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| Topic: | Paraparaumu North Rural Precinct – Subdivision – Rule 7A.3.2.4 |
| Meeting Date: | 4 June 2015 |
| Meeting Start Time: | 11am |
| Meeting Finish Time: | 12noon (approx.) |
| Venue: | Submitter's Home – State Highway 1, north of Paraparaumu |
| File reference/s: | Submission # 372 – Michael and Elizabeth Welch |

Attendees

| Name | Organisation Represented |
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| Emily Thomson (Senior Policy Planner) Janeen Kydd Smith (Consultant Planner, Kydd Smith Environmental Planning) | KCDC |
| Mike Welch Bryce Holmes (Consultant Planner, Land Matters Limited) | |

Matters discussed

| Item |
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| <p>Subdivision – Rule 7A.3.2.4</p> <ul style="list-style-type: none"> Met to discuss the following point raised in Submission # 372: <ul style="list-style-type: none"> <i>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.</i> Issue of subdivision of an existing lot that contains land within both the Paraparaumu North Rural Precinct and the Rural Hills Zone and the requirement to achieve a 20ha minimum average lot size across the subdivision. It was noted that the submitter's land has a total area of 25.974ha, of which 11.75ha is located within the Paraparaumu North Rural Precinct. It was agreed that it would be appropriate to amend the rule so that the land within the Rural Hills Zone could be included in calculating the minimum average lot size for the subdivision within the Paraparaumu North Rural Precinct, provided that the average minimum lot size exceeded 3.5ha. This would enable Mike to subdivide 7 lots with a minimum average lot size of 3.71ha within the Precinct. |
| <p>Access from State Highway 1</p> <ul style="list-style-type: none"> Mike asked about the timeframe for the transfer of ownership of the section of State Highway 1 adjoining his land, from the New Zealand Transport Agency to KCDC following completion of the McKay-Peka Peka Expressway. Emily advised that there would be a 2 year process of transfer post completion of the Expressway. |

- Mike advised that he would like to consult with KCDC about obtaining additional access from the road to his property.
- Emily suggested that Mike contact Francis Noku (KCDC Traffic Engineer) and Neil Trotter (Transport Planner) about this.

Actions

| # | Action Description | Responsibility | Timeframe (if applicable) |
|---|---|----------------|------------------------------|
| 1 | Janeen/Emily to redraft Rule 7A.3.2.4 and provide to Mike and Bryce for review and comment, with a view to reaching an agreement on the amended wording to be recommended in the s42A report for the hearing. | Janeen | As soon as possible |