

OIR: 2425-1345

21 May 2025



Tēnā koe ,

Request for Information under the Local Government Official Information and Meetings Act 1987 (the Act) (the LGOIMA)

Thank you for your email of **22 April 2025** about our response to you OIR 2425-1313 as well as your email of **24 April 2025** confirming the request is limited to sites approved within the last 12 months.

Can you please provide details for the developments current and future which have 8 or more dwellings, not only the ones I have listed below?

***112 Old State Highway (Kainga Ora)
20 Jeep Road (possible Kainga Ora)
4 Kapiti Road
240 Kapiti Road***

- 1. Has there been fire reports done and provided for each of the developments. Do the fire reports include:***
 - Evacuation plans for residence / tenants and Fire service?***
 - Smoke / fire protection in compliance of NZS 4514:2021***
- 2. Have the sites obtained Storm water neutrality***
- 3. Does each site / dwelling have 10,000 liters of stormwater retention as per KCDC requirements. If not on what basis was an exemption issued.***
- 4. If any buildings have a change of use / additional work / or substantial repairs does KCDC ensure that the building is brought up to current codes and standards.***

Can you please provide details for the developments current and future which have 8 or more dwellings, not only the ones I have listed below?

Attached is a list of consents for developments that meet the criteria of your request. In summary, I note that it:

- Adds an additional 40 dwellings to your list, and includes information for resource consents granted over the last 3 years, on the basis of requested information.
- Encompasses both the resource consent and building consent processes, noting that there is usually a lag between when a resource consent is approved and when building consents are granted.

In regard to the specific properties identified in the request please see the following:

112 Old State Highway (Kainga Ora)

I can clarify that the building consents for this site were issued by Consentium, Kainga Ora's building consent agency. On that basis, Council is unable to respond to your request. However, you may wish to contact Kainga Ora directly if you wish to obtain a copy of that building consent via oiarequests@kaingaora.govt.nz

I am able to confirm that:

- The district-wide subdivision rules require all subdivisions to achieve hydraulic neutrality.
- Under application RM240035, the applicant demonstrated that the proposed stormwater system would achieve this requirement while also enabling the collection and reuse of non-potable water.
- Consent was granted subject to conditions, with stormwater-related requirements outlined in Conditions 39–43.
- Final confirmation of hydraulic neutrality will occur at the engineering clearance/certification stage.

Further to this:

- As part of application RM240035, the applicant sought an exemption from compliance with rule INF-MENU-R28, which requires a 10,000L rainwater storage tank per unit for non-potable use.
- Instead, the applicant proposed a reduced total capacity of 25,000L to service the 26 units.
- This approach was assessed and accepted, as outlined in the Planning Report, and has been appropriately conditioned in the Decision.

20 Jeep Road

I can confirm that Council has not granted building consents for new dwellings at 20 Jeep Road therefore this aspect of your request is declined under section 17(e) of the LGIOMA, that the information does not exist or cannot be found.

Further to this:

- As part of application RM220241, the applicant demonstrated in their Conceptual Stormwater Disposal Design Report that the proposed system would achieve hydraulic neutrality.

- Consent was subsequently granted, with stormwater-related requirements set out in Conditions 29 and 30 of the decision.
- Final confirmation of hydraulic neutrality will be required at the engineering clearance/certification stage.

Lastly, I can clarify that as this application was for subdivision and earthworks the requirement for 10,000l rainwater storage for new or relocated buildings will be confirmed at building consent stage or through any subsequent land use consent for dwellings on the site.

4 Kapiti Road

I can confirm that:

- Council has issued building consents for 4 Kapiti Road. Some consents included a fire report which addressed means of escape from fire and spread of fire.
- Stormwater retention has been provided on-site, with a system specifically designed for that location. It is important to note that the requirement for 10,000-litre stormwater retention per unit is a District Plan matter and does not fall under Building Regulations.

Further to this, as part of application RM200247, the applicant submitted a report by Awa Environmental Ltd assessing the impact of the proposed earthworks on the wider ponding area. The report concluded that there would be no adverse effects on surrounding properties, a finding that was accepted by Council. Consent was subsequently granted, subject to conditions.

