

**From:** Anna Carter  
**Sent:** Tuesday, 28 February 2023 5:33 pm  
**To:** 'Megan Barr'  
**Subject:** RE: [#Land Matters - 898] Further Information response on RM220265 - 189 Sims Road, Te Horo

Thanks Megan for your email.

I can confirm, as set out in the background of the application, that the units will be tenanted. They will be tenanted for periods agreed between the landowner and the tenant; with the expectation that tenants will be in their units more permanently than temporarily. That is to say that this is not an application for short-term accommodation. The purpose is to create intentional communities of people who live together as a family/whanau unit but sharing facilities so as to reduce costs. Tenants may leave earlier than anticipated if the situation doesn't suit them but that is not the intention of the cohousing model.

I agree with your approach to assess the cohousing as 'shared and group accommodation' as a best fit, and note the activity status under the default Discretionary category. I hadn't considered that as an option for this rural zoned site as there are no specific rules that apply to shared and group accommodation in the rural zone; and that definition hadn't been raised as an option in the pre-application meeting by Council officers at the time.

I now consider that Policy UFD-P2 provides for this type of housing *across* the District and not just in the Residential Zone. This policy also provides for a range of land tenure arrangements such as what is proposed by this application. Policy UFD-P2 provides for shared and group accommodation where high levels of amenity are maintained. I don't believe I referenced Policy UFD-P2 in my application but do so now in order for it to be referenced in any Council decision on this application.

UFD-P2	Housing Choice
An increased mix of housing forms and types will be encouraged within parts of the District where increased variability are able to cater for changing demographics, while maintaining high <u>amenity values</u> . This will include provision for	
<ol style="list-style-type: none"><li>1. smaller <u>household</u> sizes, including 1 and 2 bedroom <u>residential units</u>;</li><li>2. housing for older persons;</li><li>3. <u>supported living accommodation</u>;</li><li>4. <u>papakāinga</u>;</li><li>5. <u>shared and group accommodation</u>;</li><li>6. <u>minor residential units</u>; and</li><li>7. a range of <u>allotment</u> sizes and <u>land</u> tenure arrangements to facilitate these typologies.</li></ol>	

Policy UFD-P2 doesn't limit the location of supported living accommodation to any particular zone; rather it provides for it where the proposed development can maintain high amenity values. I consider that I have addressed how amenity values are impacted by the development in the AEE. I note your request for affected party approvals is on the basis that "the activity is not anticipated in the General Rural Zone and has the potential to give rise to adverse visual and amenity effects that are at least minor and that the proposed co-housing is considered to represent a greater density of residential development and intensity of associated effects than a second residential unit". On the basis of Policy UFD-P2, I would disagree with you that shared and group accommodation is not anticipated in the General Rural Zone. While there are no rules for Shared and Group Accommodation, Policy UFD-P2 does anticipate it could occur within "parts of the District" not limited to the General Rural Zone. However, I do acknowledge that the co-housing may represent a greater density of residential development than a single dwelling particularly for traffic movements associated with each of the tenants (noting that the traffic movements will still be within the number permitted for that zone). Beyond traffic movements, I wouldn't consider the occupation of the cohousing development to be dissimilar to a large rural household.

I have advised the client of the assessment of the two immediately adjoining neighbours as affected parties, and the request for a full landscape assessment. I will advise you on how they want to proceed.

Thanks and kind regards, Anna

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**From:** Megan Barr <Megan.Barr@kapiticoast.govt.nz>  
**Sent:** Tuesday, 28 February 2023 4:20 pm  
**To:** Anna Carter <Anna@landmatters.nz>  
**Subject:** RE: [#Land Matters - 898] Further Information response on RM220265 - 189 Sims Road, Te Horo

Kia ora Anna,

I have now received comments from all relevant Council officers on the further information that you submitted on 21 December 2022.

Council's Development Engineers have confirmed that they are satisfied with the additional engineering information provided. However, Council's Resource Consent team are not satisfied with the further information submitted regarding the planning questions.

After meeting to discuss the application and the further information submitted, Council's Resource Consents team has decided that the proposed cohousing development does not meet the District Plan definition of 'residential unit' because it does not involve exclusive use by one household.

**RESIDENTIAL UNIT**

means a *building(s) or part of a building that is*

*Note: for further clarification refer to the definition*

Instead, Council's Resource Consents team consider that the cohousing development is 'shared and group accommodation'.

**SHARED AND GROUP ACCOMMODATION**

means *residential activities* where residents share *spaces and internal living rooms*. Sharing access for the purposes of this definition. This definition

Shared and group accommodation is not an activity that is anticipated or provided for in the General Rural Zone. Therefore, it is a discretionary activity by default pursuant to section 87B(1)(a) of the RMA.

**Please provide further clarification about the intended use and operation of the proposed cohousing development.** Specifically, will the proposed living units be rented and, if so, on a short-term or long-term basis?

**Please provide a full Landscape and Visual Assessment, as requested in the further information request dated 4 November 2022.** Given the site's location within the Rural Dunes Precinct and Coastal Environment overlay, and that the activity is not anticipated within the General Rural Zone, Council's Resource Consents team considers this assessment to be necessary.

