively rather than via piecemeal rezoning.
  - (c) The 2023 HBA identified a surplus of realisable plan-enabled housing capacity compared to anticipated growth and demand projections.
  - (d) A proportion of the future demand for business land and supporting health services and uses is anticipated to be provided within retirement villages.