In the same application, the applicant also sought an exemption from the District Plan standards for water demand management, which typically require individual 10,000-litre rainwater tanks per dwelling to supply non-potable water for outdoor use and toilet flushing. Instead, a centralised rainwater harvesting system with a total storage capacity of 50,000 litres was proposed to service all dwellings. The supporting Awa report demonstrated that this approach would achieve a 34.2% reduction in average per-person water consumption—surpassing the 30% reduction threshold required under the restricted discretionary standard. The proposed system was accepted as appropriate, and consent was granted with conditions.

240 Kapiti Road

I understand that Council is yet to receive building consent application(s) for 240 Kapiti Road therefore this aspect of your request is declined under section 17(e) of the LGIOMA, that the information does not exist or cannot be found.

I can confirm that the Conceptual Stormwater Disposal Design Report submitted with application RM220070 stated that the two existing ponding areas on the site would be filled and raised to the required ground levels for construction. The report concluded that this would not increase flood hazards either on-site or beyond the site boundaries, as post-development runoff would be contained within the property and directed to a proposed soakage device. RM220070 was a notified application and was approved

by a Hearings Commissioner. Based on the expert advice received and the imposition of appropriate conditions, the Commissioner was satisfied that natural hazard effects could be adequately managed.

Further to this, as part of RM220070, the applicant sought an exemption from the District Plan standards for water demand management, which require non-potable water supply for outdoor use and indoor toilet flushing. Instead, the applicant submitted a Water Tank Reduction Report and proposed an alternative solution involving communal water tanks with a combined storage capacity of 80,000 litres. These tanks were intended to provide irrigation to the central park and communal gardens, and to supply non-potable water to outdoor taps located near the refuse areas. The proposal did not include reuse of water for indoor toilet flushing or the provision of outdoor taps connected to the potable water supply. A condition reflecting this arrangement was proposed and accepted by both the processing planner and the Hearings Commissioner.

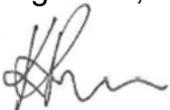
Lastly, I have two further points of clarification for your overall OIR:

- As I understand you have discussed with Council staff that we have not provided further details for the additional 40 properties identified in the attachment in this response. This is because it would require Council staff to review resource consents, and building consents linked to each of the properties. Due to the sizable nature of this work, if you would like to receive further information we would look to charge for this additional work. This aspect of your request is therefore declined under the following section 17(f) of the LGOIMA that the information requested cannot be made available without substantial collation or research.
- In relation to Question 1: I can clarify that evacuation schemes are not a requirement under the Building Act. We recommend you contact [Fire and Emergency NZ](#) if there are concerns with one of these plans.

If you have any queries on responses related to Question 1 and 4, please feel free to contact Building Team Manager Steve Cody at steve.cody@kapiticoast.govt.nz as these relate to building consent matters; alternatively, If you have any queries on responses related to Question 2 and 3, please feel free to contact or Manager Resource Consents Eloise Carstens at Eloise.Carstens@kapiticoast.govt.nz as these are associated with District Plan requirements.

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

Ngā mihi,



Kris Pervan

Group Manager Strategy and Growth
Te Kaihautū Rautaki me te Tupu

2425-1345 Request under the LGOIMA: Developments of 8 or more dwellings, approved in the last 12 months, where resource consent granted last three years,

