

11 February 2021

Request for Official Information responded to under the Local Government and Official Information and Meetings Act 1987 (LGOIMA) – reference: 7903937 (OIR 2021-161)

I refer to your information request we received on 15 January 2021 for the following:

Please can you add some further information regarding the Signed planners report for the building extension that has commenced (re Bluegum Reserve):

- 1. The report refers to a childcare center on the southern side of the hall- are you aware this is a residential property that is now a home with residents?***

Yes, we are aware.

- 2. Is the boardroom going to be 30m² or 32m² as the report has both these measurements referenced.***

The approved resource consent plans show the boardroom will be 32m² in area. Please refer to the attached decision and approved plans for resource consent RM150214.

- 3. The total square meter amount of land that is no longer reserve (including current hall and perimeters, the new extension in question and the existing carpark area).***

What is the limit of land that is allowed to be utilized, of this DOC reserve? I am concerned there will be more man made structure than actual reserve by the time this is finished.

The total reserve area including structures is 3,581m². There is no limit on the amount of land in a reserve that can be granted a concession or lease under section 59(A) of the Reserves Act 1977, which is the section of the Act in which this lease was granted under.

Under the Proposed District Plan (PDP), current planning requirements, within the Open Space (Local Park) Zone the maximum area coverage for any new building or addition shall not exceed 5% and the maximum gross floor area shall not exceed 100m². If a new proposal does not meet these coverage standards, then resource consent would be required.

4. The Report says the extension will have minimum effects on the environment.

- a) What consideration into the effects on the immediate neighbours were taken into account, because I can't seem to find any reference in the report, except a parking reference.**
- b) On what grounds did the council decide that this planners report did not warrant notifying the neighbours?**

Sections 9 and 10 of the planner's report provide an explanation of why the resource consent was processed on a non-notified basis and also provides an assessment of the effects upon the surrounding environment.

- c) Where in the report is the effects on the neighbours, considered or even touched on?**

Section 9 of the planner's report provides an assessment of the potential effects upon the surrounding environment. It concludes *'the potential adverse effects of the additions on the surrounding environment will be less than minor'*. Please refer to the attached copy of the planner's report.

5. With regards to the parking reference, the hall is short 10 parking spaces now for the size of extension, according to the planners report. The trust are expecting business to increase with these new improvements - they are hiring an events manager for this purpose. Also they had to show how they would increase revenue before they started raising funds. The report says the extension does not expect an increase in patronage, this is incorrect.

- a) Should the council not be expecting even more congestion and parking issues on the surrounding streets than we currently have now that they are also 10 more parking spaces short? As I explained, already we have major concerns when they have the large Lions and Rotary meetings, with cars in every possible parking space, which sometimes causes issues with the extra cars parking on the road from the 2 nearby motels.**

Section 9 of the planner's report provides an assessment against the traffic safety and car parking effects. The proposal was assessed by Council's Transport Engineer and he concluded *'parking can be accommodated within the existing car parking area or within areas of roadside parking without causing safety or capacity issues'*.

6. As the trust have identified a boardroom that will be utilised for meetings and functions, does the Trust intend to have patrons consuming alcohol? Neighbours have grave concerns for a park, next door to what may effectively be a premise serving alcohol.

The Trust currently applies for a special liquor licence for each event in which they desire one. Their premises are also available for hire for functions, and in this case it is the hirer's responsibility to apply for a special liquor licence if desired. Each special liquor licence application is assessed by Council's Environmental Health team and issued subject to a set of conditions. Therefore, we expect this scenario would continue.

- a) Original plans were for an outside beer garden- has this effectively been extended into the new indoor area?**

Resource consent has not been granted for a beer garden.

- b) We are also concerned that the zoning of this area, zoned residential, has been overlooked- with the motel extending into the house next door on one end of Bluegum (with or without consent??) and now the Hall extending it's area and on the other side.**

The character and amenity effects upon the surrounding environment were assessed in the planner's report. The site, 45 Ocean Road, is zoned Open Space and the report states that the District Plan anticipates the use of Open Space - zoned sites by the community.

- c) We are concerned about noise issues, parking issues and our quiet enjoyment of our properties. We already have issues with people being under the influence of alcohol coming from the TAB, the neighbouring motels and from the general beach area.**

Any complaints about noise or other related matters can be reported to Council at the time they are happening so a Compliance Officer can attend to assess.

- 7. Yes we would like to take you up on your offer of pegging out the area that the new extension will occupy. As you said, until it is pegged out it is not possible to see the size.**

- a) When will this be taking place as we would like to take pictures and have it viewed by the community for comment.**

We can arrange a time to meet with you to do this. Please email parks.recreation@kapiticoast.govt.nz so we can schedule a time that suits everyone.

- 8. As I tried to explain when we were at the reserve, neighbours were made aware only of the 2015 application for the larger development with beer garden, which we believed, did not get approved. Since 2015 there has been no communication with neighbours and the immediate community, that the plans were scaled back, but still the land area was increasing going forward with the 2018 hall lease renewal. I only found out from my neighbour (who subsequently was driven out of his home by this drama!) who kept a constant eye on the trust and their intentions to take more of the Reserve. Other neighbours who this will effect had no idea and are also very unhappy about what this means for their quiet enjoyment of their properties. We believe that increasing the building size and intended purpose of the Hall, will directly have an impact on the surrounding neighbours and we should have been made aware of the increased land with the renewal of the lease and at the very minimum, consulted by the council to see how this would impact our lives living here. As far as everyone knew, the proposal for more land had been denied. Thats the information we had been given.**

- a) Why were neighbours not consulted in 2018, and invited to make submissions? There were more submissions for the changes than against, as the trust had knowledge in order to get submissions in support- neighbours had No knowledge supplied to them and no idea.**

As per a requirement of the Reserves Act 1977, the proposed lease of reserve land was publicly notified in October and November 2018 being advertised in the *Kapiti Observer* and on Council's website under the "Have your say" section. This is the means in which residents were invited to make submissions. As you yourself made a submission at this time, this indicates that you did have knowledge of the ability to make a submission.

You were also invited to speak to your submission at the Council meeting of Thursday 14 March 2019 however from the meeting minutes it appears you did not do so.

b) Why was it decided it would be non- notifiable to those who it will most effected by the changes on a daily basis, not to mention, while construction takes place?

The planner's report provides information and justification on why the application was processed on a non-notified basis.

9. The reason neighbours were so upset about the last plans, was because it would bring liquor into our residential area and the impact this would have on us, our properties and our children playing in the park that occupies the same reserve.

a) Is this not a residential area?

The subject site, 45 Ocean Road, is zoned Open Space under the Operative and Proposed District Plans.

b) On what grounds did the council decide that residents would not be impacted and did not warrant notification?

The planner's report provides information and justification on why the application was processed on a non-notified basis.

c) How do we place a grievance against this council process/resource management?

If you disagree with the notification decision that Council has made as part of the resource consent process, you can lodge a judicial review with the High Court. Below is a link to "An everyday guide: Resolving Resource Management Act concerns" issued by the Ministry for the Environment. This guide provides information on this process.

[An everyday guide: Resolving Resource Management Act concerns | Ministry for the Environment \(mfe.govt.nz\)](https://www.mfe.govt.nz/guides/everyday-guide-resolving-rma-concerns)

d) Or who do we talk to now, that we have identified we do not agree with the management of this project?

It is recommended that you seek your own legal advice or speak to an independent planning consultant before proceeding with a judicial review.

e) Is there someone above the planners that we can talk with please.

Vijay Soma, Resource Consents and Compliance Manager has provided input into this response and has reviewed the decision. A judicial review is the legislative process which would need to be followed if you disagree with the way that Council has conducted an RMA process.

f) Or do we take this to a local MP?

Council staff cannot provide advice on whether you should speak to your local MP regarding this issue. Please refer to the information above regarding judicial review if you disagree with the way that Council has conducted an RMA process.

- g) We believe a review of the decision that was made about this extension in a DOC reserve needs review on the grounds of its size and around the issue of Notified/Non notified neighbours.**

Please see response to question 9(e) above.

- h) We also believe the impact on the immediate community has not been a consideration in this planners review, as there is no mention of the impact on us in this review.**

Please see the planners report and response to question 9(e) above.

- 10. I'd also like to point out that the reserve is not being upkept to the standard that it should be. It was said this is not a highly utilised park by Roy Opie- The grass has been allowed to grow so long, that playing in the park has been difficult for the children.**

- a) Has this perhaps been done on purpose to discourage children and families from visiting this park? Local children enjoy this park daily and took it upon themselves to mow the lawn so that they could play there again (see attached photos).**

I can assure you the grass has not been allowed to grow long purposefully at this location. This reserve is no different to others in that we have had challenging weather patterns in recent months. The extra rain has meant the grass in the district has continued to grow quickly and this has been compounded by the fact the mowing team have not been able to get out and mow in the inclement weather.

At this time of the year we typically would have had a "burn off" of the grass, with grass growth significantly reduced and our staff can swap the mowers for weed eaters, secateurs and saws to undertake extra maintenance in the district. This has not been able to happen, and only now with this more recent bout of prolonged hot weather (excluding the weather around 19-21 January) have we been able to get on top of the mowing again throughout the District.

- b) Please check the schedule for upkeep of the Bluegum Reserve, as it appears it is not mowed as regularly as other parks we visit.**

Please refer to the response in question 10(a) above.

