



15 MATAI STREET/255 RANGIURU ROAD



PLAN CHANGE 2 SUBMISSION SEPT 2022

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Submitter Details

Submitter	Wilson Group Developments Otaki Ltd
Agent (Contact person)	Landlink Paul Turner/Marie Payne
Postal Address	
Telephone	04 902 6161
Email	paul@landlink.co.nz / marie@landlink.co.nz
I would like my address for service to be my email	Yes
I have selected email as my address for service, and I would also like my postal address withheld from being publicly available [select box if applicable]	Yes

Summary

As part of the Kāpiti Coast Districts Councils (KCDCs) response to projected growth throughout the region they have recently developed 'Te tupu pai – Growing Well', a proposed approach for sustainable growth. Alongside the development of a growth plan local governments across the country have been working to implement requirements under NPS-UD resulting in a number of changes to District Plans through an ISPP. Sections 77G and 77N of the Resource Management Act 1991 (RMA) require that District Plans of Tier 1 Authorities give effect to Policy 3 and 4 of the NPS-UD.

This is a submission on Kāpiti Coast Districts Councils Plan Change – Plan Change 2. This submission is provided based on the scope provided through the ISPP & IPI instrument and processes, although we note that this marries up with some of the work on the Growth Strategy (and underpinning data) we are submitting with a focus on the ISPP remit and not beyond.

As a local and experienced land development advisor that has been operating along the Kapiti coast for over a decade Landlink has built a wealth of knowledge which informs our day-to-day decisions, operations and longer-term strategies. As part of this process we want to use what we know about and local aspirations, development, infrastructure and demand to positively contribute to policy development and decisions which influence and will ultimately shape our community.

We appreciate the time pressures councils have been under to integrate these requirements and the amount of work involved. We believe that we can add value which should not be underestimated as part of this process and thank you for the opportunity to participate.

Submission Scope

The specific provisions of the proposed plan change that my submission relates to are:

- Proposed Intensification "Precinct B"

This submission advocates for intensification Precinct B however opposes the current boundaries and seeks that council amends the boundaries of the proposed area to include an area of the site, which was formally 15 Matai Street, Otaki.

Hearing Submissions	
I wish to be heard in support of my submission	If required

I do not wish to be heard in support of my submission.	N/A
If others make a similar submission, I will consider presenting a joint case with them at a hearing.	X
If others make a similar submission, I will not consider presenting a joint case with them at a hearing.	N/A

SUBMISSION

Site background/Profile

Site Address	255 Rangiuru Road, Ōtaki
Legal Description	Ahitangutu 17 Block
Study Area Reference (BM 2022)	OT-02 / UI-Ot-O1
Valuation Reference	1510192202
Record of Title	WN25A/611 WN151/212 New record of title TBC post 224
Registered Interests (existing titles)	Appurtenant hereto are water supply rights created by Transfer 853825.4 - 28.5.1987 K38384 Special Order imposing Building Line Restriction - 12.4.1956
Site Area (new site as approved)	2.07ha
District Plan	Kāpiti Coast District Plan 2020
District Plan Zone	General Residential Zone
District Plan Feature(s)	General Residential Zone Ōtaki - Precinct 47
District Plan Hazard(s)	Flood Hazard – Ponding Flood Hazard – Residual Overflow Flood Hazard – Residual Ponding
District Plan Transport Network Hierarchy	Local Community Connector
Proposed Plan change 2	<u>Partially</u> Precinct B
Regional Policy Statement	Regional Policy Statement for the Wellington Region 2013
Regional Policy Statement Feature(s)	N/A

Regional Plan	Proposed Natural Resources Plan Appeals Version 2019
Regional Plan Feature(s)	Category 2 Surface Water Bodies Lowland areas for Category 2 Surface Water Bodies
Regional Hazard(s)	Combined Earthquake Hazard Moderate

Current Zoning

The existing site is part of the general residential zone . Through this proposed plan change new rules will permit development of up to 3 units on site within the residential zone as a permitted activity (given it meets all other standards). The site also includes a proportion of proposed 'Residential intensification Precinct B', which would enable the development of buildings up to 4 storeys in height. As per Figure 2 – proposed Precinct B now cuts across the area of one larger lot.

FIGURE 1 OPERATIVE KCDC DISTRICT PLAN 2021



Source: <https://eplan.kapiticoast.govt.nz/eplan/#/Property/7921>

Resource Consent application

In April 2022 Landlink lodged a resource consent application on behalf of the submitter for a subdivision creating no additional allotments but adjusted the boundaries between 255 Rangioru Road and 15 Matai Street. This was approved in May 2022 (Ref RM220091) In short this created a much larger allotment at 255 Rangioru complementary to the sites future development potential. A 5000m² Lot was retained at 15 Matai which provides ample space for the existing residential use and associated recreational uses.