Consent Type Details	Location Address	Proposal	Decision Date
Land Use - Controlled	26-28 Ruahine Street, Paraparaumu	Establishment of 8 residential units, earthworks to create building areas and access and associated 8 lot fee simple subdivision with an associated ROW.	17/03/2025
Land Use - Discretionary	1/109 State Highway 1, Paraparaumu	Construct 15 dwellings within the Paraparaumu North Gateway Precinct that do not comply with the water demand management, residential activity or building standards	18/01/2023
Land Use - Discretionary	47 Te Ara Kawakahia, Waikanae	Undertake earthworks that do not comply with the permitted activity standards for the construction of 24 dwellings as stage one of a retirement village complex that do not comply	26/08/2022
Land Use - Discretionary	Sweetman Avenue, Paraparaumu	To construct and operate a supported living accommodation unit extension for 14 residents, exceeding the airport runway and take off maximum height standard.	15/12/2022
Land Use - Discretionary	32 Percival Road, Paraparaumu	An extension to an existing rest home with the construction of 12 new bedrooms (total of 51 bedrooms), not meeting permeable surface area, site coverage	14/06/2023
Land Use - Discretionary	5/10 Utauta Street, Waikanae	S127 change of consent condition relating to RM220008 for construction of 43 residential units and associated unit title subdivision.	16/06/2023
Land Use - Non-complying	99 State Highway 1, Waikanae	*FAST TRACK CONSENTING ACT 2020 APPLICATION* 410 Residential Units, associated subdivision, access, servicing, earthworks and creation of open space	25/07/2024
Land Use - Non-complying	33 Main Highway, Otaki	*FAST TRACK CONSENTING ACT 2020 APPLICATION*	15/07/2024
Land Use - Non-complying		*FAST TRACK CONSENTING ACT 2020 APPLICATION*	21/10/2024
Land Use - Restricted Discretionary	14 Mata Te Hawe Place, Waikanae	To undertake a nine lot residential subdivision creating four additional lots; to undertake earthworks not complying with permitted activity standards for maximum volume and	15/04/2025
Subdivision - Discretionary	156 Waiorongomai Road, Otaki	To undertake a 10-lot subdivision in the Rural Dunes Precinct and earthworks that do not meet the permitted activity standards	11/08/2022

2425-1345 Request under the LGOIMA: Developments of 8 or more dwellings, approved in the last 12 months, where resource consent granted last three years,

Consent Type Details	Location Address	Proposal	Decision Date
Subdivision - Discretionary	73 Riverbank Road, Otaki	A 10 lot industrial subdivision with a new road and the cancellation of consent notices.	12/07/2022
Subdivision - Discretionary	50 Best Road, Te Horo	Undertake a 16-lot subdivision, construct a new road and undertake earthworks and vehicle movements that do not meet the permitted activity standards and the cancellation of	31/08/2023
Subdivision - Discretionary	Kauri Street, Otaki	Undertake a 54-lot residential subdivision, construction of a road, earthworks, fencing within an overflow path and residential units not complying with the permitted activity	07/03/2025
Subdivision - Discretionary	55 Riverbank Road, Otaki	Undertake an eight-lot subdivision resulting in six industrial/open space lots and two lots to vest as road, land use consent to undertake earthworks, vehicle movements	30/01/2024
Subdivision - Discretionary	93 State Highway 1, Paraparaumu	39-lot subdivision, construction of 35 dwellings within the Paraparaumu North Gateway Precinct and earthworks, water demand management and modification (removal) of indigenous	26/03/2024
Subdivision - Discretionary	52 Tasman Road, Otaki	12-lot subdivision with new road and associated earthworks in a Ponding Area	03/07/2024
Subdivision - Discretionary	7 Seddon Street, Waikanae	To undertake a nine-lot residential subdivision, earthworks and construct six residential units not meeting permitted activity standards	18/10/2024
Subdivision - Discretionary	18 Huiawa Street, Waikanae	Construct 13 residential units with associated earthworks, fee simple subdivision and NESCS consent	29/08/2024
Subdivision - Discretionary	1/109 State Highway 1, Paraparaumu	Undertake a unit title subdivision creating 15 Principal Units	20/03/2024
Subdivision - Discretionary	49 Te Ara Kawakahia, Waikanae	Undertake a subdivision across two stages with associated earthworks with a 15-year lapse period	10/05/2024
Subdivision - Discretionary	27 Goldsborough Avenue, Raumati Beach	To undertake an eight-lot residential subdivision and construct eight residential units (being duplex townhouses).	04/10/2024

2425-1345 Request under the LGOIMA: Developments of 8 or more dwellings, approved in the last 12 months, where resource consent granted last three years,

