

Attention: Earl Hope – Pearson
The Wellington Company
PO Box 94379
Manners St
Wellington 6142

13 September 2022

Tena koe

RE: Ōtaki Māori Racing Club

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 the Kapiti Coast District Council (Council). Through consultation on our *Long-Term Plan 2021-2041* (the LTP), the Council received 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, the 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.’

Emphasis can be placed on the ‘growing well’ aspect of our strategy. The Council are cognisant of the need for quality infrastructure to underpin its future development, in turn ensuring that the built environment is safe and healthy for future generations. The Council and 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 and supports the well-being of those that will inherit it.

The Kāpiti Coast District Council Housing Strategy 2022 (the Housing Strategy) seeks to deliver on the LTP’s community outcome for housing. The Housing Strategy includes following guiding principles:

- All our decisions will consider the intergenerational wellbeing of people and place.
- Healthy and active partnerships and collaboration will underpin our approach.

- We will take a systems-based approach to thinking about housing and address identified needs in the community.

We know we will need more houses, and different types of houses, to meet the growing and changing needs of our community. We expect the Kāpiti Coast District's population will grow by 32,000 residents over the next 30 years. Ōtaki itself expects to experience population growth of over 7,000 residents within this period.

The proposed Ōtaki Māori Racing Club (OMRC) development would help to increase the range of housing choices for the Ōtaki community, which is increasingly being impacted by unaffordable housing, through rising house prices and limited availability of housing stock for purchase or rent. The pressure on affordable housing in Ōtaki has increased significantly over the last few years from a point where lower house and rental prices allowed local people to live relatively affordably with a range of options to the current situation where there are limited options, and some people are forced to move out of the area and their community.

Due to the historic housing market and the previously perceived level of need in Ōtaki, Kāinga Ora has not delivered meaningful increases in levels of housing stock for a number of years. With improvements to the roading network; increasing house prices in Wellington pushing prices up in the northern corridor; and the impact of Covid-19, new housing that is currently being delivered in Ōtaki is often unattainable for many local people to either buy or rent and the local need for affordable housing is increasing.

Based upon data from the Statistics New Zealand, Livingston and Associates et al estimate the demand for rentals will increase in Ōtaki by 2,260 dwellings between 2018-2048. Similarly, demand for owner occupied housing will increase by 77% and 125% for standalone and multi-unit dwellings respectively.

The range of unmet need across the housing continuum in Ōtaki has been identified by both Kāinga Ora and the Ministry of Housing and Urban Development as a priority. On 21 July 2022, Minister Woods announced that Council had received a \$29.3 million government contribution towards infrastructure to enable approximately 1,000 new homes to be built in Ōtaki. The funding will be delivered over a period of 10 years and will contribute towards three water and roading infrastructure. The OMRC development was one of three development projects / sites included in the Infrastructure Acceleration Fund (IAF) application. The IAF application process involved consultation with Ngā Hapū o Ōtaki. Council will continue to work alongside Ngā Hapū o Ōtaki as the OMRC development progresses.

As a result of the IAF funding decision, Council and the Developer have proactively engaged in workshops to discuss the required infrastructure upgrades to enable the proposed development to occur. The IAF funding that relates to the OMRC development allows for upgrade works to the wastewater and potable water infrastructure. Council intends to continue working with the Developer regarding wider infrastructure and roading solutions and is prepared to enter into a Development Agreement, where appropriate, to facilitate efficient and timely coordination of infrastructure upgrade works to align with the development programme.

Separate to the above discussion of the OMRC and how it could help deliver improved housing availability and choice in Ōtaki, please note that any regulatory considerations related to this project will be provided as part of the formal process once an application has been made for fast-track consenting.

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

Nga mihi nui

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

Kris Pervan

GM Strategy and Growth