FIGURE 2 PROPOSED KCDC PLAN CHANGE 2 2022



Source: <https://eplan.kapiticoast.govt.nz/eplan/#/Property/7921>

Subdivision Process and considerations

This subdivision has progressed to 223 certificates (which are currently lodged with council) as such the subdivision has been 'given effect too' it is anticipated the process will be completed in full in the near future. We assume the only rationale for the exclusion of this site initially would have been due to a distance of 400m of distance via the road network being exceeded – however now the site has direct excess to Rangitapu Road it within the 400m walkable distance of a local centre. It is noted that the location of the site has always been within 400m of a centre (as the crow flies).

With increasing urbanisation and development happening around the site it would be pragmatic to enable development of a higher density on this site which is well facilitated and prime for further residential development.

Infrastructure

There is water infrastructure available to the site with the public network running along Rangiora Road. We note that 255 Rangiora Road does not currently have a direct wastewater connection however an upgrade of the wastewater infrastructure is not anticipated to be reasonably facilitated.

We are advised there is network capacity for electricity in the area and that telecommunication networks are similarly available.

Constraints and Hazards

Although there is flood risk identified on site this spans across much of the surrounding area which either facilitates residential development or forms part of the proposed 'Intensification Precinct B'. It is anticipated that future development on site would manage the flood risk in appropriate with the relevant plan provisions alongside practical considerations as required.

FIGURE 3 THREE
WATERS SE
RVICES KDC GIS
2022

We do not believe there is any increased risk to site through hazards or that the flood hazard poses any constraints which would exclude this site from being included within the 'Residential Intensification Precinct

It is anticipated that future development on site would manage the

flood risk in appropriate with the relevant plan provisions alongside practical considerations as required. We do not believe there is any increased risk to site through hazards or that the flood hazard poses any constraints which would exclude this site from being included within the 'Residential Intensification Precinct B'.