Council's Resource Consents team has also undertaken an assessment of potentially affected parties and determined that the owners and occupiers of 135 and 195 Sims Road, Te Horo, are potentially affected parties. Please find attached a letter requesting the written approval of these parties.

Ngā mihi,

**Megan Barr**  
Contractor to Kapiti Coast District Council

Kāpiti Coast District Council  
Tel 04 2964 700

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**From:** Anna Carter <[Anna@landmatters.nz](mailto:Anna@landmatters.nz)>  
**Sent:** Tuesday, 21 February 2023 12:08 PM  
**To:** Megan Barr <[Megan.Barr@kapiticoast.govt.nz](mailto:Megan.Barr@kapiticoast.govt.nz)>  
**Subject:** RE: [#Land Matters - 898] Further Information response on RM220265 - 189 Sims Road, Te Horo

Hi Megan,

At the time of writing/lodgement I was expecting those consents to come through but the landowner has not sought their written approval and instead they would prefer for Council to make a decision on affected parties first. Please advise.

Thanks and kind regards, Anna

**Anna Carter**

Tel: [0211704787](tel:0211704787)

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**From:** Megan Barr <[Megan.Barr@kapiticoast.govt.nz](mailto:Megan.Barr@kapiticoast.govt.nz)>  
**Sent:** Tuesday, 21 February 2023 11:13 am  
**To:** Anna Carter <[Anna@landmatters.nz](mailto:Anna@landmatters.nz)>  
**Cc:** Eloise Carstens <[Eloise.Carstens@kapiticoast.govt.nz](mailto:Eloise.Carstens@kapiticoast.govt.nz)>  
**Subject:** RE: [#Land Matters - 898] Further Information response on RM220265 - 189 Sims Road, Te Horo

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Kia ora Anna,

I am still waiting for comments about the further information submitted to date but in the meantime could you please clarify a statement from the application for me?

Section 9, paragraph 1 of the application states that “...*the applicants have obtained the written approval of the two immediately adjoining landowners and are also the landowners of the adjacent land*”. However, no written approval forms were submitted with the application. Could you please clarify which, if any, of the adjoining landowners have given their written approval and provide those approvals to Council?

Ngā mihi,

**Megan Barr**

Contractor to Kapiti Coast District Council

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**From:** Anna Carter <[Anna@landmatters.nz](mailto:Anna@landmatters.nz)>  
**Sent:** Monday, February 20, 2023 1:37 PM  
**To:** Megan Barr <[Megan.Barr@kapiticoast.govt.nz](mailto:Megan.Barr@kapiticoast.govt.nz)>  
**Cc:** Eloise Carstens <[Eloise.Carstens@kapiticoast.govt.nz](mailto:Eloise.Carstens@kapiticoast.govt.nz)>  
**Subject:** RE: [#Land Matters - 898] Further Information response on RM220265 - 189 Sims Road, Te Horo

Thanks for updating me Megan.

Ngā mihi, nui

**Anna Carter**

Tel: [0211704787](tel:0211704787)

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**From:** Megan Barr <[Megan.Barr@kapiticoast.govt.nz](mailto:Megan.Barr@kapiticoast.govt.nz)>

**Sent:** Monday, 20 February 2023 1:30 pm

**To:** Anna Carter <[Anna@landmatters.nz](mailto:Anna@landmatters.nz)>

**Cc:** Eloise Carstens <[Eloise.Carstens@kapiticoast.govt.nz](mailto:Eloise.Carstens@kapiticoast.govt.nz)>

**Subject:** RE: [#Land Matters - 898] Further Information response on RM220265 - 189 Sims Road, Te Horo

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Kia ora Anna,

Apologies for the delay in getting back to you. I didn't receive your original email as my email address was spelled incorrectly. Eloise was since forwarded it on to me.

I have not been able to get any feedback from the engineers yet but will continue trying and let them know that it is urgent.

Ngā mihi,

**Megan Barr**

Contractor to Kapiti Coast District Council

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**From:** Anna Carter <[Anna@landmatters.nz](mailto:Anna@landmatters.nz)>

**Sent:** Wednesday, February 15, 2023 3:34:07 PM

**To:** [megan.bar@kapiticoast.govt.nz](mailto:megan.bar@kapiticoast.govt.nz) <[megan.bar@kapiticoast.govt.nz](mailto:megan.bar@kapiticoast.govt.nz)>

**Cc:** Eloise Carstens <[Eloise.Carstens@kapiticoast.govt.nz](mailto:Eloise.Carstens@kapiticoast.govt.nz)>

**Subject:** [#Land Matters - 898] Further Information response on RM220265 - 189 Sims Road, Te Horo

Hi Megan,

Have you had a chance to go through the emails from the engineers yet on RM220265 on 189 Sims Road, Te Horo? I am meeting with the applicant tomorrow afternoon and would like to advise them on any addition requests etc. Do you think you might be able to provide me an update before I meet with my clients at 4.30pm tomorrow?

Thanks and kind regards, Anna

**Anna Carter**

Senior Resource Management Consultant

Tel: [0211704787](tel:0211704787)

[Anna@landmatters.nz](mailto:Anna@landmatters.nz)

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