

Waikanae North Developments Limited
PO Box 28032
Wellington 6150
Attention: Andrew Beatson

3 March 2026

Tena koe

RE: Waikanae North Developments Limited

Kāpiti Coast District Council (Council) recognises and is supportive of high-quality development to meet the needs of rapid population growth across the Kāpiti Coast District (Kāpiti), while balancing the impact of development on the environment.

We expect Kāpiti to grow by up to 24,800 residents over the next 30 years and Council acknowledges that our community's growing and evolving needs will require a diverse range of additional housing to accommodate our growing population. The Council's *Long-Term Plan 2024-2034* (the LTP) includes housing as a Top 10 Priority for Kāpiti. The priority 'Making the most of our land so that we meet the needs of current and future residents in a sustainable way' provides a clear mandate for Council to support the provision of housing in our district.

In 2024, Council commenced the first stage of *Vision Kāpiti*, a district-wide vision developed through engagement with the community. Feedback was received from a statistically significant portion of the community indicating that greater access to a range of affordable housing is a priority for existing residents. Strong emphasis was also placed on Kāpiti delivering 'A diverse range of affordable housing options, catering to different ages, incomes and lifestyles'. Another important focus for the community was work and income opportunities, with the feedback emphasising the importance of having a variety of accessible career pathways and opportunities for current and future residents that did not require them to commute outside the district to access.

In line with community needs and aspirations, the proposed Waikanae North Developments Limited (WNDL) development would help to increase the range of housing choices in the Waikanae and Peka Peka communities, by delivering a greater volume and mix of housing typologies to the market. The variety of proposed lot sizes within the development will significantly increase housing and lifestyle choices in Kāpiti. The development would also significantly increase the number of lots available, reducing the current pressure on the housing market.

Another important focus of the community during the Vision Kapiti engagement was work and income opportunities. Feedback emphasised the importance of having a variety of accessible career

opportunities and pathways for current and future residents, that did not require them to commute outside the district. In addition to the housing benefits, the proposed development will provide significant opportunities for the local construction sector and supporting industries. The construction sector is already a key contributor to the Kapiti economy, with over 16% of jobs in the sector. It is also the second highest contributor to Gross Domestic Production (GDP), making up 11% of GDP in the district. (Source: Infometrics February 2026).

Recent engagement with iwi, developers, business leaders, and domestic and international investors has identified an estimated **\$2 billion pipeline of housing, commercial, retail, and infrastructure projects** across the district. Council recognises that this development along with the other developments proposed in Kāpiti will contribute to wider economic benefits for the districts as outlined in the project's economic assessment.

As part of our regulatory function, Council requires all new development to be adequately serviced 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 can be serviced with quality infrastructure. Council will continue to work with WNDL through the Detailed Design and Engineering Approval processes to achieve the desired outcomes of both WNDL and Council. A Private Developers Agreement has been drafted to ensure reserve land will be provided for as part of this proposed development.

It is important to note that while this letter expresses our support for the development's alignment with community needs, any regulatory considerations 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 [REDACTED]

Ngā mihi nui



Darren Edwards
Chief Executive