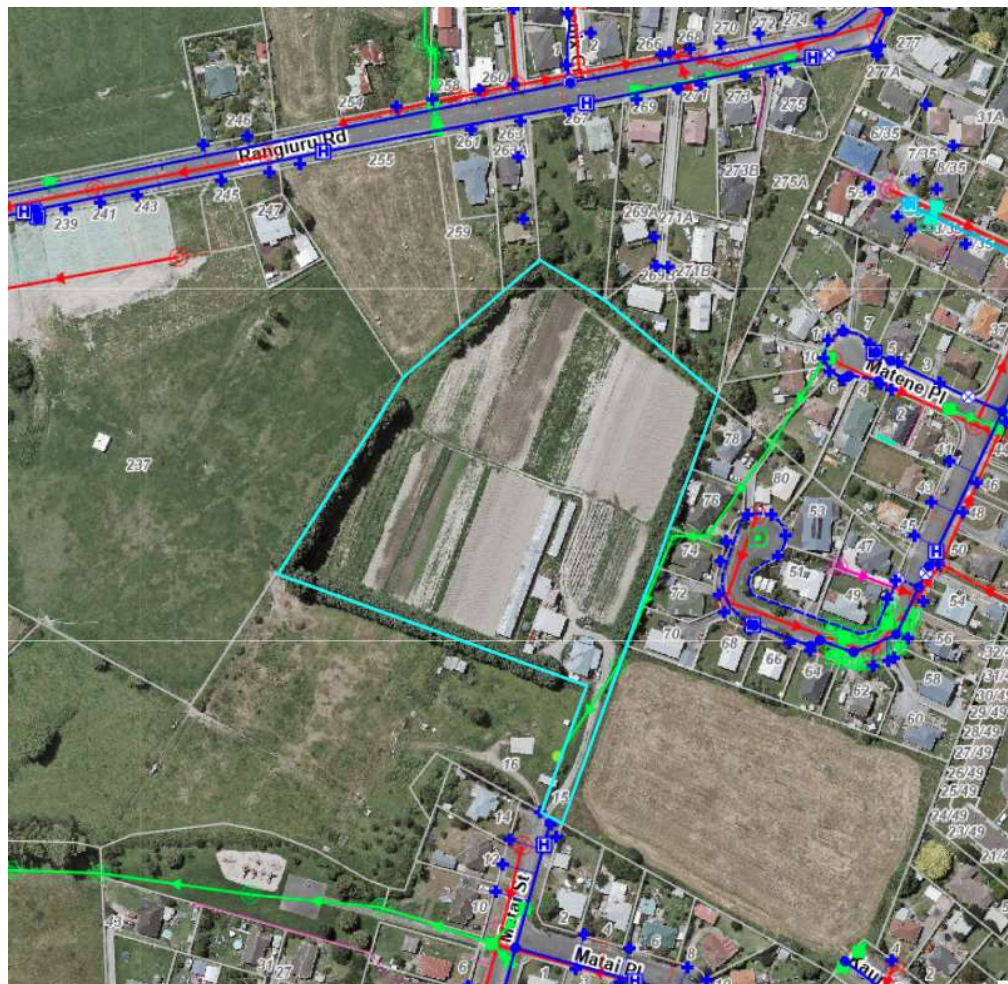
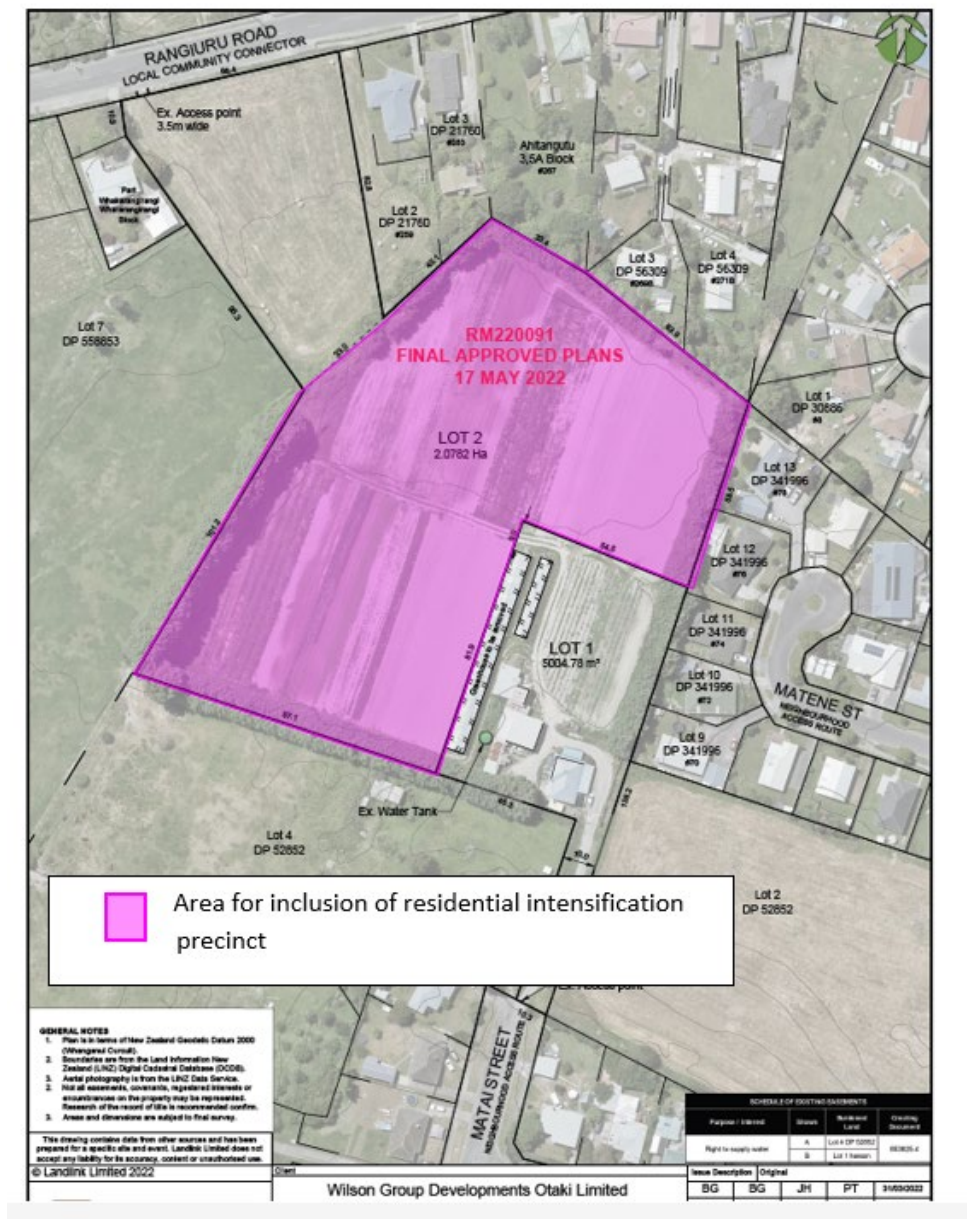


