

## **Report 99.576**

15 October 1999

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[Report 1999-576:ln]

Report to the Environment Committee  
from Richard Peterson, Policy Analyst, Resource Policy

### **Coastal Subdivision in the Kapiti District**

#### **1. Purpose**

To inform the Committee about the extent of subdivision that has recently been undertaken along the Kapiti Coast.

#### **2. Background**

At the last Committee meeting, during discussions on subdivision and the natural character of the coast (Report No. 99.489), staff were asked to prepare a map which illustrated the subdivision that has occurred along the Kapiti Coast.

#### **3. Coastal Subdivision at Kapiti**

The two maps attached compare the cadastral parcels along the Kapiti Coast for 1995 and 1999. The 1999 map also shows those areas which are subject to a current subdivision proposal or which have been given subdivision consent but have not had their scheme plans deposited with the District Land Registrar. The main areas of change to the cadastral boundaries have also been highlighted on the 1999 map.

As the 1999 map indicates there have been four main areas of greenfield subdivision along the Kapiti Coast during the 1990's. These sites are:

1. Kotuku Park, at the Waikanae River mouth.
2. The Pharazyn Charitable Trust site, at the north end of Waikanae Beach.
3. The Downer site, at the end of Te Hapua Road.
4. The Downs site, or more recently Pukenuamu Estates, to the south of Te Horo.

The subdivision proposals associated with sites 2-4 are all rural/residential proposals with allotments being generally larger than 1 hectare. These three proposals continue the pattern of linear development running parallel to Kapiti's coast.

The Downer site (No. 3) has already seen one application declined by the Environment Court on natural character grounds. A second proposal is currently being developed for this site, but has not yet been submitted for consideration by the District Council. The applicant has indicated that they will attempt to address previous concerns in their new proposal, particularly with regard to the density of the development.

Sites 2 and 4 both have current subdivision consent, the final scheme plans for which have been subject to a large amount of negotiation to ensure that their potential environmental effects will be mitigated. Site 4, the Downs/Pukenamu site, is subject to another consent application. This new application does not include many of the measures included in the current consent to mitigate the natural character effects.

Site 1, Kotuku Park, is a residential subdivision, which has been developed in a series of stages. The intensity of this development differentiates it from the three other sites.

#### 4. **Communications**

Although it has been presented in different forms the information contained in this report has already been published in the Kapiti Coast District Council State of the Environment Report, and similar information will be presented in this Council's State of the Environment Report

#### 5. **Recommendation**

*That the report be received and the information noted.*

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