Yours sincerely



James Jefferson
Group Manager Regulatory Services
Te Kaihautū Ratonga Whakaritenga



Darryn Grant
Acting Group Manager Place and Space
Te Kaihautū Takiwā, Waahi hoki

1 December, 2015

NOTIFICATION & SECTION 104 DECISION REPORT

Applicant:	Kapiti Senior Citizens Trust
Site Address:	45 Ocean Road, Paraparaumu Beach
Legal Description:	Pt Lot 128 DP 9498
Site Area:	3,584 square metres more or less
Proposal:	To construct building extensions to the existing Senior Citizens Centre
Land Owner:	Department of Conservation
Zone:	Open Space
Activity Status:	Discretionary

Report prepared by: Monique Leith, Consultant Planner
Report peer reviewed by: Wayne Gair, Principal Resource Consents Planner

1. PREAMBLE

This report provides an analysis of the resource management issues relating to notification status and the Council's Section 104 decision for the activity proposed under resource consent application RM150214.

2. THE PROPOSAL

2.1 Description of Proposal

The applicant seeks consent to construct an extension to the existing clubrooms building on the site.

The extension will comprise construction of the following:

- two foyers, each being approximately 11.6m² in area;
- a vestibule being approximately 8m² in area;
- a boardroom being approximately 32m² in area;
- a canopy, extending from the roofline of the new foyers and vestibule to the new boardroom, providing a covered drop-off area measuring approximately 60m²; and
- a service carport measuring approximately 24m² in area, located on the northern side of the existing building.

The two foyers are proposed to provide sheltered access to the main hall and storage facilities adjacent to the existing stage. The vestibule will provide for a sheltered area for attendees exiting or arriving at the hall. The boardroom will present additional meeting room space for the various groups that use the site and will also act as a support structure for the canopy roof structure. The canopy will provide a sheltered space for the loading and unloading of passengers visiting the building. The service carport will provide shelter over the existing car parking space which is used by caterers visiting the site and which is located adjacent to the existing kitchen area.

2.2 Applicant's Assessment of Effects

The applicant has provided an assessment of effects of the activity on the environment (AEE). The AEE is not supported by any technical reports. The AEE concludes that the effects on the environment will be less than minor.

3. SITE AND SURROUNDING ENVIRONMENT

3.1 Site Description

The 3,584m² Open Space zoned property is located on the north-western side of Ocean Road and the eastern side of Bluegum Road, in Paraparaumu Beach.

The site contains an existing single-storey, community facilities building, known as the Senior Citizens Centre, located within the northern area of the site. A car parking area is located to the south-east of this building with pedestrian access leading to the building from this parking area. Access to the site is from Ocean Road via an existing vehicle crossing located centrally within the Ocean Road site frontage. Access can also be obtained from Bluegum Road although there is no formal vehicle crossing or driveway on this road frontage of the site.

The remainder of the site is grassed and includes a set of children's swings located in the southern area of the site, and seven *Southern Mahogany Eucalyptus Botryoides* which are protected and listed in the Heritage Register of the District Plan.

3.2 Immediate Environment

The property to the south of the application site is zoned Residential and has been developed as an early childhood centre.

The three properties to the north of the site are also zoned Residential and have been developed in accordance with that zoning with dwellings, accessory buildings, landscaping, and paving.

As noted above, the application site is bordered to the west and south-east by Legal Roads – Bluegum Road and Ocean Road, respectively.

3.3 Surrounding Environment

On a more general scale, the site is located within an established residential area characterised by a 'busy' traffic and people environment associated with several existing non-residential activities in the vicinity including: a church, a medical centre, an early childhood centre, squash club, second-hand shop, and a motel. Traffic and people flows in the area are also attributed to the nearby Paraparaumu Beach Shopping Area and the Kapiti Coast Airport.

3.4 Written Approvals

No written approvals to the activity were provided with the application.

3.5 Consent History

The existing Senior Citizens Centre building obtained planning consent, pursuant to the Town and Country Planning Act 1977, in 1985 under Council's reference QA414. A copy of this document was included with the application.

4. DISTRICT PLAN PROVISIONS

4.1 Kapiti Coast District Plan

The Kapiti Coast District Plan sets out the status of the activity within rules, that is whether they are permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited. The Objectives and Policies contained in the District Plan are also important in decision making as they are to be taken into account in the evaluation of the activities.

4.2 Zoning and Overlays

The property is zoned Open Space under the Kapiti Coast District Plan. As noted above, the site is shown to have protected trees on the property. These are also identified and listed in the District Plan's Heritage Register.

4.3 Relevant Rules and Standards

The Rules that are more relevant to this application are:

D.6.1.3(B) Open Space Zone Discretionary Activities

(i) All activities which are not listed as Non-Complying or Prohibited and all other activities which do not comply with one or more of the permitted activity or controlled activity standards.

The Standards that are most relevant to this application are:

D.6.2.1 Open Space Zone Permitted Activity Standards

Coverage (10%)
Height (4m)
Maximum Floor Area (30m)
Parking, Loading and Access
Siting of Buildings

For the full text of the above rules and standards, reference can be made to the Operative District Plan.

4.4 Activity Status

The activity is a discretionary activity under Rule D.6.1.3(B)(i). It has this status because it is unable to comply with the 'Coverage', 'Maximum Floor Area' and 'Parking, Loading and Access' permitted activity standards for the Open Space Zone.

The maximum site coverage by buildings is 10% for this Open Space-zoned site. The existing site coverage is 10% and will become 14% (including the 60m² canopy) following construction of the proposed additions.

The maximum floor area for any one building on an Open Space-zoned site is 30m². The floor area of the existing building is 360.9m² which will increase by 147.2m² to 508.1m².

The 'Parking, Loading and Access' permitted activity standard requires compliance with Part J of the District Plan. The activity complies with this chapter of the District Plan with the following exceptions:

- On-site parking provision – 42 on-site car parking spaces are required for the new 'gross floor area' of the building and only 32 on-site car parking spaces are provided. The represents a short-fall in the number of on-site car parking spaces provided by 10 spaces.

The actual and potential effects of these areas of non-compliance are evaluated in section 9.2 of this report.

4.5 Relevant Objectives and Policies

The following Objectives and Policies are most relevant to this application:

Open Spaces and Reserves Objectives and Policies

Objective 1.0

Policy 1

Policy 5

Policy 6

Residential Zone Objectives and Policies

Objective 1.0 – General

Policy 1 – Amenity Values

Transport Objectives and Policies

Objective 1.0

Policy 6

Policy 8

For the full text of the above objectives and policies, reference can be made to the Operative District Plan.

5. PROPOSED KAPITI COAST DISTRICT PLAN 2012

5.1 The 'Proposed Plan'

On 29 November 2012, the Council publicly notified the Proposed District Plan 2012 (the Proposed Plan"). The Proposed Plan includes a full review of the Operative Plan provisions, and marks a major shift in the Council's approach to resource management in the District.

The Proposed Plan has now moved through the public notification stages with the submission period now closed. The Plan has been independently reviewed, and the Council has decided to proceed with the Proposed Plan to hearings. Parts of the Proposed Plan have been withdrawn, while others will undergo significant amendment as the result of the submissions and hearings processes.

Although the relevant proposed rules and standards that apply to this application have no legal effect at present, the objectives and policies must be considered.

5.2 Zoning and Overlays

The property is zoned Open Space (Local Parks) as shown on Planning Map 08A in the Proposed Plan. The site is also shown to be subject to Heritage Trees on Map 08B and within the areas identified as the coastal environment, the salt zone ecodomain, and the Paraparaumu Forelands landscape character area.

5.3 Relevant Rules and Standards

No rules in the Proposed Plan currently have legal effect except for those listed on pages 3-4 of Chapter 1 in the Proposed Plan. This application is not subject to those provisions. No modification to, or destruction of, the listed Heritage Trees on the site are proposed as part of this application.

5.4 Activity Status

As no rules currently have legal effect in relation to this proposal, activity status determination is not applicable.

5.5 Relevant Objectives and Policies

The Objectives and Policies in the Proposed Plan have legal effect, and are a matter to have regard to under section 104 of the Act. The following Objectives and Policies of the proposed Plan are of particular relevance to this application:

- a) Objectives 2.3 Development Management, 2.8 Strong Communities, 2.11 Character and Amenity, 2.14 Access and Transport, and 2.18 Open Space / Active Communities;
- b) Open Space Policies 8.2, 8.9; and 8.10; and
- c) Access/Transport Policies 11.29, 11.33, and 11.35.

For the full text of the above provisions, reference can be made to the Proposed Plan.

6. RELEVANT NATIONAL ENVIRONMENTAL STANDARDS

There are no National Environmental Standards that apply to this application.

7. RELEVANT NATIONAL POLICY STATEMENTS

There are no National Policy Statements of relevance to this application.

8. RELEVANT STATUTORY PROVISIONS

In considering whether or not notification is required, Sections 95A to 95F of the Resource Management Act 1991 must be considered. Sections 95A to 95F are referenced below:

95A Public Notification of consent application at consent authority's discretion

95B Limited notification of consent application

95C Public notification of consent application after request for further information or report

95D Consent authority decides if adverse effects likely to be more than minor

95E Consent authority decides if person is affected person

95F Status of protected customary rights group

For the full text of the above provisions, please refer to the Resource Management Act 1991.

