



August
2026

NEWSLETTER

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Annual General Meeting *and* Housing Discussion with Kapiti Electorate Candidates

Saturday 26th September 1.30pm

At the **Waikanae Bowling Club, 356 Te Moana Road**

Please book this date in your diary now.

We'll keep the AGM really short – around 10 minutes - because we're following up the AGM with a forum with the constituency candidates for the new Kapiti electorate.

In attendance will be **Tim Costley**, National; **Penny Gaylor** NZ First; **Sophie Handford**, Labour; and **Melody Willis**, Green Party. Chee-Khlang Sng, Opportunity Party has been invited but is not attending.

Each candidate will be given the floor to set out their Partys' policy on housing and specifically intensification policy. This will be followed with a question-and-answer session, questions will be taken from the floor.

We want as many members and supporters as possible at the meeting, to send a signal to policy makers that foisting the medium density residential standard on residents of special character areas such as the Waikanae Garden Precinct, is completely unacceptable.

We encourage you to invite friends and neighbours too. We look forward to seeing you at the AGM and candidate meeting. We will send a reminder closer to the time.



Waikanae Garden Precinct Committee Activities in 2026

At present we are waiting for the Planning Bill to pass into law and so are in somewhat of a holding pattern. Once the bills are passed the Kapiti Coast District Council (or its successor) will have to review its district plan within a legislated timeframe.

In February we made a submission to the Select Committee considering this Bill. We argued that it did not provide any meaningful mechanism for councils to protect locally significant special character areas such as the Waikanae Garden Precinct.

We pointed out that the special character areas in other towns comprise a tiny proportion of their urban footprint. For example, Auckland's character areas comprise 14.8 square kilometres or 2.6% of the city's urbanised area. In Wellington the designated special character areas cover only 85 hectares or 0.007% of the urban footprint.

We proposed some minor amendments to protect special character areas in certain conditions such as where a council could demonstrate long term housing supply was aligned with population projections.

Meetings with Minister Hon Chris Bishop

In March we visited Hon. Chris Bishop, the Minister in charge of Resource Management Act reform.

We were given a categorical assurance that Councils such as Kapiti would be able to opt out of the National Policy Statement on Urban Development provided they could demonstrate they had at least 30 years' supply of land zoned for residential and commercial development.

We intend to hold the Minister to his word as the new regulatory regime beds in.

Liaison with other residents groups

We continue to liaise with other residents' associations across the district, local officials and politicians putting the case that a 'one size fits all' approach to urban planning in council areas such as Kapiti is out of step with what residents actually want. We are looking at possible combined public events with speakers on relevant topics to support our work.



Policy Update – New Planning Act

The Resource Management Act is being replaced by two Acts, the Natural Environment Act, and the Planning Act. The Government plans to pass both into law before rising for the general election.

The stated intention is that prescriptive, standalone framework of the National Policy Statement on Urban Development (which allows areas such as the Waikanae Garden Precinct to be intensified), will be dissolved. That said, the core density and growth mechanisms (like building up and out) are being incorporated straight into the statutory purposes of the new Planning Act.

The Bill replaces the National Policy Statement on Urban Development with a single **National Planning Framework but retains the same structural problem: mandatory intensification standards override local character protections**, councils cannot opt out, and the Minister must certify that any restriction does not “unreasonably restrict development.”

Throwing all of this accumulated policy development out holus bolus wastes valuable resource and is politically unwise.

The Bill proposes very few bespoke provisions for local government. They can only depart in limited, tightly controlled ways.

Under the Planning Act blueprint, the qualitative concept of “well-functioning urban environments” originally used in the National Policy Statement on Urban Development is being adapted to focus heavily on enforcing “**competitive urban land markets**” directly through primary legislation, aiming to ensure an elastic supply of land.

What can we do as individuals and the society?

Given that the Kapiti Coast already has an over-supply of land already zoned for our housing needs for the next 30 years, we argue that the policy intent of the National Policy Statement on Urban Development should, either not apply to Kapiti, or if applied, should not wreck our special character areas. We can achieve housing growth while maintaining the special characteristics in the district that we so value.



This will take lobbying over the next few years, particularly if there is amalgamation of Kapiti into a larger unitary council with both Planning Act and Natural Environment Act responsibilities. We need to continue to monitor policy development and continue to lobby to protect what we are at risk of losing.

Help get the word out....

In this section we provide information you can use in emails and conversations to reinforce why we do not need high density housing in the special character areas and why Kapiti Coast District Council should be permitted to opt out of a blanket housing policy.

Kapiti Already Has Plenty of Land Zoned For Housing

The Kapiti Coast District Councils' planning has identified that sufficient residential land is available to build more than 32,000 houses under the existing District Plan. This **far exceeds** future forecast demand for dwellings of about 14,000 extra houses across the next 30 years.

The Waikanae Garden Precinct is just 1km²

Occupying just **one square kilometre**, the Waikanae Garden Precinct makes up a tiny proportion of the Kapiti Districts' 730 square kilometres.

The **urban footprint** of Paekakariki, Raumati, Paraparaumu, Waikanae and Otaki combined is 77 square kilometres. This represents just over 10 percent of the land area of the Kapiti District Council area.

