

Minute #2 of Hearing Panel CLARIFICATION REQUEST

1. Request for Clarification

The Hearing Panel for Variation 2 to the Proposed Kāpiti Coast District Plan, Waikanae Beach, has received a request for clarification from the Council’s reporting planner in an email from one of the submitters, Andrew Hazelton. In his email, Mr Hazelton asks the following questions:

Mr Muspratt’s s42A report recommends reducing the notified site coverage down from 35% to 30% and the Floor Area Ratio from 0.6:1.0 to 0.5:1.0.

The definition of “coverage” (note it does not include the word “site”) in the Proposed Plan is:

“Coverage means the percentage area of a property occupied by buildings, where the building area is measured by the total area of the footprint of the buildings on the ground (i.e. excluding eaves) and the property area excludes any right of ways or access legs.”

The definition of “Building” commences:

Building means any temporary or permanent or moveable or immovable structure; and includes any structure intended for use or occupation by people or animals or machinery or chattels but does not include any of the following: [there then follows a list of exclusions].

It would assist my preparation if Mr Muspratt could be asked in advance of Council’s view of the following:

Are carports considered a building for the purpose of “coverage” given that they can be, effectively, an extended “eave”?

Are verandas considered part of the “buildings on the ground” or are they “eaves”?

The Hearing Panel consider this to be a reasonable request and would assist all parties in understanding the Variation and its implementation. We therefore seek to have a written response prepared by the Council’s reporting planner, to be circulated among all parties by 5pm on 17 July 2020.

As with all information on the Variation, this clarification will also be uploaded to the relevant page on the District Council website: <https://www.kapiticoast.govt.nz/your-council/planning/district-plan-review/variation-2/>

2. Enquiries or Correspondence

Any enquiries or correspondence on the hearing should continue to be directed through the Hearing Administrator, Amanda Cottrell on 04 2964 893 or via email Amanda.Cottrell@kapiticoast.govt.nz



Robert Schofield
Hearing Panel Chair

Dated this 16th July 2020