

OIR: 2425/1278

**Please read in conjunction with the  
response to 2425-1235**

19 March 2025

[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 received **20 February 2025** requesting the following information in regard to response 2425-1235:

**1. How is stormwater neutrality going to be achieved?**

***This site has no run off currently as all of the neighboring properties have a higher ground level than the proposed development.***

***There is zero stormwater runoff currently but rather is a water ponding area.***

***Should the site be filled to raise this may present an issue for the surrounding properties that currently rely upon the ponding area. INF-MENU-R28***

The decision on resource consent application RM240112 is still pending. However, the applicant has stated in their application that hydraulic neutrality will be maintained on-site, ensuring that run-off does not exceed pre-development levels. A stormwater report included in the application outlines how stormwater disposal has been integrated into the development's design, addressing both quantity and quality. The Council's stormwater team will review this information to confirm its alignment with Council infrastructure policies and to assess any potential effects before making a final decision. For further details, refer to Appendix G of the attached application document.

**2. Does KCDC have an additional method / calculations to manage the entire site being hard surfaces. I am aware that some surfaces are astroturf however laid over concrete to ensure low maintenance**

***The sales and marketing staff on site have advised the purchases it will only be possible to plant in raised garden beds as the astroturf is laid over hard surface to ensure low maintenance.***

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

The proposal includes a centralised stormwater disposal system that would allow for soakage and accommodate storage of development runoff. The stormwater team will review this information as part of the decision-making process.

**3. Does that reduced boundary meet the NZ Building codes for NZFS?**

**As KCDC is aware back sections have different boundary requirements of 3.0 Meters. NZFS definitions states if the road is not wide enough for 2 emergency vehicles to cross, or a private road the properties will be defined as back sections.**

The New Zealand Building Regulations (NZ Building Code) does not differentiate between a street facing or back section when considering distance to a legal boundary in respect of spread of fire requirements. Refer to the attached link Building Code Acceptable Solutions C/AS1 for more information.

[www.building.govt.nz/assets/Uploads/building-code-compliance/c-protection-from-fire/asvm/cas1-protection-from-fire-second-edition.pdf#page=1&zoom=auto,-272,842](http://www.building.govt.nz/assets/Uploads/building-code-compliance/c-protection-from-fire/asvm/cas1-protection-from-fire-second-edition.pdf#page=1&zoom=auto,-272,842)

**4. What considerations has been given for the residences**

**The omission of medical care, and Hospital Access is not been answered. How is KCDC approaching Hospital Care when a districts population exceeds 50,000?**

Council is currently drafting a Health Strategy to describe how we will approach our role across the health sector. This includes outlining our public health responsibilities and also our role in advocating, facilitating and partnering to support health service planning and delivery for the district.

Council works with the Kāpiti Health Advisory Group, which delivers an agreed work programme and provides advice to the Social Sustainability Committee on health matters. This work programme is focused on improving health outcomes across the district.

You can find more information about the Advisory Group's work [here](#) and the Group's [own website](#). Previous consultation on the direction of our Health Strategy can also be viewed [here](#) as well.

**5. What will the developer contributions be for the development**

**Does KCDC have plans to review / increase the developer contribution fees are in my opinion they are excessively low? The result is that the current rate payers end up subsidising the developers profits.**

The Development Impact Fees applicable to the proposed development will be as follows:

- Development Contributions (used for roading, water supply and wastewater treatment facilities and reticulation, stormwater management and community infrastructure):
  - o \$16,701.00 per additional unit of demand.

- Full fee applies to each allotment created by a subdivision and each additional residential unit of 3 bedrooms or more.
  - One-bedroom units are charged at 50% of the standard rate and two-bedroom units are charged at 75% of the standard rate.
- Financial contributions (reserves contributions):
  - \$17,082.53.
  - Full fee applies to additional lots created through subdivision and new residential units with two bedrooms or more.
  - One-bedroom units are charged at a rate of 50%.