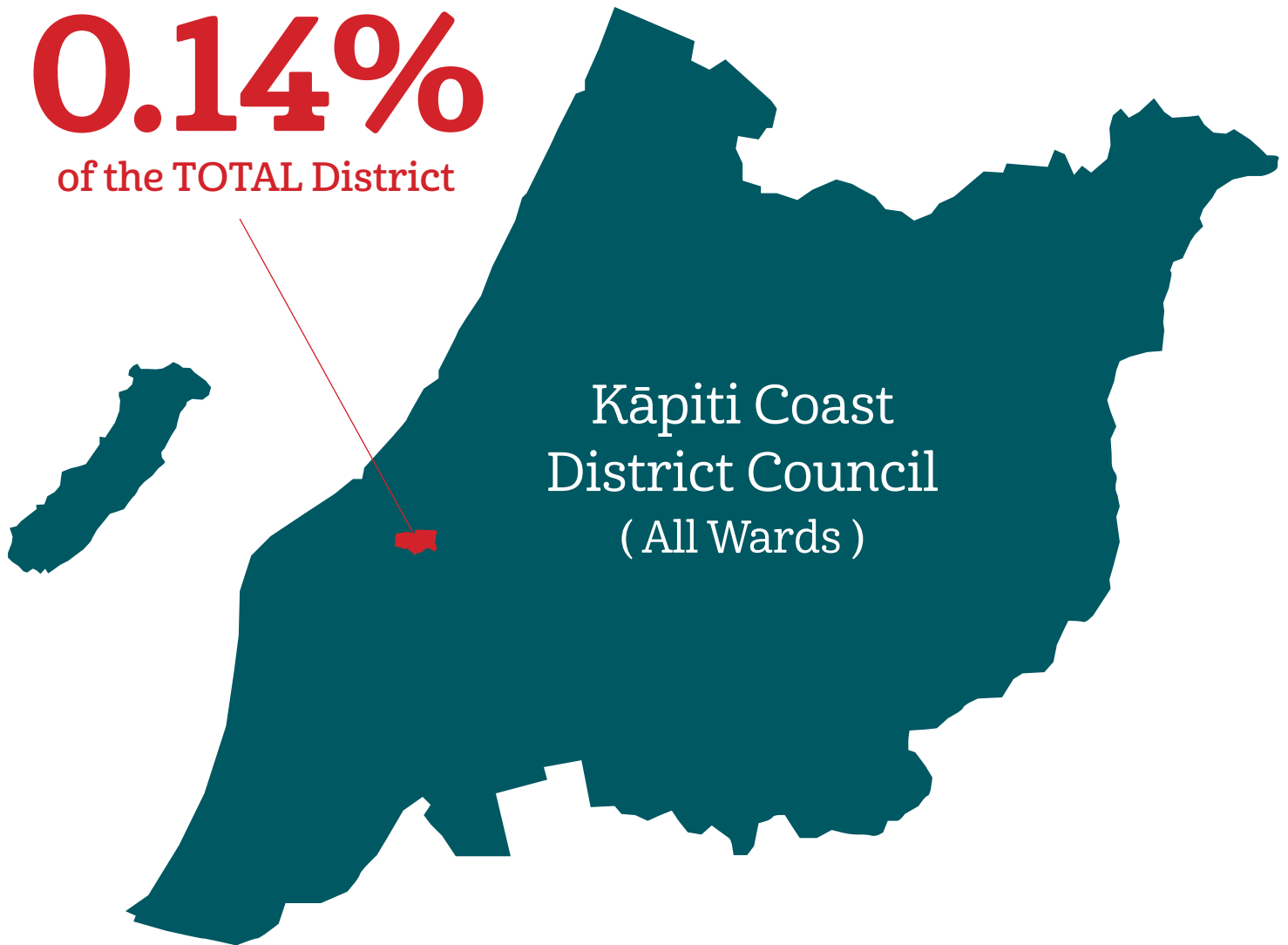
It took a long time and a lot of hard work to get the protections on special character areas into our District Plan. Throwing them out completely in the interests of urban intensification, as allowed under the National Policy Statement on Urban Development, is a crude and unsophisticated tool.

See our proportional diagram on the next page...

The Waikanae Garden Precinct **is just 1 km²**

0.14%

of the TOTAL District



Kāpiti Coast
District Council
(All Wards)

100%

IRREPLACEABLE CHARACTER



What About the need for Social Housing In Waikanae?

The government spent more than \$21 million on 35 new homes on the former Gus Evans nursery site in Utauta Street. They sit empty as do the government owned 11 units at the Ngarara development at Waikanae Beach, which were built several years ago. If there was a shortage of social housing in Waikanae why do these units remain empty?

...and finally Kākā in the garden precinct

Just this week one of our members shared with us video footage of kākā foraging in their Waikanae Garden Precinct property. The properties of our special character area provide special moments - worth campaigning to keep.



*As part of getting the word out,
see our pull-up banner concept on the next page...*

GROWTH With Character



OR

GROWTH AT ANY COST



39+ UNITS

Utauta Street | Waikanae

We're asking council to
reinstate the protections

The Waikanae Garden Precinct **is just 1 km²**

Continued...



Waikanae Garden Precinct Protection Society

Website

wgppsociety.net

Email

wgppsociety@gmail.com

Donate

WGPPS | Westpac | [03-0732-0066857-00](https://www.westpac.co.nz/03-0732-0066857-00)

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Please help us **PROTECT** what makes
the Waikanae Garden Area special