

OIR: 2324/655

20 September 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 **26 August 2023** requesting the following information:

***1. Why and when did the proposed maximum building height change from 4 to 6 stories, and the range extended, around the Raumati Beach village?***

To clarify, the permitted building height has not changed from 4 to 6 stories in the General Residential Zone around the Raumati Beach Town Centre Zone. General Residential Zone around the Raumati Beach Town Centre Zone is identified as a “Height Variation Control Area (14 metres)”.

Under standard 2(b) of General Residential Zone rule GRZ-R33, building heights of 14 metres (approximately 4-storeys) are permitted within this area. The spatial extent of this area is the same as the area identified as “Residential Intensification Precinct B” under the version of Plan Change 2 (PC2) that was publicly notified by the Council in August 2022. Residential Intensification Precinct B also provided for a permitted building height of 14 metres.

While the Council officer recommended to the Independent Hearings Panel (IHP) that the permitted building height be increased to 21-metres (approximately 6-storeys) within a larger area around the Raumati Beach Town Centre Zone, the Panel (in paragraph [13](b)(v) of the [IHP report](#)) recommended that building heights remain at 14-metres within the area identified in the notified version of PC2, and the Council accepted this recommendation.

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

You can read more about why the IHP recommended against this at paragraph [50] of the [IHP report](#).

## **2. What submissions did Kainga Ora make in regard to Raumati Beach?**

Kainga Ora made two submissions which can be found in the following links:

- Submission S122  
<https://www.kapiticoast.govt.nz/media/w1hapl22/s122-k%C4%81inga-ora-homes-and-communities-pc2-submission-15-09-2022.pdf>
- Further submission S122.FS.1  
<https://www.kapiticoast.govt.nz/media/ictha40q/s122-fs-1-k%C4%81inga-ora-homes-and-communities-further-submission-24-11-2022.pdf>

## **3. Noting that a 6 story building block built next door to a single story building - which will now be allowed - will have extremely negative impacts to sunlight, privacy and property value, what protections does the council offer existing home owners? And what financial mitigations, if any, are in place for the drop in property values?**

The rules of the [General Residential Zone chapter of the District Plan](#) (in particular, rule GRZ-R33) sets out the standards that new buildings are required to meet to be a permitted activity. This includes a building height standard which, as noted above, is 4-storeys, or 14 metres.

Other standards under rule GRZ-R33 include: *no more than three residential units on a site, building height in relation to the boundary, setbacks, building coverage, outdoor living space and outlook space requirements, requirements for windows to face the street and a minimum landscape area requirement*. There are also a range of other rules and standards that apply to new development set out in Part 2 (District-wide matters) of the District Plan.

If a proposed development will breach any of these standards, then a resource consent will be required before the development can occur. The Council can consider adverse effects (such as impacts on privacy and sunlight) when considering whether or not to grant resource consent.

For breaches of some standards (specifically the standards relating to building height, height in relation to boundary, setbacks, and building coverage), the Council is required to assess whether the adverse effects of these breaches are minor or more than minor on any person (including neighbours), and if those persons have not given written approval to the resource consent, the Council will be required to notify them of the resource consent application and invite them to

make a submission on it. If affected people make a submission, this may lead to mediation or a hearing before a decision is made to grant or decline the resource consent.

In relation to financial mitigation for any drop in property values, there is currently no provision under the Resource Management Act for councils to reimburse or charge property owners where the value of their property is impacted in a negative or positive manner by the effects of a plan change.

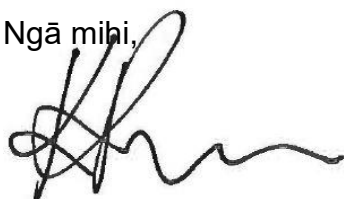
**4. *Why did the district council seemingly ignore the findings in the report by Urban Perspectives Ltd (commissioned by the Kapiti District in 2022) which stated how detrimental the proposed changes would be in the Raumati Beach area?***

The 2022 Urban Perspectives report on the Raumati Beach Area was included in the Section 32 Evaluation Report for Plan Change 2 as [Appendix H](#). The findings of this report, along with the other Urban Perspectives reports for the Paekākāriki, Waikanae Beach and Ōtaki Beach Residential Precincts and the Waikanae Garden Precinct, were considered by the Council as part of the preparation of PC2. This information is set out on pages 170 to 172 of the [Section 32 Evaluation Report for Plan Change 2](#) under the heading “Special Character Areas”.

The matter of character within the Beach Residential Precincts was also raised at the hearing on PC2, and the Council officer giving evidence to the IHP referred to these assessments in their written reply to the Panel. The information is recorded in section 12.1 (pages 107 to 111) of the [Council officer's written reply](#). The assessments are specifically referred to at paragraphs 328 and 329 of the written reply and are again referred to as evidence in paragraph 331.

Further information on the Panel's findings related to the matter of character in the Kāpiti Coast beach areas is set out in Section 4 (pages 38 to 42) of the [IHP report](#).

Ngā mihi,



**Kris Pervan**

Group Manager Strategy and Growth  
Te Kaihautū Rautaki me te Tupu