In considering the merits of an application, Section 104 of the Resource Management Act 1991 must be considered. Section 104 is set out below:

104 Consideration of applications

- (1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—
 - (a) any actual and potential effects on the environment of allowing the activity; and
 - (b) any relevant provisions of—
 - (i) a national environmental standard;
 - (ii) other regulations;
 - (iii) a national policy statement;
 - (iv) a New Zealand coastal policy statement;
 - (v) a regional policy statement or proposed regional policy statement;
 - (vi) a plan or proposed plan; and
 - (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.
- (2) When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.
- (2A) When considering an application affected by section 124, the consent authority must have regard to the value of the investment of the existing consent holder.
- (3) A consent authority must not,—
 - (a) when considering an application, have regard to—
 - (i) trade competition or the effects of trade competition; or
 - (ii) any effect on a person who has given written approval to the application;
 - (c) grant a resource consent contrary to—
 - (i) section 107, 107A, 107E, or 217;
 - (ii) an Order in Council in force under section 152;
 - (iii) any regulations;
 - (iv) a Gazette notice referred to in section 26(1), (2), and (5) of the Foreshore and Seabed Act 2004;
 - (d) grant a resource consent if the application should have been notified and was not.
- (4) A consent authority considering an application must ignore subsection (3)(a)(ii) if the person withdraws the approval in a written notice received by the consent authority before the date of the hearing, if there is one, or, if there is not, before the application is determined.
- (5) A consent authority may grant a resource consent on the basis that the activity is a controlled activity, a restricted discretionary activity, a discretionary activity, or a non-complying activity, regardless of what type of activity the application was expressed to be for.
- (6) A consent authority may decline an application for a resource consent on the grounds that it has inadequate information to determine the application.

- (7) *In making an assessment on the adequacy of the information, the consent authority must have regard to whether any request made of the applicant for further information or reports resulted in further information or any report being available.*

Sections 104A-104D set out particular restrictions on determining applications for controlled, restricted discretionary, discretionary, or non-complying activities. The relevant provisions are summarised below:

104B Determination of applications for discretionary or non-complying activities

Section 104B states that after considering an application for a resource consent for a discretionary or non-complying activity, a consent authority-

- (a) May grant or refuse the application; and*
- (b) if it grants the application, may impose conditions under section 108.*

9. NOTIFICATION ASSESSMENT

9.1 Adequacy of information

Section 104(6) allows the consent authority to decline a consent application if it has inadequate information to determine the application.

Sufficient information has been provided by the applicant in order for the proposal to be determined.

9.2 Actual or potential effects on the environment

Sections 95A-95F & 104(1)(a) provides that when considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to any actual and potential effects on the environment of allowing the activity.

Methods of analysis to determine the actual or potential environmental effects of the activity have focused on a site visit, analysis of the application documents, studies of Council held data and feedback from other relevant Council departments.

Character and Amenity Values

The site has been established as a place for community use for over 20 years and this use will be retained. The building additions will provide additional internal storage areas, a dedicated boardroom area, and provide shelter for users of the site particularly in adverse weather conditions. The additions are all ancillary to the existing building on the site and will not encroach the 4m height or 5m yard setback requirements. The proposed canopy between the existing building and the new boardroom has been designed to be open in nature to retain the open space amenity of the site. Construction of the proposed additions will maintain the compact built form on the site with the remainder of the property being preserved as open space.

The building additions will largely provide additional storage and a more spacious layout of the internal spaces within the existing building. The exception to this is the 32m² boardroom which, at face value, represents an additional facility on the site. It is understood that the current building facilitates boardroom meetings at present and the facilities associated with these meetings need to be set out and packed away each time due to the needs of other users of the building. In this case, it is not anticipated that having a separate dedicated

boardroom will give rise to a discernible level of additional vehicle movements to/from the site. In the event that this boardroom did generate additional levels of traffic; at 32m² in area it is not considered to generate groups of traffic movements discernibly different from the traffic movements associated with current users of the site. The District Plan anticipates use of Open Space-zoned sites by the community and as such, there are no maximum traffic movement to/from an Open Space-zoned site. The proposal incorporates a new on-way driveway through the property from the Ocean Road access through to a new vehicle crossing on Bluegum Road. This aspect of the proposal does not trigger the need for resource consent and could be undertaken as a permitted activity. It is understood this element of the proposal will facilitate users of the building to be dropped off, under cover of the new awning, and then collected in the same way.

Existing vegetation on the site is proposed to remain, as are the existing children's swings. Council's Reserves Manager, Alison Law, has been consulted regarding the proposal and has raised no concerns with these building additions. It is understood the lease for the site may need to be updated to reflect the proposed changes.

Overall, effects on the existing character and amenity values of the area are considered to be less than minor.

Traffic Safety and Car-Parking

The applicant has undertaken consultation with Council's Transport Engineer, Mr Neil Trotter, regarding this proposal and several revisions of the site plan have been floated for comment. This consultation has resulted in the site plan layout shown in the application plans, including the location of the driveway through the site.

Mr Trotter's full assessment of the application is set out in the application file RM150214 and need not be repeated here. The conclusions drawn from this assessment were:

- that the additional floor space would not result in increased patronage at the centre;
- parking can be accommodated either within the existing car parking area or within areas of roadside parking without causing capacity or safety issues; and
- the provision of a new dropped crossing access onto Bluegum Road is acceptable due to achieving adequate sightlines and being located approximately 15m south of the intersection of Bluegum and Middleton Roads.

Mr Trotter and I are in agreement that any adverse traffic-related effects arising from the proposal will be less than minor.

Positive Effects

It is acknowledged that the proposed building additions will result in positive effects for user groups of the site. The additional storage spaces and dedicated boardroom will provide more useable and spacious internal areas of the building. The boardroom will also result in associated furniture and equipment being permanently in place without having to be set up and packed away after each meeting.

The canopy will facilitate safer pedestrian access to the building for users, particularly elderly users, during times of inclement weather. Similarly, the carport over the service car park will benefit caterers transferring their equipment and food to the on-site kitchen, particularly in adverse weather conditions.

Conclusion

On balance, it is considered that the proposed additions are complementary to the existing building and use of the site as a community facility and that any potential adverse effects of the additions on the surrounding environment will be less than minor. Given this finding, no parties have been identified as being potentially affected by the application.

9.3 Relevant NES, regulations, policy statements, plans or proposed plans

Section 104(1)(b) provides that when considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to any relevant provisions of—

- (i) a national environmental standard;
- (ii) other regulations;
- (iii) a national policy statement;
- (iv) a New Zealand coastal policy statement;
- (v) a regional policy statement or proposed regional policy statement;
- (vi) a plan or proposed plan.

The proposal is generally consistent with the provisions of the Kapiti Coast District Council Operative and Proposed District Plans as stated in the assessment set out at section 9.2 above.

9.4 Wellington Regional Policy Statement 2013 ('RPS')

The RPS provides an overview of the resource management issues for the region (within the regional council's functions under s.30 of the RMA), and states the policies and methods required to achieve the integrated management of the region's natural and physical resources.

I am of the opinion that none of the policies and objectives of the RPS are relevant to this proposal.

9.5 Other relevant matters

Section 104(1)(c) provides that when considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to any other matter the consent authority considers relevant and reasonably necessary to determine the application.

There are no other relevant matters considered necessary to determine the application.

10. NOTIFICATION DECISION

10.1 Public Notification Decision

Council staff acting under authority delegated by the Council, decided under Sections 95A and 95D of the Resource Management Act 1991 that the application needed to be publicly notified/need not be publicly notified. The reasons for this decision were:

1. The applicant did not request that the application be publicly notified;
2. A rule or national environmental standard does not require public notification of the application;

3. The effects of the activity will be less than minor, for the reasons discussed above under the heading "Actual or Potential Effects on the Environment";
4. Special circumstances do not exist in relation to the application that requires it to be notified; and
5. Council has not exercised its discretion to publicly notify the application.

Recommendation:

That the application **need not be publicly notified** in accordance with Sections 95A and 95D of the Resource Management Act 1991.

Reported and Recommended by:  Monique Leith
Consultant Planner

Decision: *"That the above recommendation be adopted."*

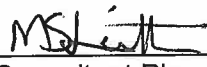
Delegated Officer (Peer Reviewer):  Wayne Gair
Principal Resource Consents Planner

10.2 Limited Notification Decision

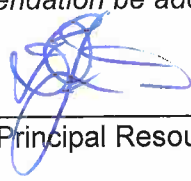
Council staff acting under authority delegated by the Council, decided under Sections 95B, 95E and 95F of the Resource Management Act 1991 that notice of the application need not be served on any person as no parties have been identified as being potentially affected by the application.

Recommendation:

That the application be processed on a **non-notified** basis in accordance with Sections 95B, 95E and 95F of the Resource Management Act 1991.

Reported and Recommended by:  Monique Leith
Consultant Planner

Decision: *"That the above recommendation be adopted."*

Delegated Officer (Peer Reviewer):  Wayne Gair
Principal Resource Consents Planner

11. PART 2 MATTERS

Any consideration under Section 104(1) is subject to Part 2 of the Act. Part 2 sets out the purpose and principles of the Act. In addition, Part 2 requires the Council to recognise and provide for matters of national importance (Section 6); have particular regard to other matters (Section 7); and to take into account the principles of the Treaty of Waitangi (Section 8).

11.1 Section 5-Purpose

Section 5(1) states that the purpose of the Act is to promote the sustainable management of natural and physical resources.

The proposal is considered to achieve the sustainable management purpose of the Act as it allows for an existing community facilities building to better accommodate the users of the building without giving rise to any discernible adverse effects on the surrounding natural and physical environment.

11.2 Section 6-Matters of National Importance

Section 6 establishes seven matters which must be recognised and provided for by all persons exercising functions and powers under the Act.