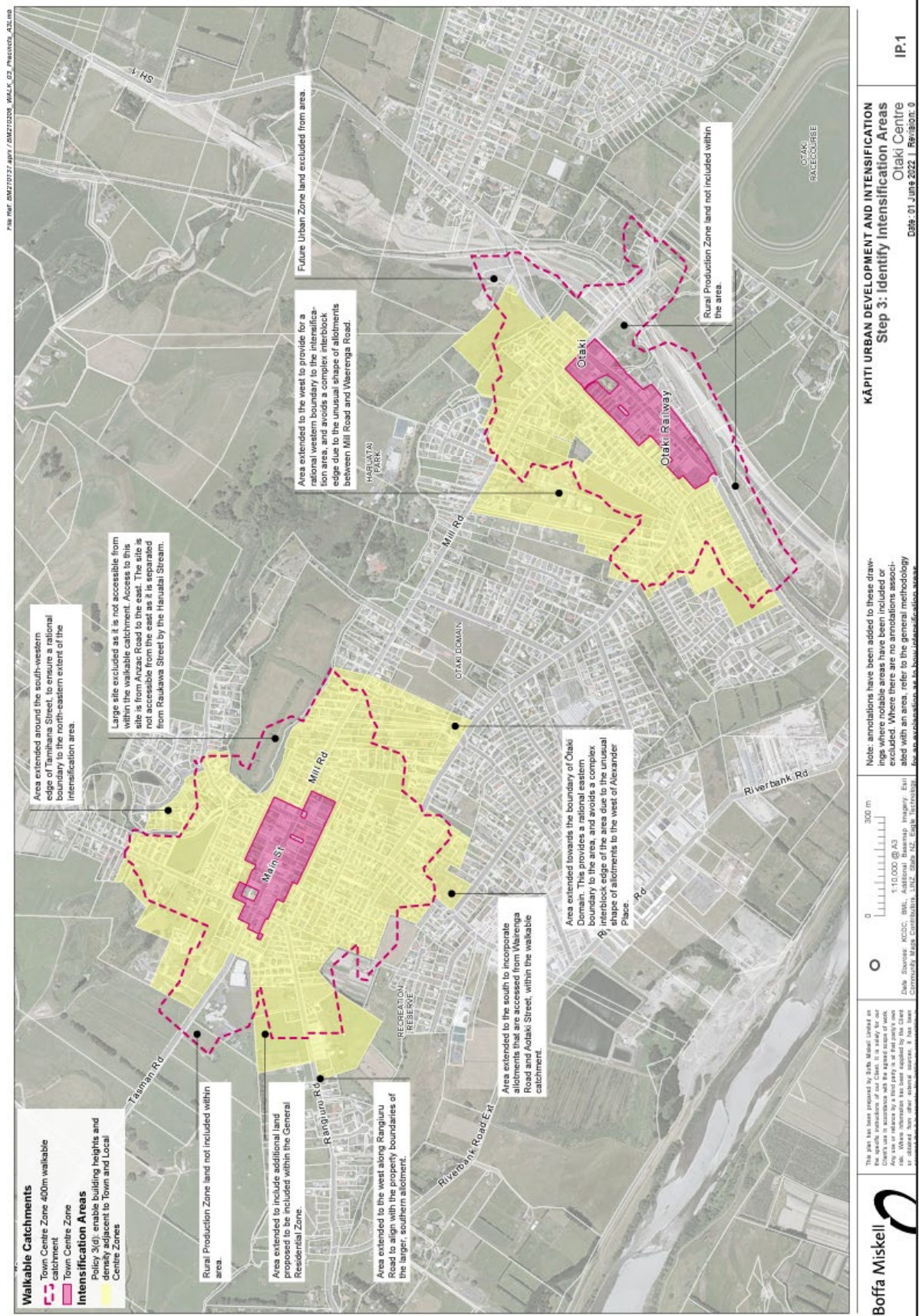
FIGURE 4 SITE FOR INCLUSION IN RESIDENTIAL INTENSIFICATION PRECINCT



Commentary Plan Change 2

Plan change 2 has identified 'Residential intensification precincts' and applied them to the general residential zone they identify the spatial application of Policy 3. We understand these new precincts are based on proximity to those areas listed in Policy 3 of the NPS UD and then a walkable distance is applied to these areas – which is distance which considers walkable routes and t(alongside) the road network. We understand that KDC's Section 32 report confirms the use of 400m 'walkable distance' and that this is in turn based on the Ministry for the Environment guidance *Understanding and implementing intensification provisions for the National Policy Statement on Urban Development* (2020). There is also further information and analysis available in *The Spatial Application of NPS-UD intensification policies Kāpiti coast district Boffa Miskell Study 2022*.

