

OIR: 2526/32

25 August 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 **28 July 2025** requesting the following information:

Regarding the resource consent application for the proposed development of 17 double-story townhouses at 16, 18, and 20 Eruini Street, Waikanae Beach, by Palmer & Cook Developments. Could you please provide the following details:

- 1. The current status of the resource consent application, including any Consent ID or reference number.***

I can confirm that the current status of the resource consent application (Reference: RM250059) is "Information received 14/07/2025".

- 2. Whether the application has been classified as non-notified, limited notified, or publicly notified, and the rationale for this decision under Resource Management Act 1991 Sections 95A-95E.***

I can confirm that Council has not yet made a notification decision for RM250059.

- 3. Copies of any written approvals obtained from affected parties, as required for non-notification under Section 95E.***

I understand that no written approvals have been provided for RM250059.

- 4. Any technical reports submitted with the application (e.g., shadow analysis, traffic, or environmental assessments).***

I can confirm that the following supporting documents and technical reports were submitted with the application for RM250059:

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

- Records of Title WN6D/1225, WNF2/1194 and WNF3/693.
- Architectural Plans prepared by Design Network Architecture Limited dated 4 April 2025 (Reference: 10561-RC) and Architectural Plans prepared by Design Network Architecture Limited dated 17 June 2025 (Reference: 10561-RC, Revision A).
- Scheme Plan prepared by The Surveying Company dated 20 March 2025 (Reference: 35088).
- Urban Design Assessment prepared by Urban Edge Planning Ltd dated 4 April 2025.
- Flood Risk Assessment prepared by Envelope Engineering Limited dated 27 November 2024 (Reference: R001-v2-2138-01 Flood Risk Assessment), including Memo prepared by Awa Environmental dated 5 March 2025 (Reference: J000680).
- Traffic Impact Assessment prepared by LBC Traffic Engineers dated 1 April 2025 and Letter from LBC Traffic Engineers dated 18 June 2025.
- Infrastructure Report prepared by Envelope Engineering Limited dated 28 February 2025 (Reference: R002-v1-2138-01 Infrastructure Report).
- Updated Civil Engineering Drawings prepared by Envelope Engineering Limited dated 12 May 2025 (Reference: 2138-01).
- Geotechnical Assessment Report prepared by Tetra Tech Coffey dated 26 September 2024 (Reference: 773-WLGGE369700).
- Landscape Architecture Plan Set – Revision E prepared by Urban Edge Planning Ltd dated 17 March 2025, Landscape Architecture Plan Set – Revision F prepared by Urban Edge Planning Ltd dated 5 May 2025, and Landscape Architecture Plan Set – Revision G prepared by Urban Edge Planning Ltd dated 12 June 2025.
- Letter from Urban Edge Planning Ltd dated 20 May 2025 and Letter from Urban Edge Planning Ltd dated 19 June 2025.

5. Confirmation of whether the council has considered the development's alignment with the Waikanae Beach Character Assessment Study (2015) and Vision and Action Plan (2017).

I understand that the Waikanae Beach Character Assessment Study (2015) and the Our Future Waikanae Beach Vision and Action Plan (2017) are non-statutory documents and pre-date the current Kāpiti Coast Operative District Plan 2021.

I can confirm that a Character Assessment Update for Waikanae Beach dated June 2022 was prepared for Council by Urban Perspectives Ltd in association with Boffa Miskell as part of the Section 32 Evaluation for Plan Change 2 to the District Plan. This document supersedes the Waikanae Beach Character Assessment Study (2015).

https://www.kapiticoast.govt.nz/media/jnupdttn/pc2_s32_appendixi_characterassessmentwaikanaebeach.pdf

Please note that as we are unable to provide the information in relation to your questions 2 and 3, we must advise that these parts of your request are refused under section 17(e) of the Act as the information requested does not exist.

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