There are no matters of national importance considered relevant to this proposal.

11.3 Section 7-Other Matters

Section 7 establishes eleven matters which all persons exercising functions and powers under the Act shall have particular regard to.

The proposal represents an efficient use of a finite land resource, will not detract or deteriorate the existing amenity values of the area, and will maintain the existing quality of the environment. These section 7 matters (section 7(b), (c), and (f)) have been given particular regard in the assessment set out in section 9.2 of this report.

11.4 Section 8-Treaty of Waitangi

The proposal does not impact on any of the principles set out in the Treaty. No earthworks are proposed. It is considered that section 8 is not directly relevant to this application proposal.

11.5 Conclusion on Part 2 matters

Overall, the proposal is consistent with Part 2 matters for the reasons set out in sections 11.1 - 11.4 above.

12. CONDITIONS

Council's Transport Planner has reviewed the application and recommends the inclusion of one condition pertaining to the provision of a construction management plan prior to works commencing to address potential short-term adverse effects associated with construction traffic movements to/from the site.

Council's Transport Planner also recommends the inclusion of one advice note reminding the consent holder of their obligation to comply with the 'National Code of Practice for Utility Operators Access to Transport Corridors' with respect to any earthworks or trenching work required within legal road. No works of this nature are proposed but it is understood a new vehicle crossing will be required and this note is intended for advisory purposes.

I concur the above condition is appropriate, particularly given the busy local road environment of Ocean and Bluegum Roads. It is imperative that construction traffic does not interfere with the safe and efficient functioning of these corridors.

Council's Development Engineer has reviewed the application and has no conditions to recommend.

13. RECOMMENDATION/DECISION

That the undersigned 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 **construct additions to the existing Senior Citizens Centre building at 45 Ocean Road, Paraparaumu Beach** (Part Lot 128 DP9498) subject to the following conditions which were imposed under Section 108 of the Resource Management Act 1991.

Conditions:

General

1. The proposed building additions shall be undertaken in general accordance with the plans date stamped 'Final Approved Plans' on 01/12/2015 and the information lodged with the application and held on Council's file RM150214, except where modified by any of the following conditions of consent.

Monitoring

2. 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 paul.busing@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.
3. 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.

Construction Management Plan

9. Prior to construction works commencing, the consent holder shall submit to Council's RMA Compliance Officer for certification, a Construction Management Plan ('CMP') detailing the following:
 - i. Details of control of mud and detritus from the site onto the road – on-site wheel washing and off-site road sweeping, for example;
 - ii. Details of on-site turning for delivery vehicles;
 - iii. Identified area for site offices and site operative parking; and
 - iv. Details of signage (including visitor/staff parking).
10. The consent holder shall ensure the certified CMP required by condition 9 above is adhered to at all times during construction.

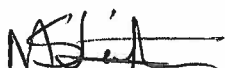
Advice Notes:

- 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.
- All contractors and service providers must comply with the 'National Code of Practice for Utility Operators Access to Transport Corridors' when planning any work that required excavations or trenching anywhere in the legal road (i.e boundary fence to boundary fence including berms and footpaths). Before undertaking work in the Legal Road you must make a Corridor Access Request (CAR) and receive a Works Access Permit (WAP) from Council. Some examples of activities requiring a permit are:
 - trenching works
 - footpaths and entranceways
 - work within the berm or shoulder of the road, and
 - tree work scaffolding and crane work.

Ensure that before any excavations are undertaken a "Before U Dig" inquiry is made to check for locations of any underground services. This is a web based service that you or your contractor use to get plans and information emailed out to you. This also provides the mechanism for you to make a Corridor Access Request and provide us with a Traffic Management Plan (TMP) to protect your site, contractors, and the public during operations. TMPs can only be completed by a Site Traffic Management Supervisor (STMS) with a current NZTA approved qualification. TMPs must be submitted a minimum of five working days prior to the start of works.

Please note: The "Before U Dig" service has no information on council's buried water, wastewater or stormwater assets. Our mapping tools shows the location of the buried council assets.

Recommended by:



Monique Leith
Consultant Planner
Cuttriss Consultants Ltd

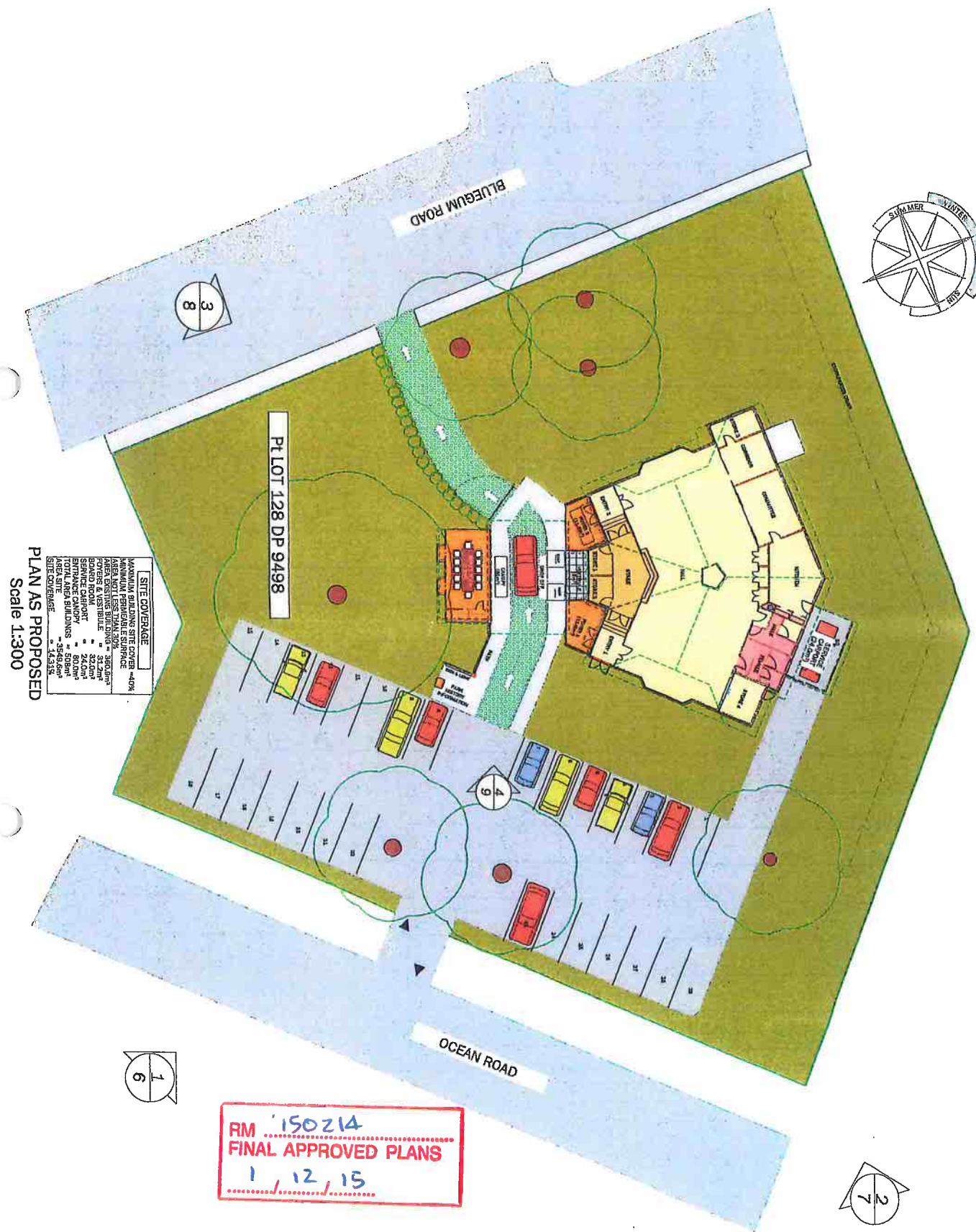
Reasons for Decision:

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 minor and that the proposed activity is not contrary to the Objectives and Policies of the Operative and Proposed Kapiti Coast District Plans.

"That the above recommendation be adopted under delegated authority"

