

OIR: 2425/1235

Please also refer to  
responses to 2425-1278 and  
2425-1313

11 February 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 of 3 January 2025 requesting the following information:

***I request information relating to the approval and proposed development on Mazengarb Road “Odesa” [160 Mazengarb Road].***

***The majority of the proposed dwellings are 60 Meters having a section area of 122 Meters with 41 dwellings being proposed.***

The Resource Consent team is currently considering a resource consent application under RM240112 *“To construct 41 residential units not complying with permitted activity standards for water demand management, fences & walls, number of dwellings, height in relation to boundary, yards, building coverage, windows to street, & landscaped area; to undertake earthworks exceeding permitted activity standards for maximum volume & level of ground alteration; to undertake a 56 lot residential subdivision including 41 residential lots, 14 car park lots & a private road/communal area lot; & to park heavy vehicles on site during works.”*

At the time of writing, the application was on hold for a limited notification process and no decision has been issued yet. The application is attached.

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

I can confirm that the application states that *“Stormwater runoff will be managed on site so that peak stormwater runoff does not exceed pre-development levels”*. In addition, the application included a Conceptual Stormwater Disposal Design Report prepared by Cuttriss Consultants Limited, which states:

*“The report has been prepared to provide stormwater disposal options and to confirm hydraulic neutrality in accordance with the infrastructure policy on*

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

*managing the effects on network utilities as detailed in Part 2 of the Kapiti Coast District Council Operative District Plan – rule INF-MENU-P17 Hydraulic Neutrality – Stormwater”. Council officers will consider this as part of the decision-making process.*

***Is the councils aware that the entire build will be hard surfaces where all ground water will need to be managed not just the 60 meter roof area.***

I can confirm that the application states that the development will not comply with permitted activity standard 2 of Rule GRZ-R1, which requires each allotment to have a permeable surface area that is not covered by buildings, paving or other impermeable objects of not less than 30% of the total allotment area. The proposed permeable surface area across the development is 25.5% of the site (of 160 Mazengarb Road prior to subdivision).

***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.***

I can confirm that the application states that the artificial grass will be permeable. The application does not clarify whether the artificial grass will be laid over concrete.

***We note that the build boundary has been reduced from the current 3 meters given these will be classified as back sections because the provided roadway able to support 2 vehicle passing.***

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

The District Plan setback requirements for this site are 1.5m for the front yard and 1m for all other yards. I understand that:

- The proposed residential units comply with the setback requirements in relation to external site boundaries.
- However, the proposal includes non-compliances with setback requirements in relation to the new lot boundaries introduced by the subdivision.
- The proposed subdivision will introduce side yard encroachments for 37 residential units. The residential units on proposed Lots 1-4, 6-26, and 28-39 will each have one side yard of 0.2m where the District Plan requires a minimum setback of 1m.

I can confirm that the New Zealand Building Code requires any un-fire rated building work to be a minimum of 1m from any legal boundary. If any consented building work is closer than 1m to a legal boundary then as part of any building consent application the work will need to be fire rated. The same condition applies to building work that is undertaken without building consent including exempt work as described under the New Zealand Building Act 2004.

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

***Emergency services?***

***Medical Care?***

***Play grounds and parks?***

***Hospital Access?***

***Education?***

I can confirm that the application states that “The subject site is located approximately 3.5km from the Paraparaumu town centre, and approximately 3km from the Paraparaumu Beach town centre. The nearest recreational space is the Mazengarb Reserve, which is approximately 250m south of the subject site and comprises a number of sports fields, pavilions and a playground. As shown by Figure 7 below, the subject site is well connected to educational and childcare facilities, with Paraparaumu College being located 100m north of the subject site, which provides secondary education for students in Year 9 – 13. Kindercare Paraparaumu is located 200m south of the subject site, providing childcare for babies, infants and toddlers. The nearest primary school is Paraparaumu Beach School, located 1.2km from the subject site. The subject site is well connected to public transport, with a bus stop located 100m north, outside of Paraparaumu College. This stop is serviced by the 262 bus route, which runs between Paraparaumu Beach and the Paraparaumu Train Station every 20 – 40 minutes. The Paraparaumu Train Station provides train connections between Waikanae and Wellington”.

***I am sure that KCDC is aware the Kapiti is the only region in NZ with a population of more than 50,000 that does not have a hospital within its region, furthermore the residence are of the higher medical need bracket due to the aging demographic.***

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

The Council has a [development contributions policy](#) which sets out the funding policy for planned capital expenditure on network infrastructure and community infrastructure within the district. The policy gives the Council a method of assessing and collecting contributions to fund new infrastructure and upgrades to existing infrastructure required as a result of growth. Unfortunately, this doesn't include fees for building or maintaining hospitals, as this is managed and funded directly by the Ministry for Health and Health New Zealand.

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):
  - \$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%.

**6. Will these developer contributions cover all KCDC costs to manage all services and upgrade requirements?**

**a. These services need to include social services.**

[Development Impact Fees](#) are a way to ensure developers pay a fair and equitable share of the cost of providing new infrastructure and community facilities needed to support new developments in the district. Development contributions are paid by anyone who proposes new developments (for example, a new house or subdivision). Under legislation, they are calculated for roading, water supply and wastewater treatment facilities and reticulation, stormwater management and community infrastructure.

Financial contributions may be collected under the provisions of the Resource Management Act 1991. The main type of financial contribution the Council takes is a reserves contribution.

Ngā mihi,



**Kris Pervan**  
Group Manager Strategy and Growth  
Te Kaihautū Rautaki me te Tupu