FIGURE 5 PROPOSED D0-Ox3 PROPOSED PLAN CHANGE 2



As demonstrated in Figure 5 Main Street Otaki has been identified as a Town Centre with a 400m walkable catchment appropriate. Prior to the approved subdivision which is changing lot boundaries and access arrangements this site was excluded from the walkable catchment we assume because access from Matai Street may have been considered slightly outside of the 400m walkable catchment. However as access from the site can now be demonstrated from Rangioru Road to the entire site (which is 250m from the town centre) the walkable catchment should apply to the area as demonstrated in Figure 4 as the site is comfortably within the 400m catchment. .8

FIGURE 6 WALKABLE DISTANCE FROM TOWN CENTRE BOUNDARY TO 255 RANGIORU ROAD

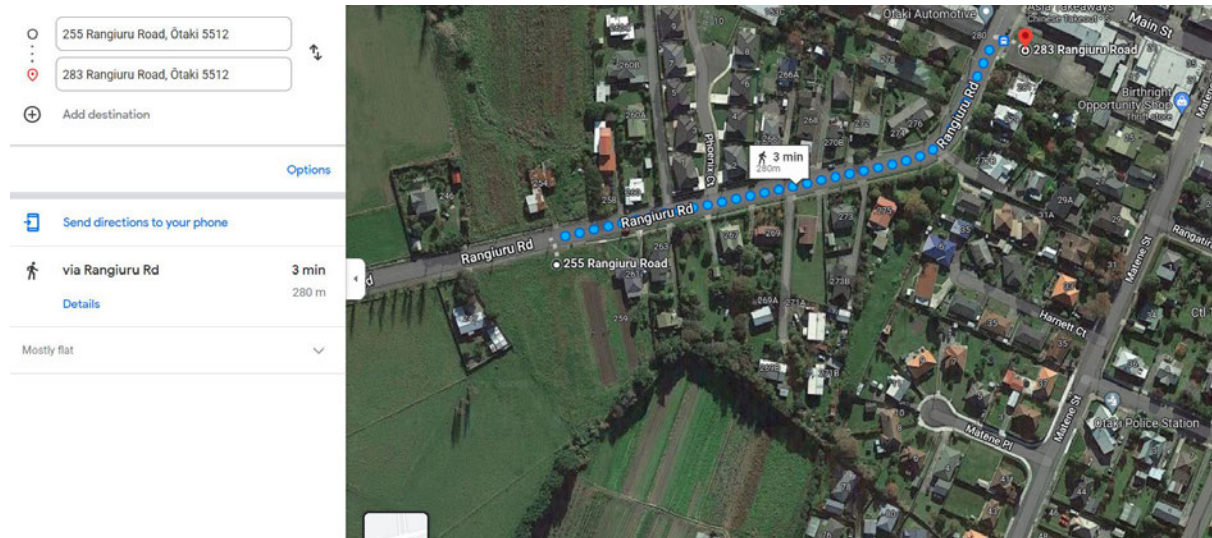


FIGURE 6 PROPOSED D0-Ox3 PROPOSED PLAN CHANGE 2

DO-Ox3	Residential Intensification Precincts
<p><u>Residential Intensification Precincts provide for higher density housing types and sizes that respond to:</u></p> <ol style="list-style-type: none"> <u>1. Housing needs and demand;</u> <u>2. The proximity of the area to the <i>Metropolitan Centre Zone, Town Centre Zone or Local Centre Zone</i>;</u> <u>3. Accessibility to and from the area by active or public transport; and</u> <u>4. The neighbourhood's planned urban built character, including:</u> <ol style="list-style-type: none"> <u>a. buildings up to 6-storeys within Residential Intensification Precinct A; and</u> <u>b. buildings up to 4-storeys within Residential Intensification Precinct B.</u> 	
<p>Explanation</p> <p><u>This objective gives effect to policy 3 of the National Policy Statement on Urban Development 2020 (the NPS-UD). Policy 3 of the NPS-UD requires that district plans enable increased <i>building heights</i> and density of urban form within:</u></p> <ul style="list-style-type: none"> <u>• The <i>Metropolitan Centre Zone</i>;</u> <u>• Within a walkable catchment of the <i>Metropolitan Centre Zone</i>;</u> <u>• Within a walkable catchment of rapid transit stops (which in the Kāpiti context means the train stations as Paekākāriki, Paraparaumu and Waikanae); and</u> <u>• Within and adjacent to the <i>Town Centre Zone</i> and <i>Local Centre Zone</i>.</u> <p><u>Residential Intensification Precincts provide for increased <i>building height</i> and density within the parts of the General Residential Zone that are located within the areas to which policy 3 of the NPS-UD applies.</u></p>	

The rationale for our recommendation is summarised in the points below, more information can be provided on any of these points as required. We have further assessed those policies of the NPS-UD against our recommendation.

