

OIR: 2324/734

6 December 2023

[REDACTED]
[REDACTED]

Tēnā koe [REDACTED]

Request for Information under the Local Government Official Information and Meetings Act 1987 (the Act) (the LGOIMA)

Thank you for your email of **9 November 2023** requesting the following information:

Please send me a copy of the letter that was sent by direct mail in November 2022 advising local residents about the rezoning, mentioned in para 2 of your letter.

I understand that the letter mentioned in the LGOIMA response dated 20 September 2023 refers to the letter posted to all ratepayers in the district on August 2022, notifying them of Proposed Plan Change 2 (PC2). The letter stated that the plan change proposed to rezone some areas of land to General Residential Zone and provided information about where to find further details about PC2 on the Council website.

Over 22,000 letters were posted making it impractical to save a copy of each individual letter. However, we do have a copy of the letter template that was used, and this has been attached for your information. Additionally, the public notice that was published on the Council website can be found [here](#).

The Council ratepayer's postal database was used as the distribution list for notification letters about PC2. [REDACTED]
[REDACTED]

[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]

I trust that the above information addresses your query.

Please note that any information provided in response to your request may be published on the Council website, with your personal details removed.

Attachments:

1. District Ratepayer Letter Template

Ngā mihi,

A handwritten signature in black ink, appearing to read 'Kris Pervan', with a stylized, flowing script.

Kris Pervan

Group Manager Strategy and Growth
Te Kaihautū Rautaki me te Tupu

[Letter Name1] [Letter Name2]

[Address1]

[Address2]

[Address3]

[Address4] [Postal Code]

Kia ora [name]

Proposed Plan Change 2 to the Operative Kapiti Coast District Plan 2021

We're writing to let you know about proposed changes to the District Plan. The District Plan is the rulebook for land use and development in the Kāpiti Coast District. Council is following the Government's requirement to change the District Plan to accommodate more residents, businesses and community services in Kāpiti's urban areas. This proposed change to the District Plan is known as Plan Change 2. In summary, this plan change:

- incorporates the government's Medium Density Residential Standards (MDRS) into the District Plan, allowing the construction of up to three, 3-storey residential units on most sites in the General Residential Zone as a permitted activity where all the MDRS are complied with;
- enables increased levels of development in and around the District's centres and around the train stations at Paekākāriki, Paraparaumu and Waikanae;
- rezones some areas to General Residential Zone;
- proposes new design guides to encourage high quality design of residential and mixed use development;
- replacing all references to the Council's *Subdivision and Development Principles and Requirements 2012* document with references to the *Land Development Minimum Requirements April 2022* document; and
- provides for "qualifying matter areas" where development is less enabled, including areas already identified in the District Plan, plus new areas including a Coastal Qualifying Matter Precinct, a Marae Takiwā Precinct, and Kārewarewa Urupā in Waikanae Beach.

Plan Change 2 also proposes to:

- provide for tangata whenua to develop papakāinga housing developments; and
- make improvements to the District Plan's financial contributions provisions.

The details of Plan Change 2 can be found online at kapiticoast.govt.nz/district-plan.

You can make a submission on Plan Change 2. Information about how to make a submission is included on the website above and on the official public notice for Plan Change 2 (overleaf).

Submissions close 5pm Thursday 15 September 2022.

If you have any questions about Plan Change 2, please contact us at 0800 486 486 or district.planning@kapiticoast.govt.nz.

Ngā mihi,



Jason Holland
District Planning Manager