Wayne Gair
Principal Resource Consents Planner
Date: 1 December 2015

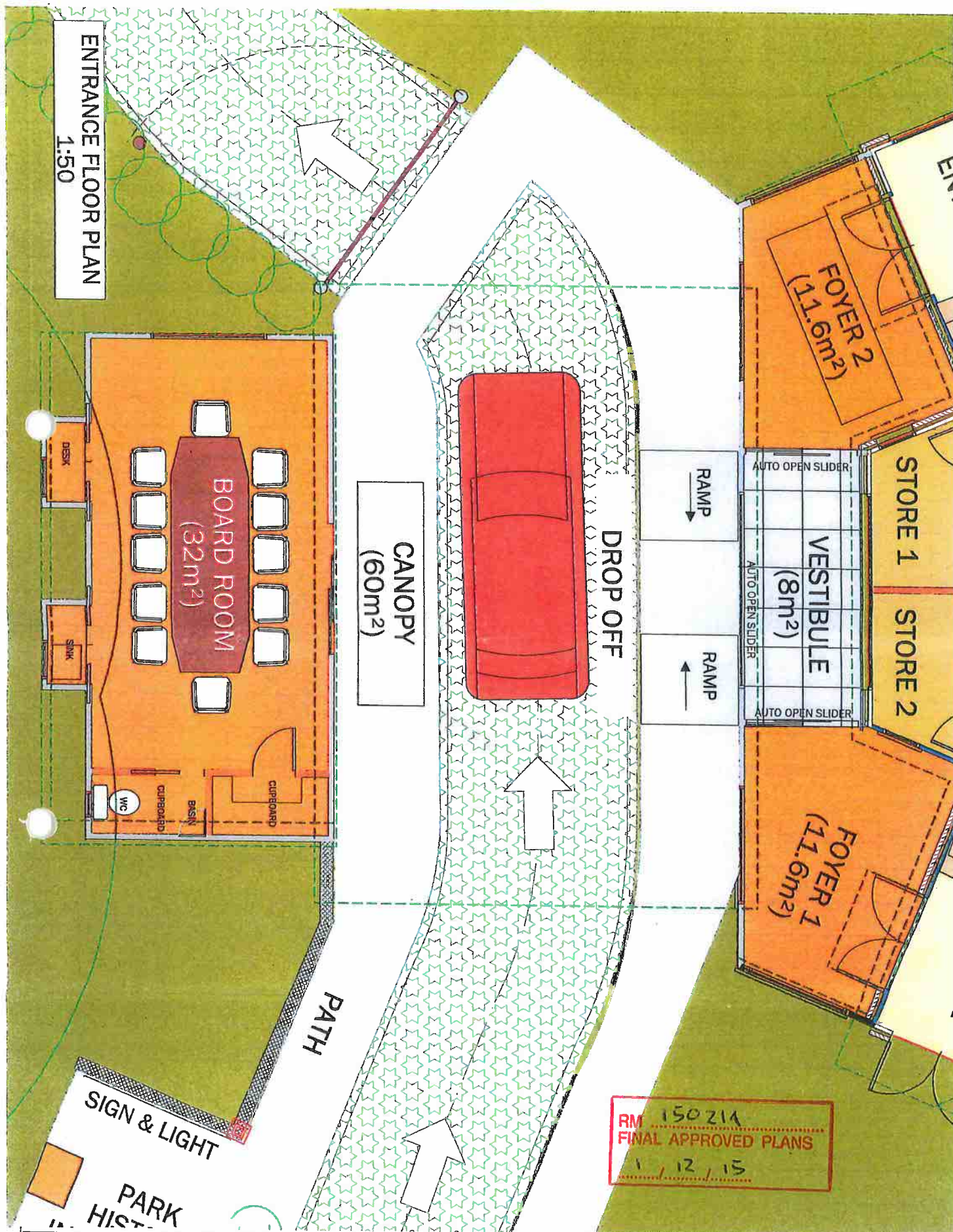




PROJECT MANAGER		
NAME	REG	
CELL	A/HRS	
E-MAIL		

**PROPOSED ADDITIONS - KAPITI
CITIZEN & SERVICE CLUB CENTRE
AT 45 OCEAN ROAD -
PARAPARAUMU BEACH**

PROPERTY INFORMATION		DRAWN	DRAWING	ISSUE	ISSUE DATE
ADDRESS	45 OCEAN ROAD	R. Wilson	PRELIMINARY	1	17/10/2015
DISTRICT	KAPITI				
LOT & DP No	PT LOT 128 DP 9498				
SITE AREA	360.9m²				
WIND ZONE					
E/Q					
SEA / SPRAY					
Copyright:					



PROJECT MANAGER		
NAME	REG	
CELL	A/HRS	
E-MAIL		

**PROPOSED ADDITIONS - KAPITI
CITIZEN & SERVICE CLUB CENTRE
AT 45 OCEAN ROAD -
PARAPARAUMU BEACH**

PROPERTY INFORMATION		DRAWN	DRAWING	ISSUE	ISSUE DATE
ADDRESS	45 OCEAN ROAD	R. Wilson	PRELIMINARY	1	17/10/2015
DISTRICT	KAPITI				
LOT & DP No	PI LOT 128 DP 9498				
SITE AREA	360.9m²				
WIND ZONE					
E/Q					
SEA / SPRAY					
Copyright:		©		5 of 11	

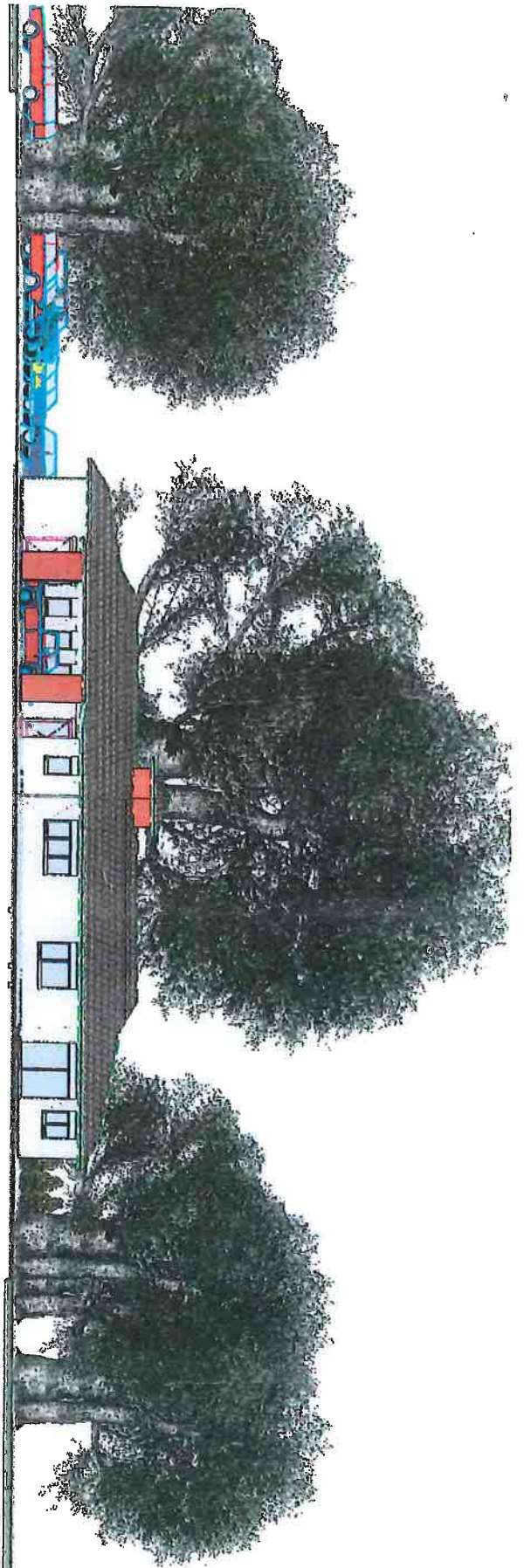


RM 150214
 FINAL APPROVED PLANS
 1 / 12 / 15

PROJECT MANAGER				PROPERTY INFORMATION				DRAWN	DRAWING	ISSUE	ISSUE DATE
NAME	REG			ADDRESS	45 OCEAN ROAD			R. Wilson	PRELIMINARY	1	17/10/2015
CELL	A/HRS			DISTRICT	KAPITI						
E-MAIL				LOT & DP No	P1 LOT 128 DP 9498						
				SITE AREA	360.9m²						
				WIND ZONE	E/Q						
				SEA / SPRAY				Copyright:		©	9 of 11

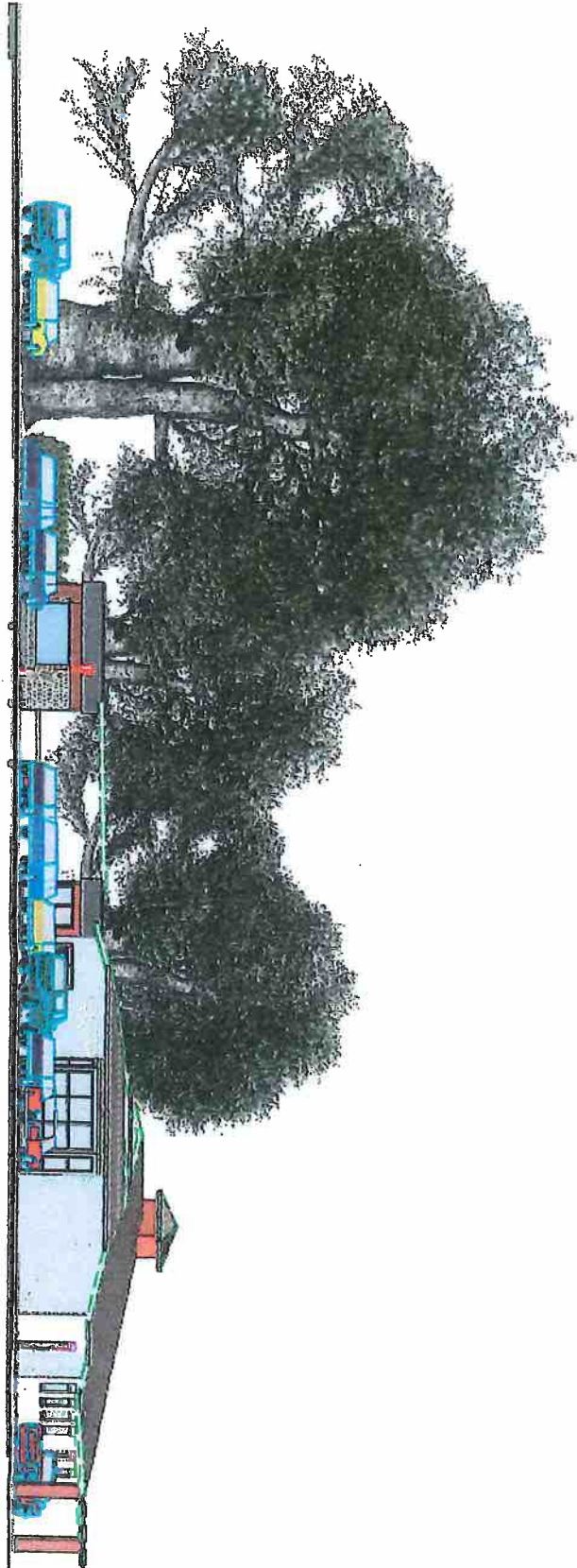
**PROPOSED ADDITIONS - KAPITI
 CITIZEN & SERVICE CLUB CENTRE
 AT 45 OCEAN ROAD -
 PARAPARAUMU BEACH**

