

Kāpiti Coast District Council - Proposed District Plan

Pre-hearing meeting report

Topic	Rural Hills and Paraparaumu North Gateway Precinct land
Where	144 State Highway 1, Paraparaumu
When	4 June 2015, 11am
Chairperson	Emily Thomson, independent chair
File reference	


1 Meeting Procedures

1.1 Introduction and purpose

This report is a record of a pre-hearing meeting called by the council for the purpose of clarifying or facilitating the resolution of a matter related to its Proposed District Plan. This report is prepared in accordance with clause 8AA(5) of Schedule 1 of the Resource Management Act 1991. At the start of the meeting it was agreed by all those present that all matters which the parties wished to discuss would be on a "without prejudice" basis. The meeting was a follow on from others that had been held and exchanges of correspondence between the submitter and Council.

1.2 Information provided or received prior to the meeting

- Welch submission (Submission #372)
- Suggested amendments to provisions- Bryce Holmes

Two handwritten signatures in black ink, one above the other, located to the right of the list in section 1.2.

1.3 Council attendance

The following council staff and / or consultants attended:

Name	Title and / or role
Janeen Kydd-Smith	Consultant planner (Kydd Smith Environmental Planning)

1.4 Submitter attendance

The following submitters attended or were represented:

Sub # / points	Submitter name	Represented by
372	Mike Welch	Bryce Holmes (Consultant Planner for the Submitter) & Mike Welch

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2 Agenda Items

- 1: Welcome, Health and Safety briefing
- 2: Process Issues
- 3: Discussion and agreement for the Chairman's Clause 8AA (5) Report regarding:
 - a. Any issues that are agreed; and
 - b. Any issues that are outstanding

3 Disclosure

None noted

4 Summary of Matters Agreed

OVERVIEW

- The submitter considers that the where the zoning of land in the Proposed District Plan has resulted in allotments which have a dual zoning of the Paraparaumu North Gateway Precinct (in the Rural Plains zone) and the Rural hills zones Rule 7A.3.2.4 renders the 2ha average for the Precinct ineffective.
- **Submission 372 has been summarised as:**
 - *Rule 7A.3.2.4 (Additional Standards for the Rural Hills Zone). A new standard needs to be provided so that subdivision in the PNRP are not subject to a 20ha minimum across the subdivision. The same 2ha average should apply to the Rural Plains lands, and the Planning Maps should be amended to extend the PNRP to all of the submitters land (not dissect it). Alternatively the Rural Hills Zone could be removed from the submitters land and replaced with Rural Plains Zoning.*

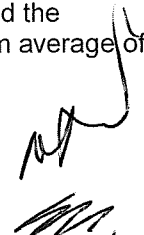
Rule 7A.3.2.4 is drafted in the proposed District Plan as follows:

- 4 Additional standards for the Rural Hills Zone
 - a) *Subdivisions shall create lots with a minimum average of 20ha per lot across the subdivision and a minimum individual lot area of 1ha.*

Agreed actions to be undertaken:

That rule 7A.3.2.4 be amended as set out below to address the submitter's concern, and is an agreed position between Council reporting officers and the Submitter:

- 4 Additional standards for the Rural Hills Zone
 - a) *Subdivisions shall create lots with a minimum average of 20ha per lot across the subdivision and a minimum individual lot area of 1ha.*
 - b) *Notwithstanding a) above, where a site contains land in the Rural Hills Zone and the Paraparaumu North Rural Precinct subdivision shall create lots with a minimum average of 3.5ha per lot across the subdivision and a minimum individual lot area of 1ha.*



Change requested in submission # 372:

- **Rule 7A.3.2.4 (Additional Standards for the Rural Hills Zone).** A new standard needs to be provided so that subdivision in the PNRP are not subject to a 20ha minimum across the subdivision. The same 2ha average should apply to the Rural Plains lands, and the Planning Maps should be amended to extend the PNRP to all of the submitters land (not dissect it). Alternatively the Rural Hills Zone could be removed from the submitters land and replaced with Rural Plains Zoning.

5 Outstanding Matters

There are no outstanding matters with Rule 7A.3.2.4. The agreement in this report is without prejudice to the remaining points contained in submission #372.

Report prepared by:

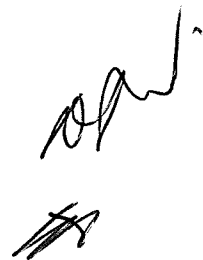
Emily Thomson
Chairperson



Date 18 December 2015

Agreement by submitter

Mike Welch



Attachment 1

Clause 8AA, Schedule 1 of the RMA 1991

[8AA Resolution of disputes

- (1) For the purpose of clarifying or facilitating the resolution of any matter relating to a proposed policy statement or plan, a local authority may, if requested or on its own initiative, invite anyone who has made a submission on the proposed policy statement or plan to meet with the local authority or such other person as the local authority thinks appropriate.
- (2) A member of the local authority who attends a meeting under subclause (1) is not disqualified from participating in a decision made under clause 10.
- (3) The local authority may, with the consent of the parties, refer to mediation the issues raised by persons who have made submissions on the proposed plan or policy statement.
- (4) Mediation under subclause (3) must be conducted by an independent mediator.
- (5) The chairperson of the meeting must, as soon as practicable after the end of the meeting, prepare a report that—
 - (a) must identify the matters that are agreed between the local authority and the submitters and those that are not; and
 - (b) may identify—
 - (i) the nature of the evidence that must be called at the hearing by the persons who made submissions:
 - (ii) the order in which that evidence is to be heard:
 - (iii) a proposed timetable for the hearing; but
 - (c) does not include evidence that was presented at the meeting on a without prejudice basis.
- (6) The person who prepared the report must give the report to those persons who attended the meeting and the local authority not later than 5 working days before the hearing.
- (7) The local authority must have regard to the report in making its decision under clause 10.]