Consent Type Details	Location Address	Proposal	Decision Date
Subdivision - Discretionary	14 Ngarara Road, Waikanae	Undertake a subdivision resulting in 20 residential lots and one access lot and undertake earthworks and construct dwellings that do not meet the permitted activity standards	26/09/2024
Subdivision - Discretionary	16 Brunoro Place, Paraparaumu	12-lot fee simple residential subdivision and land use consent for earthworks and to reduce the size of rainwater tanks	29/09/2024
Subdivision - Discretionary	155 Otaihanga Road, Paraparaumu	Undertake a 158-lot subdivision, construction of a new road, earthworks, modification of indigenous vegetation and parking of heavy trade vehicles and the cancellation of	21/11/2024
Subdivision - Discretionary	160 Mazengarb Road, Paraparaumu	To construct 41 residential units not complying with permitted activity standards for water demand management, fences & walls, number of residential units, yards, building	01/04/2025
Subdivision - Discretionary	25 Ocean Road, Paraparaumu	Demolition of two existing dwellings and establishment of 12 residential units and associated fee simple subdivision as well as earthworks	12/03/2025
Subdivision - Discretionary	151 Riverbank Road Extension, Otaki	Undertake a 13-lot industrial subdivision and development within mapped flood hazards	19/03/2025
Subdivision - Non-complying	Morepork Drive, Waikanae	To undertake a 30-lot residential subdivision and land use consent for the construction of new roads, earthworks that do not meet the permitted activity standards within a flood	19/12/2022
Subdivision - Non-complying	1 Elsie Way, Otaki	To undertake an 11 lot subdivision, including one access lot and 10 residential lots, and associated earthworks and consent for the disturbance of contaminated soil and change	25/05/2022
Subdivision - Non-complying	240 Kapiti Road, Paraparaumu	A 311 lot subdivision, a medium density housing development and earthworks exceeding the permitted activity standards	09/12/2022
Subdivision - Non-complying	153-157 Te Horo Beach Road, Te Horo	Undertake a 33-lot subdivision resulting in 31 rural allotments, one esplanade reserve and one road to vest and undertake earthworks that do not comply with the permitted	15/12/2023
Subdivision - Non-complying	Morepork Drive, Waikanae	To undertake a 29-lot residential subdivision in the Waikanae North Development Area, undertake residential activities within the Open Space Zone, construction of	19/12/2022

2425-1345 Request under the LGOIMA: Developments of 8 or more dwellings, approved in the last 12 months, where resource consent granted last three years,

Consent Type Details	Location Address	Proposal	Decision Date
Subdivision - Non-complying	20 Jeep Road, Raumati South	To undertake a 10-lot residential subdivision and associated earthworks totalling 2,500m2 cut and 1,500m2 fill.	11/04/2023
Subdivision - Non-complying	28 Park Avenue, Waikanae	To undertake a staged subdivision creating 24 residential lots, two access lots, three reserve lots, one road lot and one balance lot that does not comply with District Plan	22/12/2023
Subdivision - Non-complying	93 State Highway 1, Paraparaumu	25 Lot Subdivision, earthworks and construction of 25 commercial units not meeting the permitted activity standards	06/11/2023
Subdivision - Non-complying	92 Raumati Road, Raumati	Undertake a 25-lot residential subdivision with two lots to vest, earthworks not meeting the permitted activity standards for the construction of a road and modification of	24/07/2024
Subdivision - Non-complying	112 Main Road South, Paraparaumu	Construct 26 residential units and undertake earthworks that do not comply with the permitted activity standards and an associated unit title subdivision	22/08/2024
Subdivision - Non-complying	4 Ngati Ngarongo Road, Otaki	Undertake a 20-lot subdivision, earthworks that do not comply with the permitted activity standards for the construction of a new road to vest with Council and	24/07/2024
Subdivision - Restricted Discretionary	103 Park Avenue, Waikanae	Undertake a 22 lot subdivision creating 19 new residential lots, one balance lot, one access lot and a road extension, a boundary adjustment and land use consent for earthworks	16/05/2022
Subdivision - Restricted Discretionary	5/10 Utauta Street, Waikanae	Construction of 43 residential units and associated unit title subdivision	24/08/2022