

## Paekākāriki Housing Trust

### Submission on draft intensification plan change

This submission is made on behalf of the Paekākāriki Housing Trust.

The PHT considered the intensification proposal based on the following principles:

1. Intensification is desirable as it has benefits on housing affordability while decreasing the impact on the environment.
2. The needs of the many outweigh the desires of the few.
3. Good design can decrease the impact on neighbours and the community.
4. Paekākāriki values its unique environment and community.
5. Ngāti Haumia aspirations and views are significantly important.

We have not had the capacity to consult Ngāti Haumia and are concerned their opinions may not have been sought by the council. We invite the council to do that directly.

In general, the Paekākāriki Housing Trust (PHT) supports intensification to reduce the cost of housing and protect the environment.

However, PHT submits that Paekākāriki is a suburban village, not a town centre, and because of its very small geographic size and beach-village character, it is not appropriate for 6-storey development within 800 metres of the railway station as proposed.

- This zone needs to be much smaller **because Paekakariki is much smaller**. It will have a significantly larger impact on the village than anywhere else on the Kāpiti Coast – an **unfair and disproportionately devastating impact not seen anywhere else**.
- The proposed changes would have a substantial - and disproportionate - impact on the liveability and wellbeing of the Paekākāriki community.
- The NPS-UD did not envisage something like two-thirds of a suburban village would be altered so drastically and as such there are good grounds to preclude Paekākāriki entirely or substantially reduce the area of the village from the high-intensification changes.
- KCDC has not fully considered “qualifying matters” when considering the appropriateness of the proposed changes for Paekākāriki.
- There are not sufficient services to provide for the needs of a significantly increased population in Paekākāriki.
- The lack of infrastructure in Paekākāriki cannot be relied on to protect the village from the disproportionate impact of these proposed changes.

PHT submits that well-managed 3-storey intensification is more appropriate, with any more intensive options limited to immediately adjacent to the railway station and village centre.

### Qualifying matters

The Porirua City Council proposed to exclude Paremata and Pukerua Bay (both serviced by rapid transit services) from the changes proposed under Policy 3 of the National Policy on Urban Development. PCC did so under Policy 4 qualifying criteria (d) and (h):

Qualifying criteria (d) and (h) are:

- “d) open space provided for public use, but only in relation to the land that is open space.

h) any other matter that makes high density development as directed by Policy 3 inappropriate in an area, but only if the requirements of clause 3.33(3) are met.”

They included additional criteria that excluded Paremata and Pukerua Bay as walkable access to:

- 1200m of a supermarket
- 800m of a primary school
- 400m from an open space.

Paekākāriki too has minimal services - no medical centre, pharmacy, supermarket, community services or petrol station, minimal retail, a volunteer-only fire brigade. People need to travel 12km, generally by car, to the supermarket and other retail outlets. Certainly, further than residents in Paremata.

PHT invites KCDC to seek further advice on whether there are grounds under qualifying matters that fit the Paekākāriki situation and to at least put this matter to the test by reporting it as a qualifying matter, and allowing the independent panel to consider it.

### Infrastructure

In the 24 March 2022 agenda paper on “Proposed plan change 2 - intensification” it was noted that:

“The absence of infrastructure is not a prescribed qualifying matter. Until such time as these areas are connected to reticulated infrastructure, it is likely that other rules in both the District Plan and the Regional Plan will place practical constraints on the level of development that would be realisable in these areas. Regional Council rules that regulate the design and provision of on-site wastewater treatment and disposal systems are an example of this.”

PHT are concerned that “other rules” will not protect the village from inappropriate 6-story development and repeat our request to pursue the qualifying matters argument.

We wish to speak to our submission. Thank you for your consideration.

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**Subject:** Submission  
**Date:** Thursday, 15 September 2022 10:12:37 am

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Kia ora

Please find attached our submission on the intensification (Policies 3 and 4) proposed changes to the district plan.



Nha mihi

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Coordinator

Paekākāriki Housing Trust

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