

Kāpiti Coast District Council Submitter Engagement Version PDP

Planner Drop-in Notes & Actions

Topic:	C7 Rural Zones
Meeting Date:	7 July 2015
Meeting Start Time:	1 pm
Meeting Finish Time:	2pm
Venue:	Kohekohe Room, Council Offices, Rimu Road, Paraparaumu
File reference/s:	Ref#370426 Copy of Original Submission

Attendees

Name	Title/Role	Sub #
Janeen Kydd-Smith	Chapter Lead, KCDC	
Nicky Astwood	Engagement Coordinator, KCDC	
Ian Hayes	Submitter	466
Robyn Hayes	Submitter	466

Matters discussed

Item
<p>1 Health & Safety</p> <ul style="list-style-type: none"> • Visitor sign-in complete • H&S procedures covered
<p>2 General Feedback</p> <ul style="list-style-type: none"> • Ian confirmed acceptance of the suggested changes to the Plan that related to the original submission. The only outstanding point was the 1ha minimum average lot size in the Waikanae Rural Eco-Hamlet Zone in the SEV.
<p>3 2ha Site Average</p> <ul style="list-style-type: none"> • Janeen confirmed the 1ha average applied to the “subdivision” as opposed to the “zone”. • Ian considered that the 1ha average was an artificial limit that would restrict some parts of the zone from being subdivided effectively. In terms of his property, the Submitter Engagement Version of the PDP had changed the minimum average lot size to 1ha. This would enable him to subdivide his property into three sites, but he considered that four sites was marginal. • The zoning of the area had changed due to the Expressway going through the middle of it and was now two independent areas within the main zone. • The rules that applied to subdivisions would still adequately protect and apply to the land if the zone was to change. • The Eco Hamlet area was between SH1 and Expressway and was going to be an urban view as opposed to being on the beachside of the Expressway which would be more rural. Therefore activities on the eastern side of the Expressway would be different to those on the beachside (western side) of the Expressway.

- Ian considered that the 1ha average in the SEV was an unnecessary limit and the PDP should be amended to only provide for a minimum lot size of 4,000m² in the Waikanae North Rural Eco-Hamlet Zone.
- The other rules that applied (i.e. the need to avoid peat ground, ecological sites and visually sensitive areas) would naturally restrict the density of development in the area without the need to apply a 1ha minimum lot average. Ian noted that there were few sites in the zone that were entirely sand and that could be developed more intensely.
- Janeen to talk with Boffa Miskell to consider what density of development could naturally occur in the area (applying a 4,000m² minimum lot size, on the basis of the area of land that was excluded from development because of peat or other limiting features (**Action 1**). The outcome is to be shared with Ian and Robyn Hayes (**Action 2**).

Actions

#	Action Description	Responsibility	Timeframe (if applicable)
1	Contact Boffa Miskell regarding the peat areas that can't be built on and what effect this would have on density.	Janeen	
2	The outcome of Action 1 is to be shared with Ian and Robyn Hayes.	Janeen	

Meeting notes recorded by Nicky Astwood, Engagement Coordinator.

Meeting Close Out

Date notes issued to parties	30 July 2015
Method of Issue	Email