NORTH ELEVATION



112.00
111.00
110.00
109.00
108.00
107.00
106.00
105.00
104.00
103.00
102.00
101.00
100.00
99.00
98.00
97.00

EAST ELEVATION



112.00
111.00
110.00
109.00
108.00
107.00
106.00
105.00
104.00
103.00
102.00
101.00
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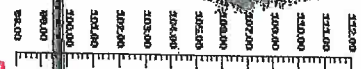
RM 150214
FINAL APPROVED PLANS
1 / 12 / 15

PROJECT MANAGER		
NAME	REG	
CELL	A/HRS	
E-MAIL		

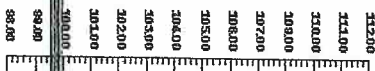
**PROPOSED ADDITIONS - KAPITI
CITIZEN & SERVICE CLUB CENTRE
AT 45 OCEAN ROAD -
PARAPARAUMU BEACH**

PROPERTY INFORMATION		DRAWN	DRAWING	ISSUE	ISSUE DATE
ADDRESS	45 OCEAN ROAD	R. Wilson	PRELIMINARY	1	17/10/2015
DISTRICT	KAPITI				
LOT & DP No	PT LOT 128 DP 9498				
SITE AREA	360.9m ²				
WIND ZONE					
E/Q					
SEA / SPRAY					
Copyright:		©		10 of 11	

SOUTH ELEVATION



WEST ELEVATION



RM 150214
FINAL APPROVED PLANS
1 / 12 / 15

PROJECT MANAGER				PROPERTY INFORMATION				DRAWN	DRAWING	ISSUE	ISSUE DATE
NAME		REG		ADDRESS	45 OCEAN ROAD			R. Wilson	PRELIMINARY	1	17/10/2015
CELL		A/HR		DISTRICT	KAPITI						
E-MAIL				LOT & DP No	P1 LOT 128 DP 9498						
				SITE AREA	360.9m ²						
				WIND ZONE							
				EQ							
				SEA / SPRAY							
								Copyright:		©	11 of 11

**PROPOSED ADDITIONS - KAPITI
CITIZEN & SERVICE CLUB CENTRE
AT 45 OCEAN ROAD -
PARAPARAUMU BEACH**

1 December 2015

Kapiti Senior Citizens Trust
C/- 71 Awatea Avenue
Paraparaumu 5032

Attn: W R Pearson

Email: bmpearson@paradise.net

Dear Kapiti Senior Citizens Trust

RM150214: Additions To Provide Shelter For The Main Entrance To The Existing Building at 45 Ocean Road, Paraparaumu

We are pleased to enclose your Resource Consent for the above planning application.

As you will see from the Resource Consent there are a number of conditions that need to be complied with.

If you do not agree with the conditions of your consent you may object and have the matter considered by Hearing Commissioners. This is done by lodging an objection in accordance with Section 357 of the Resource Management Act 1991. Please note that, if you do wish to object, you must advise the Resource Consents Manager within 15 working days from the date of receiving this consent.

If you have any concerns regarding the conditions prior to lodging an objection please contact me to discuss on (04) 2964 782 as it may be possible to make minor amendments or corrections outside of the objection process.

There is no deposit for an objection. However, a fee of \$143.00 per hour (including GST) is required if Council's Development Engineer is involved. Time and costs will also be charged unless waived by the Hearing Commissioners and if an objection is upheld there will be no charges; if upheld in part then a proportion of costs will be charged.

Please note also 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. Council may grant an extension if it is satisfied that the criteria set out in Section 125 of the Resource Management Act 1991 are met.

The Resource Consents Team is continually working to improve the service we provide and we would appreciate your feedback. We will email you in the next few weeks to invite you to make your comments and would be grateful if you could please take the time to complete an online survey.

Thank you for dealing with the Kāpiti Coast District Council.



Wayne Gair
Principal Resource Consents Planner

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM150214**

APPLICANT:	Kapiti Senior Citizens Trust
LOCATION OF ACTIVITY:	45 Ocean Road, Paraparaumu
DESCRIPTION OF ACTIVITY:	Additions To Provide Shelter For The Main Entrance To The Existing Building

DECISION (issued 1 December 2015):

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 **construct additions to the existing Senior Citizens Centre building at 45 Ocean Road, Paraparaumu Beach** (Part Lot 128 DP9498) subject to the following conditions which were imposed under Section 108 of the Resource Management Act 1991.

Conditions:

General

1. The proposed building additions shall be undertaken in general accordance with the plans date stamped 'Final Approved Plans' on 01/12/2015 and the information lodged with the application and held on Council's file RM150214, except where modified by any of the following conditions of consent.

Monitoring

2. 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 paul.busing@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.

3. 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.

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9. Prior to construction works commencing, the consent holder shall submit to Council's RMA Compliance Officer for certification, a Construction Management Plan ('CMP') detailing the following:
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10. The consent holder shall ensure the certified CMP required by condition 9 above is adhered to at all times during construction.

Advice Notes:

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 - footpaths and entranceways
 - work within the berm or shoulder of the road, and
 - tree work scaffolding and crane work.

Ensure that before any excavations are undertaken a "Before U Dig" inquiry is made to check for locations of any underground services. This is a web based service that you or your contractor use to get plans and information emailed out to you. This also provides the mechanism for you to make a Corridor Access Request and provide us

with a Traffic Management Plan (TMP) to protect your site, contractors, and the public during operations. TMPs can only be completed by a Site Traffic Management Supervisor (STMS) with a current NZTA approved qualification. TMPs must be submitted a minimum of five working days prior to the start of works.

Please note: The "Before U Dig" service has no information on council's buried water, wastewater or stormwater assets. Our mapping tools shows the location of the buried council assets.

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 minor and that the proposed activity is not contrary to the Objectives and Policies of the Operative and Proposed Kapiti Coast District Plans.



Wayne Gair
Principal Resource Consents Planner

1 December, 2015

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

TO:

The RMA Compliance Officer
Kāpiti Coast District Council
Private Bag 60601
PARAPARAUMU
Fax: (04) 296 4830

Application No:	RM150214
Site Address:	45 Ocean Road, Paraparaumu PT LOT 128 DP 9498 LOT 1 DP 28791 TOWN OF PARAPARAUMU EXTN NO 1
Proposal:	Additions To Provide Shelter For The Main Entrance To The Existing Building

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:

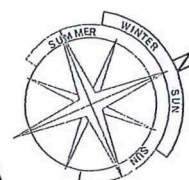
Telephone:

Mobile:

SIGNED:

.....
NAME

.....
DATE



BLUEGUM ROAD

Pt LOT 128 DP 9498

OCEAN ROAD

SITE COVERAGE
 MAXIMUM BUILDING SITE COVER = 40%
 AREA NOT LESS THAN 30%
 AREA EXISTING BUILDING = 360.9m²
 PROPOSED BUILDING = 360.9m²
 SERVICE CARPORT = 24.0m²
 ENTRANCE CANOPY = 24.0m²
 AREA SITE BUILDINGS = 354.9m²
 SITE COVERAGE = 14.31%

