

Kāpiti Coast District Council Submitter Engagement Version PDP

Submitter Meeting Notes & Actions

Topic:	Chapter 2 Objectives Chapter 6 Working Environment Chapter 9 Hazards
Meeting Date:	25 August 2015
Meeting Start Time:	1pm
Meeting Finish Time:	2pm
Venue:	Rata Room, Council Offices, Rimu Road, Paraparaumu
File reference/s:	Ref# 369670 Original Submission 218

Attendees

Name	Title/Role	Sub #
Sherilyn Hinton	Principal Policy Planner, KCDC	
Katherine Dorofaeff	Principal Policy Planner, KCDC	
Emily Thomson	KCDC	
Nicky Astwood	Engagement Coordinator, KCDC	
Richard Mansell	CE, Coastlands	218(FS55)
Chris Hansen	Chris Hansen Consultants Ltd, Coastlands Representative	218(FS55)

Matters discussed

Item
<p>1. Health & Safety</p> <ul style="list-style-type: none"> • Emergency procedures • Visitor sign-in complete
<p>2. Paraparaumu Town Centre Structure Plan – Wharemauku Precinct Ihakara Street</p> <ul style="list-style-type: none"> • Activity status – the SEV proposes to retain the lands as notified (Ihakara North Precinct) not include in A2. If in the future activities are proposed that do not fit within the zoning, then a consent process would be required. • 10 Trieste Way, potential connector to A2 (Wharemauku precinct) - the submission sought to include this piece of land and other land in the general area, in A2. This is consistent with Plan Change 72a. Council considers doing this to be a risk to the objectives of the centres approach by spreading the retail area too thin. Coastlands acknowledged the risk and that the proposed zoning (Ihakara North Precinct) would still allow 10 Trieste Way to be developed appropriately. • Council confirmed the proposed zoning would allow some retail but not large scale retail. • The structure plan has changed since original submissions were made and Coastlands concern with the design and funding of the connectors as they reach property boundaries remains. • Rules 6A.1.7.1A & 6A.3.3.4 – Council to consider the details of the rules and achieve consistency across the rules for A2 activities (Action 1). • Council confirmed that the SEV is not dissimilar to Plan Change 72a. Chris to

identify the differences between the submission and Plan Change 72a and forward to Sherilyn for review (Action 2 & 3)

- It was confirmed that the structure plan was more detailed than Plan Change 72a and that A2 covers a smaller area than the Wharemauku Precinct in Plan Change 72a.

3. Chapter 2 Objectives

- Chris suggested including clear statements relating to what Council's role is, in a non-regulatory sense.
- 2.15 Incentives – work is continuing in relation to the incentives part of the Plan. There will be opportunities to recognise efforts being made in such areas as biodiversity, infrastructure, permeable surfaces etc.

4. Chapter 9 Hazards

- Katherine confirmed that the SEV proposed to accept both of the submission points made by Coastlands in relation to this chapter.

5. Chapter 6 Working Environment

- Overall, the SEV proposed some simplification of the PDP and minimise the complexity of the Plan. A number of amendments have been made to Chapter 6 in response to general submissions seeking clarity/simplification, as well as the Coastlands submission. Officers are considering further opportunities for amendments to simplify/reduce the complexity of Chapter 6 (and particularly the policies) in response to Coastlands submission.
- Explanations - . Chris supports retaining the policy explanations which are currently proposed to be removed.
- Policy 6.4 Zone and precinct framework – Chris suggested translating this policy into the introduction of the Chapter.
- *Practical Application* Test – test rules that apply to A1 & A2 areas in the town centre.
- Economic Viability – Chris understands the use of the term 'vitality' throughout the chapter, however questions the use of the term 'viability'. Sherilyn confirmed that the Coastlands submission has driven some of the proposed changes that result in the removal of 'viability' from where its use is not considered appropriate. However, where 'viability' term is considered appropriate, it remains in use in the chapter.
- Employment – Chris suggested the use of 'a range of employment activities' as opposed to 'employment'. This was on the basis of whether 'employment' is an area Councils should be attempting to influence or be involved in. Sherilyn will consider this. (Action 4)
- Centres – Coastlands are supportive of the centres approach.
- Paraparaumu Northern Gateway – the submission made by Coastlands included a concern for the Northern Gateway being included in the outer business centre zone. Sherilyn commented that the zone provisions place strict limitations on retail for this particular precinct area and that this is to prevent the dilution of and the detraction from the objectives of the PDP's centres management approach.
- Council is awaiting further advice (from Tim Heath, Property Economics) on retail and commercial/industrial land use to support responses to the range of Ch6 submissions. The advice will be in the form of two reports which update the existing 2011 Property Economics employment land report:
 - Kapiti Employment Land Assessment
 - Kapiti Coast Retail Analysis
- It is expected that the reports will provide an updated analysis on retail and commercial land demand and supply issues across the district. Sherilyn agreed to make the reports available to Coastlands once finalised. (Action 5)
- District Centre Zone Structure Plan (Appendix 6.7) – Sherilyn confirmed the structure plan was still open for comment as part of the PDP process.

6. Process going forward

- The SEV is where the Plan sat as at the 15 June. A revision will be presented for Hearings that will include recommended changes as a result of completed technical

work and meetings with submitters and experts. Hearings on chapters will commence from 1 April.

- *Post Meeting Note:* The hearings are expected to commence in February 2016 with a Hearings Opening Meeting.

Actions

#	Action Description	Responsibility	Timeframe (if applicable)
1	Rules 6A.1.7.1A & 6A.3.3.4 – Council to consider the details of the rules and achieve consistency across the rules for A2 activities (Action 1).	Sherilyn H	Part of s42A report
2	Identify the differences between Plan Change 72a and the Coastlands submission.	Chris H	
3	Once received (Action 2), review the response from Chris.	Sherilyn H	
4	Consider Chris's rewording suggestions re: references to 'employment'	Sherilyn H	Part of s42A report
5	Provide Coastlands with updated Property Economics reports once finalised	Sherilyn H	Once final reports received from Property Economics

Meeting notes recorded by Nicky Astwood, Engagement Coordinator.

Meeting Close Out

Date notes issued to parties	2015
Method of Issue	Email