- **Proximity to town centre zone** - This site is within 250m¹ of Otaki Main Street (town centre zone) although spatial requirements are not defined in the NPS-UD, KCDC has adopted a spatial approach based on studies undertaken by consultants. Arguably this approach is not definitive but if we apply the 400m spatial catchment applied to town centres to this site it aligns with the same rationale used to determine areas for inclusion. This site is well within 400m walkable distance of a town centre.
- **Alignment, context and urban form** - We have identified that the proposed precinct shares boundaries with the site. Excluding the site from the precinct means that areas which are further away are included within the proposed precinct which isn't pragmatic and is potentially disruptive to future urban form particularly given the changes via RM220091 which change access to the area. To preclude this area from the proposed precinct would now have the potential to facilitate incoherent development around this existing urban centre contrary to the objectives of the NPS-UD Policy 3.
- **Low constraints** – The site has 'low constraints' particularly if viewed comparatively and in the context of developed and developing neighbouring sites e.g. where flood risk is also present. The site does not have any constraints which we believe would inhibit its future development.
- **Site would not require structure plan approach** – The site size and the existing residential and complementary uses (e.g. town centre) would mean that a structure plan approach isn't considered feasible to support. It would be pragmatic to support this recommendation through plan change 2.
- **Would provide a significant contribution** – Given the existing development in the area and the site area of over 2ha this change request would result in an increasingly notable potential contribution to housing supply. The site is located in an area with existing urban form.
- **'Ready to go infrastructure'** – Future development on site can be facilitated through existing infrastructure (and small upgrades) these are achievable. Infrastructure provisions for the site are documented in RM220091 and align with the NPS-UD definition of 'Ready to go'
- **Development with strong potential 'to be realised'** – We note that to achieve the objectives for the NPS-UD there are many variables at play. Giving effect to the policies in the NPS-UD is sort to enable higher density of development however often but there are no guarantees that development will 'be realised' on a number of sites where it is in fact enabled. It is pragmatic to include where appropriate sites where development has a strong potential 'to be realised' as it will support the region in meeting its housing need requirements efficiently.

Giving effect to NPS-UD 2020

We believe that the changes proposed in this submission have the potential to give effect to the below policies of the NPS-UD 2020

- Policy 1 – incorporating the recommendation to proposed plan change 2 will contribute to a well-functioning urban environment

¹ As the crow flies

- Policy 2 – Can contribute to sufficient development capacity to meet demand for housing in the short term
- Policy 3 – Would enable building heights and densities of urban form commensurate with the surrounding level of commercial activity and community services as specifically required.

We believe that the exclusion of this area from a proposed intensification precinct will be contrary to the specific detail of Policy 3 (d) NPS UD 2020 as imposed by Sections 77G of the RMA 1991.

We seek the following decision from KCDC

We require the amendment of 'Proposed Residential Intensification Precinct B' to include the area demonstrated in Figure 4 of this submission.

Annexures

Trade Competition

Trade Competition *[select the appropriate wording]*

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by [clause 6\(4\)](#) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could ☐ / I could not ☒ gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission, please complete the following:

I am ☐ / I am not ☒ directly affected by an effect of the subject matter of the submission that—

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

References and Sources

Kāpiti Coast Urban Development Greenfield Assessment *Boffa Miskell* 2022

Source: www.kapiticoast.govt.nz/media/UDIADraft.pdf [Accessed 13/09/2022]

Spatial Application of NPS-UD intensification policies Kāpiti coast district *Boffa Miskell*: 2022

Source:

https://www.kapiticoast.govt.nz/media/wnic5k0t/pc2_s32_appendix_spatialapplicationpolicy3.pdf

KCDC Three Waters GIS

<https://maps.kapiticoast.govt.nz/LocalMaps/Viewer/?map=627d29f22676457ca22bc92c19a095cc> [Accessed 10/03/2022]

New growth strategy emphasises compact urban form and good design Kāpiti Coast District Council Feb 2022

Source: <https://www.kapiticoast.govt.nz/whats-on/news/2022/new-growth-strategy-emphasises-compact-urban-form-and-good-design/> [Accessed 14/09/2022]

Appendix B Summary of submissions on Draft PC 2 2022 Kāpiti Coast District Council 2022

Source:

https://www.kapiticoast.govt.nz/media/04bbdt13/pc2_s32_appendixb_draftpc2feedback.pdf [Accessed on 14/09/2022]

National Policy Statement on Urban Development 2020 Updated May 2022 *Ministry for the Environment* 2022

Source: <https://environment.govt.nz/publications/national-policy-statement-on-urban-development-2020-updated-may-2022/> [Accessed 14/09/2022] **Attachments**

Attachments

KCDC Planning Report RMA (including plans) RM220091

17 May 2022

Wilson Group Developments Otaki Ltd
C/- Landlink Limited
angela@lanlink.co.nz

Dear Wilson Group Developments Otaki Ltd

RM220091: Undertake a two-lot residential subdivision creating no additional allotments and the removal of building line restriction K38384

We are pleased to enclose the decision on your Resource Consent application.