PLAN AS PROPOSED
 Scale 1:300

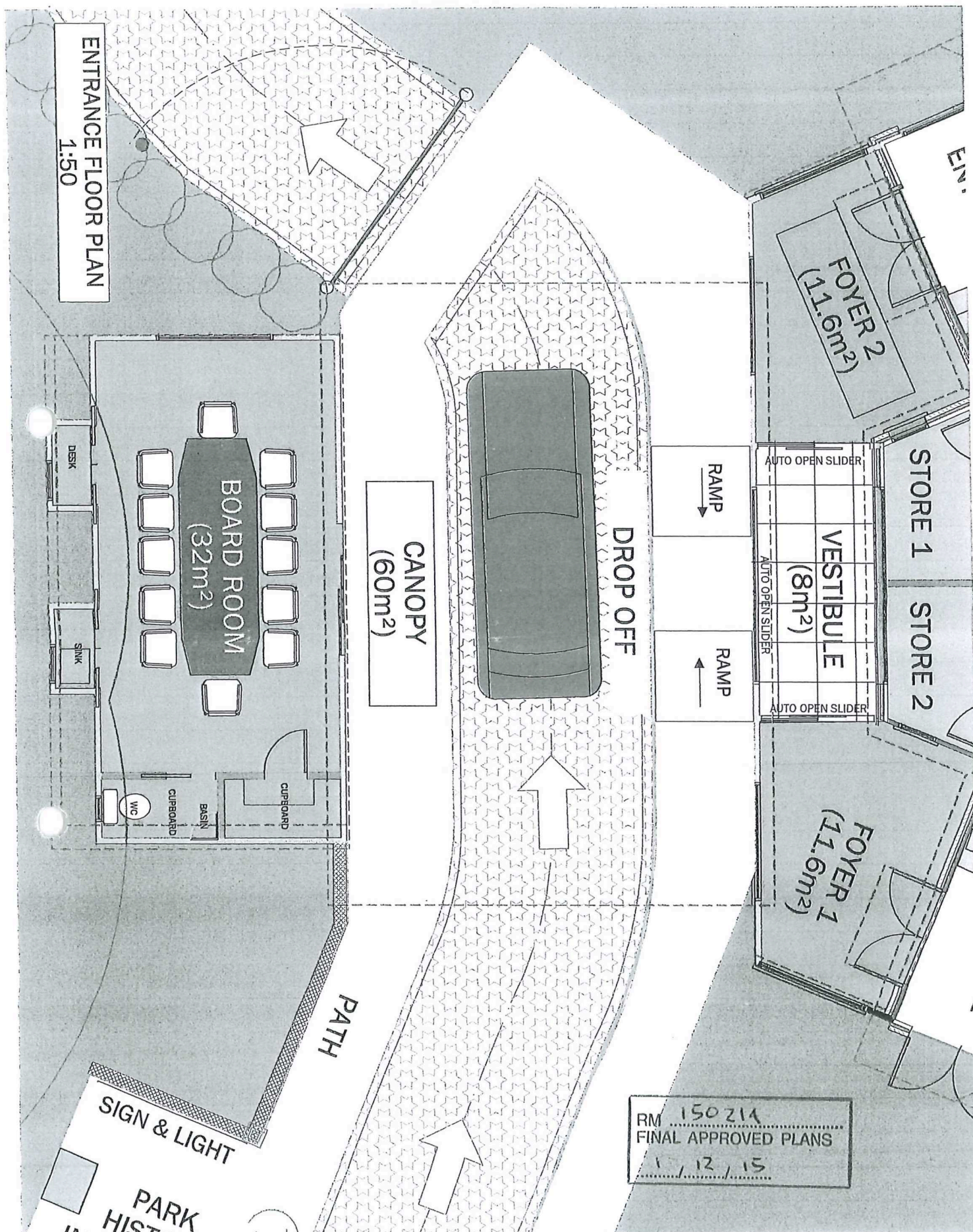
RM 150214
 FINAL APPROVED PLANS
 1 / 12 / 15

PROPERTY INFORMATION		DRAWN	DRAWING	ISSUE	ISSUE DATE
ADDRESS	45 OCEAN ROAD	R. Wilson	PRELIMINARY	1	17/10/2015
DISTRICT	KAPITI				
LOT & DP No	FI LOT 128 DP 9498				
SITE AREA	360.9m²				
WIND ZONE					
E/Q					
SEA / SPRAY					

PROJECT MANAGER	
NAME	REG
CELL	A/HRS
E-MAIL	

**PROPOSED ADDITIONS - KAPITI
 CITIZEN & SERVICE CLUB CENTRE
 AT 45 OCEAN ROAD -
 PARAPARAUMU BEACH**

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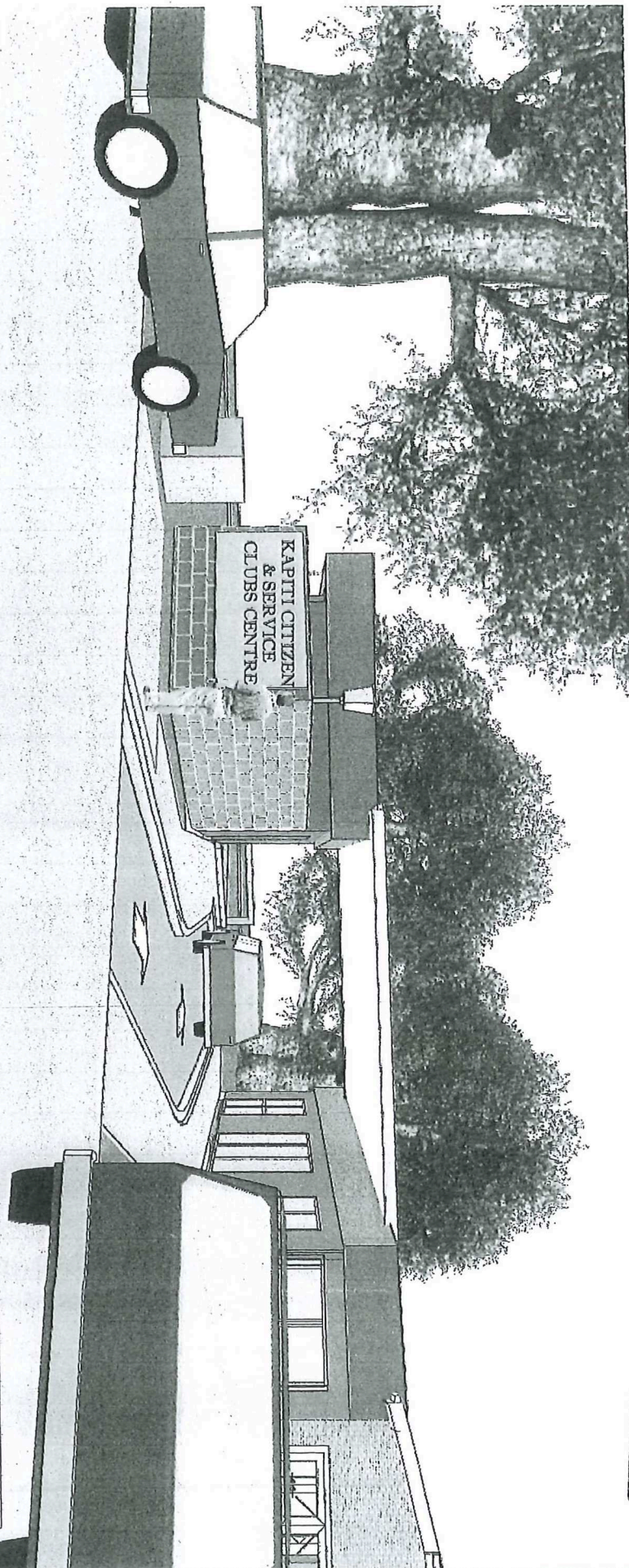


PROJECT MANAGER	
NAME	REG
CELL	A/HRS
E-MAIL	

**PROPOSED ADDITIONS - KAPITI
CITIZEN & SERVICE CLUB CENTRE
AT 45 OCEAN ROAD -
PARAPARAUMU BEACH**

PROPERTY INFORMATION		DRAWN	DRAWING	ISSUE	ISSUE DATE
ADDRESS	45 OCEAN ROAD	R. Wilson	PRELIMINARY	1	17/10/2015
DISTRICT	KAPITI				
LOT & DP No	P1 LOT 128 DP 9498				
SITE AREA	360.9m²				
WIND ZONE					
E/Q					
SEA / SPRAY					
Copyright:		©		5 of 11	

