

21 December 2022

s9(2)(a)

I refer to your request under the Official Information Act 1982 (the Act) to Kāinga Ora – Homes and Communities, dated 7 December 2022, for the following information:

“Could you please advise if there are any plans to connect the new development to kiwi road?”

Could you please provide the traffic impact assessment?

How do you plan to consult with the community regarding this proposed development?

What plans are there to support the school and healthcare facilities in the area?

What is the process for objecting to the development intensity?

What are the projected completion dates and occupation dates?

Has Kainga Ora purchased or is planning to purchase more land for development in the Raumati Beach area, Raumati south area, or the Paraparaumu area? Do you have targets or the forecasted numbers of Kainga Ora properties you plan to develop in the Raumati Beach, Raumati south, or Paraparaumu area?”

Planning for the number and types of homes for the 59-69 Raumati Road site is still at an early stage. The current planning stage to develop what is known as a Project Brief is expected to be completed by 30 June 2023. This work will identify a preferred development concept for the site, the housing typology and an indicative delivery timeframe.

Given the size of the site and the Kāpiti Coast District Council’s residential planning rules, there is opportunity for private sector and public housing to be built in this location.

I have addressed your specific questions in an asked and answered format below.

Could you please advise if there are any plans to connect the new development to kiwi road?

Kāinga Ora is exploring the possibility of a connection to Kiwi Road.

Could you please provide the traffic impact assessment?

Kāinga Ora do not have a traffic impact assessment (TIA). However, once there is clarity on the proposed number of housing units and community demographics, which provides a picture of the travel needs/movements, a TIA can be considered and commissioned to support consenting, if appropriate.

The Project Brief will capture relevant roading information and will likely inform whether a TIA is required to support consenting. Currently, we know that Raumati Road is classified as a Secondary Arterial road in the Kāpiti Coast District Council District Plan, which is designed and configured to carry high traffic volumes.

It is also worth noting there are other travel options available in this location, including public transport services (with a bus stop nearby) and the Kāpiti Shared Pathway Network.

How do you plan to consult with the community regarding this proposed development?

Kāinga Ora wants to be a good neighbour, and we will inform the community throughout the development process.

Engagement with the community started on the 29 November 2022. Our Wellington engagement team has responded to a number of questions raised in emails and has also started having initial conversations with community members. We are planning to have an initial listening session with community members in February 2023 to better understand their concerns and how they would like to be communicated with in relation to this housing project.

We will hold the next engagement phase when we have more information to share on the development, such as plans and visual renders (images). This engagement will include the wider community, Iwi, Kāpiti Coast District Council and our customers.

What plans are there to support the school and healthcare facilities in the area?

Education and Health services are critical to our customers and the wider community. Kāinga Ora plans to include key government agencies, such as Ministry of Education and Te Whatu Ora (Health New Zealand) in the engagement process to ensure they are aware of our housing plans and have key information in regard to increased demands for education and health services in the area. We will advocate for these critical services for our customers where required but understand that the responsibility to increase/change their service provision ultimately sits with these respective agencies.

What is the process for objecting to the development intensity?

The standards for density are prescribed in the Kāpiti Coast District Council's District Plan. The Duty Planner at Council will be able to provide general information on consultation processes, including whether there is a process for objecting to development density.

In developing this site, Kāinga Ora will be seeking to comply with the Residential Zone rules and density standards. If there are any variances (or non-compliances) with the Residential Zone rules, then a resource consent will be sought from the Council.

What are the projected completion dates and occupation dates?

This will be contingent on having finalised a draft development concept for the site.

Has Kainga Ora purchased or is planning to purchase more land for development in the Raumati Beach area, Raumati south area, or the Paraparaumu area? Do you have targets or the forecasted numbers of Kainga Ora properties you plan to develop in the Raumati Beach, Raumati south, or Paraparaumu area?"

In 2020, Greater Wellington was estimated to have a housing shortfall of between 4,469 and 5,378 homes (defined as homes needed based on household occupancy modelling). The housing shortage is driven by the region's growing population and constrained supply. Housing supply has not kept up with demand and developable land is in short supply. In addition, the number of building consents have not kept up with growth over the past six years, escalating public housing demand and increasing homelessness. In terms of the Kāpiti Coast District, the shortfall is estimated at 534 homes.

Kāinga Ora's development intentions in the Raumati Beach area, Raumati south area, or the Paraparaumu area is influenced by, and is responsive to public housing demand, as captured in the Housing Register which is managed and monitored by the Ministry of Social Development.

Our Public Housing Plan for the Greater Wellington Region includes specific housing targets for the Porirua - Kāpiti sub-region. These targets are set by the Ministry of Housing (HUD) and for Porirua-Kāpiti is: 201 gross target for fiscal year 2024 and 189 gross target for fiscal year 2026.

Kāinga Ora looks to meet these targets through the re-development of our own land and housing assets and also through strategic land acquisitions. Our planning intentions for Porirua - Kāpiti sub-region align with the Greater Wellington Regional Growth Framework, and the strategic directions for the Western Growth Corridor: Tawa to Levin.

I trust you find the information provided helpful. Under section 28(3) of the Act you have the right to seek an investigation and review by the Ombudsman of this response. Contact details for the Ombudsman can be found at www.ombudsman.parliament.nz.

Please note that Kāinga Ora proactively releases our responses to official information requests where possible. Our response to your request may be published at kaingaora.govt.nz/publications/official-information-requests/ with your personal information removed.

Yours sincerely



Rachel Kelly
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