

OIR: 2324/867

26 April 2024

[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 **28 March 2024** requesting the following information:

1. Can you please advise what restrictions will now apply to the developed properties in relation to?

a) Land earthworks.

Council advises that earthworks related to properties that fall within the mapped area of the Karewarewa Urupa must comply with the rules within the operative District Plan related, but not limited to:

- SASM Rules – Sites and Areas of Significance to Māori.
- EW Rules – Earthworks
- GRZ Rules - The General Residential Zone
- NH Rules – Natural Hazards
- Councils Land Development Minimum Requirements

b) Swimming pool construction.

Council advises that Swimming pool construction that fall within the mapped area of the Karewarewa Urupa must comply with the rules within the operative District Plan related, but not limited to:

- SASM Rules – Sites and Areas of Significance to Māori.
- EW Rules – Earthworks
- GRZ Rules - The General Residential Zone
- NH Rules – Natural Hazards
- Councils Land Development Minimum Requirements

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

c) Major alterations and additions to existing dwellings, including addition of upper stories.

Council advises that major alterations and additions to existing dwellings, including addition of upper stories that fall within the mapped area of the Karewarewa Urupa must comply with the rules within the operative District Plan related, but not limited to:

- SASM Rules – Sites and Areas of Significance to Māori.
- GRZ Rules - The General Residential Zone
- NH Rules – Natural Hazards
- Councils Land Development Minimum Requirements

d) Additional buildings on site eg garages & workshops.

Council advises that additional buildings on site such as garages and workshops that fall within the mapped area of the Karewarewa Urupa must comply with the rules within the operative District Plan related, but not limited to:

- SASM Rules – Sites and Areas of Significance to Māori.
- GRZ Rules - The General Residential Zone
- NH Rules – Natural Hazards
- Councils Land Development Minimum Requirements

e) Removal or demolition of existing dwellings and construction of new dwellings.

Council advises that removal or demolition of existing dwellings and construction of new dwellings that fall within the mapped area of the Kārewarewa Urupā must comply with the rules within the operative District Plan related, but not limited to:

- SAMA Rules – Sites and Areas of Significance to Māori
- GRZ Rules - The General Residential Zone
- NH Rules – Natural Hazards
- Councils Land Development Minimum Requirements

2. Will the above development options be subject to normal residential development planning and approval processes, or will special Resource Consent be required with Maori having a controlling influence?

Although the matters sited under the SASM Rules must be complied with, Tangata whenua does not have a controlling influence on activities in this area. Council remains responsible for processing and making decisions on Resource Consents. Any development that does not comply with the permitted rules within Council's operative District Plan will trigger the requirement for a Resource Consent application.

3. Could you also please confirm that in any case, the new Plan 2 zoning will restrict any future residential development or redevelopment on the Wahanga Rua zoned area, to single residential houses on each section?

It is not the intention of Plan Change 2 to restrict residential development or redevelopment within the Kārewarewa Urupā to single residential houses on each section. Should a proposed development/ redevelopment trigger rules within the operative District Plan, a Resource Consent is required to be submitted to Council for consideration.

I trust this answers your further questions. Should you need any further information please contact Eloise Carstens on eloise.carstens@kapiticoast.govt.nz.

Ngā mihi,

A handwritten signature in blue ink, appearing to read 'James Jefferson', with a long horizontal flourish extending to the right.

James Jefferson

Group Manager Regulatory and Environment
Kaiwhakahaere Rōpū Ture me te Taiao