VIEW No 4/4

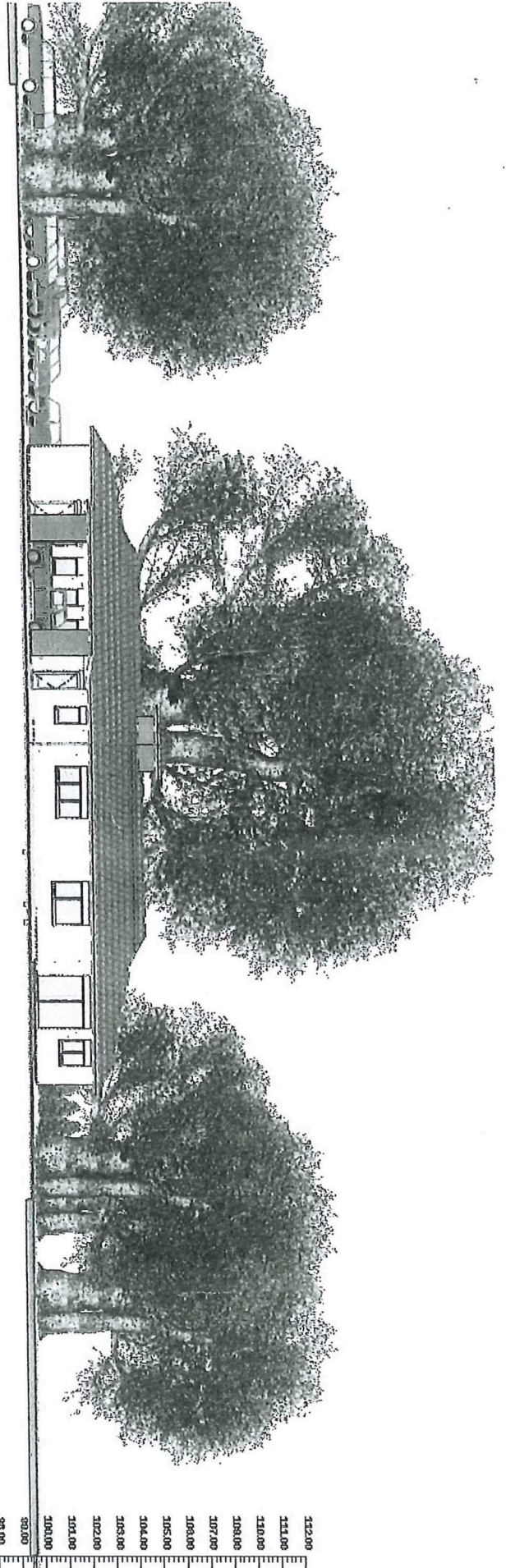


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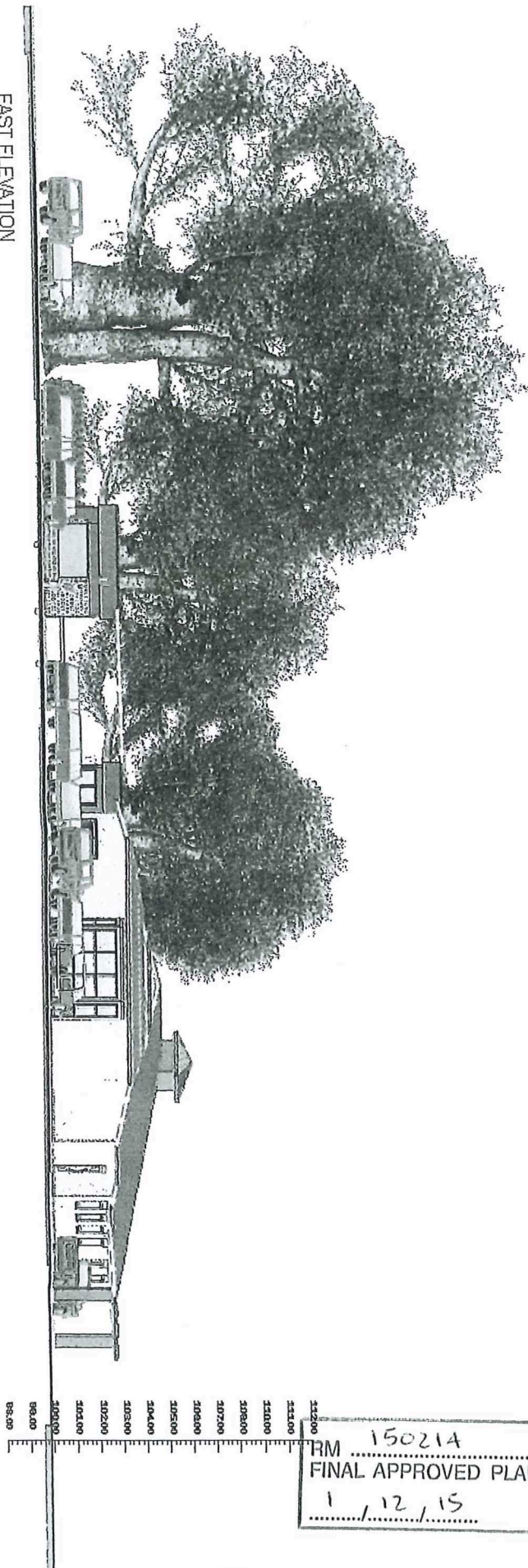
PROJECT MANAGER			PROPERTY INFORMATION				DRAWN	DRAWING	ISSUE	ISSUE DATE
NAME	REG		ADDRESS	45 OCEAN ROAD			R. Wilson	PRELIMINARY	1	17/10/2015
CELL	A/HRS		DISTRICT	KAPITI						
E-MAIL			LOT & DP No	P1 LOT 128 DP 9498						
			SITE AREA	360.9m ²						
			WIND ZONE							
			E/Q							
			SEA / SPRAY							
							Copyright:		©	9 of 11

**PROPOSED ADDITIONS - KAPITI
CITIZEN & SERVICE CLUB CENTRE
AT 45 OCEAN ROAD -
PARAPARAUMU BEACH**

NORTH ELEVATION



EAST ELEVATION



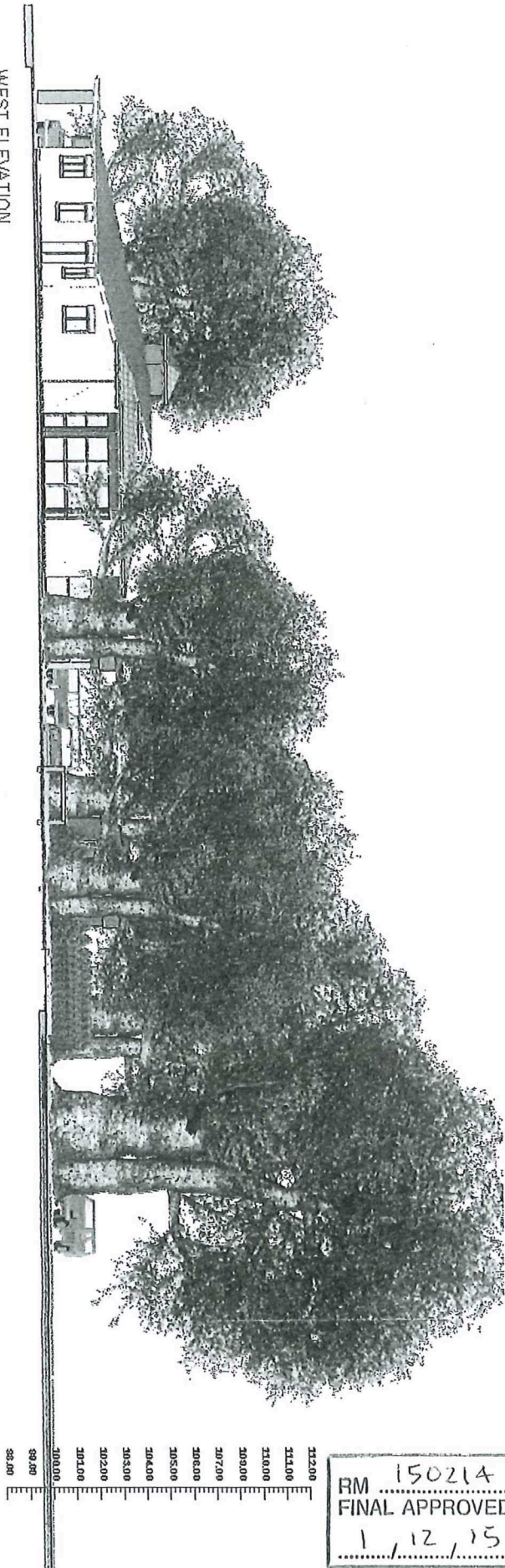
RM 150214
FINAL APPROVED PLANS
1 / 12 / 15

PROJECT MANAGER		
NAME		REG
CELL		A/HRS
E-MAIL		

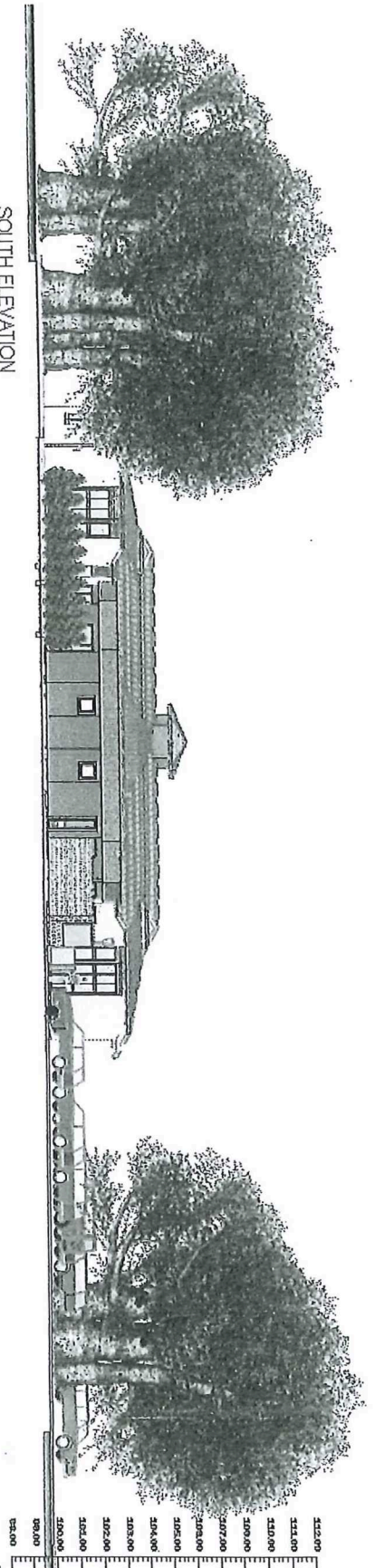
**PROPOSED ADDITIONS - KAPITI
CITIZEN & SERVICE CLUB CENTRE
AT 45 OCEAN ROAD -
PARAPARAUMU BEACH**

PROPERTY INFORMATION		DRAWN	DRAWING	ISSUE	ISSUE DATE
ADDRESS	45 OCEAN ROAD	R. Wilson	PRELIMINARY	1	17/10/2015
DISTRICT	KAPITI				
LOT & DP No	PT LOT 12B DP 9498				
SITE AREA	360.9m²				
WIND ZONE					
E/Q					
SEA / SPRAY					
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WEST ELEVATION



SOUTH ELEVATION



RM 150214
FINAL APPROVED PLANS
1 / 12 / 15

PROJECT MANAGER		
NAME		REG
CELL		A/HRS
E-MAIL		

**PROPOSED ADDITIONS - KAPITI
CITIZEN & SERVICE CLUB CENTRE
AT 45 OCEAN ROAD -
PARAPARAUMU BEACH**

PROPERTY INFORMATION		DRAWN	DRAWING	ISSUE	ISSUE DATE
ADDRESS	45 OCEAN ROAD	R. Wilson	PRELIMINARY	1	17/10/2015
DISTRICT	KAPITI				
LOT & DP No	PI LOT 128 DP 9498				
SITE AREA	360.9m ²				
WIND ZONE					
E/Q					
SEA / SPRAY					
Copyright:				©	11 of 11