

09 April 2024

Thames Pacific / Bulletin Trust
Level 2/161 Cuba Street
Te Aro
Wellington 6011
Attention: Stephen Sutorius

Tena koe

RE: Waikanae North development

The Kāpiti Coast District is currently experiencing rapid growth. We expect the district's population will grow by more than 22,000 residents over the next 30 years. Kāpiti Coast District Council (Council) recognises the need for more houses, and different housing typologies, to meet the growing and changing needs of our community.

Ensuring there is sufficient housing to meet the range of needs across our District now and into the future has become a key focus for Council. Through consultation on our *Long-Term Plan 2021-2041* (the LTP), Council was given a clear mandate from our community to become more active in the housing space. This was reflected in one of the five community outcomes included in the LTP: 'Our people have access to suitable housing in Kāpiti so they can live and thrive'.

In 2022, Council published *Te Tupu Pai – Growing Well*, the District's growth strategy. *Te Tupu Pai* highlighted the importance of enabling different housing typologies to meet the varied needs of our community: 'A wider range of housing can deliver a greater range of affordable housing options - increasing our appeal as lifestyle choice and allowing those with a deep connection to the district to continue to live here.'

More recently Council has sought feedback from the community on the issues and opportunities that they see as most important. The provision of new homes to improve access to affordable, warm, dry and safe housing options that meet our local need was raised, and is one of the top ten priorities outlined by Councillors in the *Long-Term Plan 2024-2034* (the LTP) which is currently out for consultation. Council intends to support balanced growth through a mix of new greenfield development and targeted intensification.

The proposed Waikanae North development would help to increase the range of housing choices for the Waikanae community by delivering a greater mix of housing typologies to the market. The proposed 229 medium density townhouses within the development will significantly increase housing and lifestyle choices in Kāpiti. On this basis, Council are supportive of this development.

Council requires all new development to be serviced with quality infrastructure to ensure that the built environment is safe and healthy for future generations. Council and the community are conscious of the impacts of climate change, natural hazards, and pressure on the development community to build faster and cheaper than before. These factors require Council and other consenting authorities to ensure that future development is fit for purpose both now and in the future.

Council has worked proactively with the developer to ensure that the proposal will be serviced with quality infrastructure. A Private Developers Agreement has been drafted to ensure quality infrastructure and reserve land will be provided for as part of this proposed development.

Separate to the above discussion of the Waikanae North development and how it could help deliver greater housing choice in Kāpiti, please note any regulatory considerations related to this project will continue to be made through the Regulatory Team as part of Council's regulatory function.

Should there be any questions in relation to matters discussed in this letter, please do not hesitate to contact Kris Pervan at S 9(2)(a)

Ngā mihi nui



Darren Edwards
CHIEF EXECUTIVE
Te Tumuaki Rangatira



Thursday, 14 March 2024

Kia ora Stephen

In response to our discussion regarding your proposed development at 99-101 State Highway 1, Waikanae which is going through the EPA fast track consenting process;

We confirm that we have had early engagement with you and your team over a 2 year period to assess the Mana Whenua values of the site and we appreciate adjustments made to the proposal in response to our feedback. Our full support of the development is given, and we believe this development will be beneficial to our community providing much needed housing, retaining natural environments and provide mana whenua and public access to streams, wetlands and ecological sites.

It is noted and understood that this is a resource consent application via the EPA fast track consent process and not a plan change.

We support the inclusion of consent conditions that require our engagement, review and input into the various management plans including the plans relating to the protection and enhancement of the whenua. As discussed, we appreciate the willingness to support this ongoing engagement and financial support of our time and costs where applicable.

Nga mihi