As you will see from the decision, there are a number of conditions relating to the subdivision that need to be complied with.

If you do not agree with the conditions of your consent, you may lodge an objection with the Council in accordance with Section 357 of the Resource Management Act 1991. The objection would be heard by Hearing Commissioners. Please note that, if you do wish to object, you must advise the Resource Consents Manager no later than 15 working days from the date of receiving this consent.

If you have any concerns regarding the conditions, please contact me prior to lodging an objection to discuss on (04) 2964 700 as it may be possible to make minor amendments or corrections outside of the objection process.

If the deposit paid at the time of lodging your resource consent application has not been sufficient to cover the Council's costs of considering your application, you will receive an invoice in the next few weeks.

Please note that this consent will lapse within 5 years of the date of issue of this decision unless it is given effect to within that time. You may apply for an extension of the consent before the consent lapses. Please contact the Council to find out more if you wish to do this.

The Resource Consents Team is continually working to improve the service we provide and would appreciate your feedback. We would be grateful if you could please take the time to complete an online survey.

Yours sincerely



Marnie Rydon
Consultant Planner

RESOURCE CONSENT UNDER PART VI OF THE RESOURCE MANAGEMENT ACT 1991

CONSENT NO: RM220091

APPLICANT:	Wilson Group Developments Otaki Ltd
LOCATION OF ACTIVITY:	255 Rangiora Road, Otaki
DESCRIPTION OF ACTIVITY:	Undertake a two-lot residential subdivision creating no additional allotments and the removal of building line restriction K38384

DECISION ONE:

That officers, acting under authority delegated from the Council and pursuant to Sections 104 and 104B of the Resource Management Act 1991, hereby **grant** consent to undertake a two-lot residential subdivision creating no additional allotments at 255 Rangiora Road and 15 Matai Street, Otaki (being Section 17 Township of Otaki and Lot 3 DP 52852) subject to the following conditions which were imposed under Sections 108 and 220 of the Resource Management Act 1991 on 17 May 2022.

Conditions:

General

1. The proposed activity shall be undertaken in general accordance with the Landlink Limited plan *Scheme Plan for Ahuitangutu 17 Block & Lot 3 DP 52852, Drawing No. 286-P5-001-A* stamped as 'Final Approved Plans' on 17 May 2022 and the information and specifications lodged with the application RM220091 except where modified by conditions of consent.
2. The e-survey dataset shall be in general conformity with the Landlink Limited plan *Scheme Plan for Ahuitangutu 17 Block & Lot 3 DP 52852, Drawing No. 286-P5-001-A* stamped as 'Final Approved Plans' on 17 May 2022 except where modified by conditions of consent.
3. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. This consent is condition on the easements being granted or reserved and they must be subject to section 243 of the Resource Management Act 1991.
4. Existing greenhouse located on Lot 1 shall be removed prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991 or moved to a location

within the site that complies with all relevant Rules and Standards of the Operative District Plan 2021.

5. The consent holder shall supply a copy of the title sheets of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of the Council.

Fees and Contributions

6. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall pay Council Engineering Fees of \$652.00 plus \$326.00 per lot (total **\$1,304.00**, GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or changes to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Engineering

7. The consent holder shall comply with the requirements of the Kapiti Coast District Council's (KCDC's) Subdivision and Development Principles and Requirements 2012 (SDPR: 2012), unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
8. The minimum floor level to the underside of the floor joist or under side of the slab of any habitable dwelling constructed on Lot 2 shall be above 1 in 100-year GWRC flood extend level for the site.

Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of the minimum building level to the underside of the floor joist or under side of the slab for Lot 2, which is to be complied with on an on-going basis.

9. Prior to the issue of a Section 224(c) certificate, the consent holder shall supply to Council a geotechnical report by a suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for Proposed Lot 2.

Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition for Lot 2, which is to be complied with on an on-going basis.

10. The consent holder shall construct vehicle crossing for Lot 2 in accordance with standard drawing KCDC-RD-005 Rev 7.

Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition for Lot 2, which is to be complied with on an on-going basis.

11. The consent holder shall install a wastewater lateral up to the boundary of Lot 2. If a wastewater lateral is not installed prior to an application being received for section 224(C) certification, it will be the responsibility of the owner to provide one at the time of any future dwelling constructed on site and council will not be liable to provide the service in future.

Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition for Lot 2, which is to be complied with on an on-going basis.

12. A stormwater disposal design report for Lot 2 based on on-site investigation works shall be submitted and in accordance with the principles contained in Part 3 Section E of the

Kapiti Coast District Council's Subdivision and Development Principles and Requirements, 2012, for consideration and acceptance by the Development Engineer.

Note: In the event that the certified stormwater disposal design is not installed prior to the issue of the 224(c) certificate, a Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:

- the certified stormwater disposal design as an option for compliance;
- the owners' responsibility to construct a system to meet the above performance standard;
- the owners' responsibility to maintain the system on an on-going basis to meet the above performance standard as it applied at the time of approval.

13. The subdivision shall be serviced with electric power & telecommunication to lot boundaries. If alternative means of providing electrical and telecommunications services are proposed by the consent holder and approved by Council, or it is unlikely that services will be required, then a consent notice under Section 221 will be lodged on the title noting this.

Note: For the avoidance of doubt, 'serviced to lot boundaries' shall mean that the supply of electric power is available from an underground system, and for telecommunications, shall mean that the reticulation of telecommunications facilities is available, which can be satisfied by a direct installation, or a fibre ready network facility being available.

Advice Notes:

- The consent holder shall notify the Council's RMA Compliance Officer of the start and completion dates of the works in writing 48 hours before the works are carried out. The consent holder shall fill out and return (by email to the duty compliance officer at compliance.dutyofficer@kapiticoast.govt.nz, or by fax to (04) 2964 830 or by post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.
- The consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions (or review of consent conditions), or supervision of the resource consent as set in accordance with Section 36 of the Resource Management Act 1991. These costs* may include site visits, correspondence and the actual costs of materials or services which may have to be obtained.

*Please refer to Kapiti Coast District Council's current schedule of Resource Management fees for guidance on the current hourly rate chargeable for Council's staff.

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- If you disagree with any of the above conditions or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.

- The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
- If and when Lots 1 and 2 are further built/subdivided in future the Council will expect that the accesses will be upgraded to meet Council requirements and that connectivity within the site, and between this site and the road network and adjoining sites is provided in line with the policies and objectives of the Operative District Plan and the Subdivision and Development Principles and Requirements (SDPR), 2012 (or its successor). Of particular note is that the SDPR says "New roads within developments should connect with existing and new roads where possible. As such cul-de-sacs, particularly long cul-de-sacs, will not be permitted by the Council where connections are possible."

Reasons for Decision:

In accordance with Sections 104 and 104B of the Resource Management Act 1991, the actual and potential effects associated with the proposed activity have been assessed and are outlined above.

I consider that the adverse effects of the proposed activity on the environment will be less than minor and that the proposed activity is not contrary to the Objectives and Policies of the Kapiti Coast Operative District Plan.

DECISION TWO:

That officers, acting under authority delegated from the Council and pursuant to the Local Government Act 1974, hereby **decline** consent for the removal of Building Line Restriction K38384 at 255 Rangiora Road, Otaki (being Section 17 Township of Otaki) on 17 May 2022.



Sarah Banks

Senior Resource Consents Planner

**POST OR EMAIL THIS COMPLETED PAGE AT LEAST 48 HOURS
BEFORE CONSTRUCTION TAKES PLACE**

TO:

The RMA Compliance Officer
Kāpiti Coast District Council
Private Bag 60601
PARAPARAUMU
Email: compliance.dutyofficer@kapiticoast.govt.nz

Application No:	RM220091
Site Address:	255 Rangiuru Road, Otaki Ahitangutu 17 Block
Proposal:	Undertake a two-lot residential subdivision creating no additional allotments and the removal of building line restriction K38384

Construction will take place on (date):

Owner's Contact Details

Name:

Postal Address:

Telephone:

Mobile:

Contractor's Contact Details (e.g. house relocation contractors)

Name:

Telephone:

Mobile:

SIGNED:

.....
NAME

.....
DATE

From: [Marie Payne](#)
To: [Mailbox - District Planning](#)
Cc: [Paul Turner](#)
Subject: [#LL-2866] Plan Change 2 Submission
Date: Thursday, 22 September 2022 3:36:50 pm
Attachments: [image002.png](#)
[image004.png](#)
[Plan Change 2 Site Submission 2866 .pdf](#)
[2866 - Signed Decision and Final Approved Plans - 255 Rangiorua Road May22.pdf](#)

Kia ora,

Please find attached submission in relation to Proposed Plan Change 2. If for any reason there is an issue with the submission or the information provided please let us know immediately.

Kind regards,

Marie



Marie Payne
Senior Planner + [Landlink Ltd](#)
04-902-6161