Development Contributions are set out in Council's Development Contributions Policy of 2024 as required by section 102(2) of the Local Government Act of 2002. The Policy took effect from 1 July 2024 and are reviewed at least once every three years. A copy of the policy can be viewed here:

[www.kapiticoast.govt.nz/media/qusjrj1e/development-contributions-policy-2024-2.pdf#page=4&zoom=auto,-272,27](http://www.kapiticoast.govt.nz/media/qusjrj1e/development-contributions-policy-2024-2.pdf#page=4&zoom=auto,-272,27)

#### **6. *Has the development already been approved?***

Council is currently considering the proposal, and a decision has not yet been issued.

Ngā mihi,



**Kris Pervan**

Group Manager Strategy and Growth  
Te Kaihautū Rautaki me te Tupu

**OIR: 2425-1313**

1 April 2025

[REDACTED]  
[REDACTED]

Tēnā koe [REDACTED],

**Request for Information under the Local Government Official Information and Meetings Act 1987 (the Act) (the LGOIMA) and concerns regarding the proposed development at 160 Mazengarb Road**

Thank you for your email of 13 March 2025 sent to Darren Edwards which sets out your concerns relating to the proposed development at 160 Mazengarb Road. I can confirm that our legal team reviewed previous correspondence and determined that your request seeks additional information through the LGOIMA.

On that basis, I am responding to the points for clarification you raised with Mr Edwards. In responses about this development sent to you on 11 February 2025 and 19 March 2025 we outlined advice about a variety of issues related to compliance with the building code, emergency services access, stormwater, site access and pressure on existing services such as health. As further clarification, and as outlined on Council's [website](#), I note that:

- We are not able to provide information on the development until a resource consent application has reached decision.
- If resource consent is granted, the developer can then apply for building consent and that application will be assessed against the requirements of the Building Act 2004 before a further decision is made.
- If a building consent is granted, the necessary inspections will be made at each required stage and the building would have to comply with legislative requirements in order to receive a Code of Compliance Certificate.

The resource consent is still in progress, with an imminent decision due shortly. Once there is further clarity on plans, I will be able to respond to future queries. In the interim, I have forwarded on your concerns to the relevant business units and they have confirmed that their assessments will consider the points you have raised.

In your correspondence of 13 March 2025, you asked for the following information:

- 1. Will the Development contribution fees fully cover the expenditure require by KCDC when delivering the required services?***

Development contributions are collected under the provisions of the Local Government Act 2002 and Councils Development Contribution Policy (2024). The intent is to ensure that developers pay a fair and equitable share of the cost of providing new infrastructure needed to support new development within the district. If consent is granted, the applicant is responsible for the costs associated with installing any infrastructure to service the proposed allotments.

Council's policy released an updated policy for Development Contributions in December 2024 which can be access [here](#).

**2. *Has there been a***

**a. *“Fire Engineering Design” and report done and presented with the application?***

Council has not received a building consent application(s) for the proposed works, so we are unable to answer your question at this time.

**b. *Means of escape plan presented by the Architect?***

Council has not received a building consent application(s) for the proposed works, so we are unable to answer your question at this time.

**c. *An emergency warning system implemented?***

Council has not received a building consent application(s) for the proposed works, so we are unable to answer your question at this time.

**d. *Are the exterior walls fire rated?***

Council has not received a building consent application(s) for the proposed works, so we are unable to answer your question at this time.

**e. *Are the windows appropriated for the fire rating?***

Council has not received a building consent application(s) for the proposed works, so we are unable to answer your question at this time.

**f. *Has any aspect of the Fire design been peer reviewed?***

Council has not received a building consent application(s) for the proposed works, so we are unable to answer your question at this time.

Question 2 of your request is refused under section 17(e) of the Act as the documents alleged to contain the information requested do not exist.

In Council's view the reasons for withholding these details are not outweighed by public interest considerations in section 7(1) favouring their release.

You have the right to request the Ombudsman to review this decision. Complaints can be sent by email to [info@ombudsman.parliament.nz](mailto:info@ombudsman.parliament.nz), or by post to The Ombudsman, PO Box 10152, Wellington 6143.

Ngā mihi,

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

**Kris Pervan**

Group Manager Strategy and Growth  
Te Kaihautū Rautaki me te Tupu