

31 August 2021

Kia ora

**Request for Official Information responded to under the Local Government and Official Information and Meetings Act 1987 (LGOIMA) – reference: 2122-31**

I refer to your information request we received on 3 August 2021 for the following:

**1. *Could you please provide the documentation upon which Council (“The Applicant”), relied to withdraw RM20087?***

The original application was lodged 21 May 2020. Since then, it has been subject to several information requests and some delays associated with securing funding. Since its lodgement, the policy framework for developments of this nature has changed with the National Policy Statement on Urban Development (NPS-UD) coming into effect on 20 August 2020.

The policies in the NPS-UD will support the development of Te Uruhi particularly during the Section 104 assessment of the application. The policies of particular benefit are:

- **Policy 1** - which states generally that planning decisions should contribute to well-functioning urban environments that at a minimum enable a variety of sites that are suitable for different business sectors in terms of location and size.
- **Policy 2** - Tier 1 local authorities need to provide sufficient capacity to meet expected business land demand.
- **Policy 3** - is indicative that the Paraparaumu Beach area will be subject to a change in zoning in the next 18 months and this will result in significantly different outcomes for the area.
- **Policy 6** - provides guidance in weighting for decision makers. Taking into consideration that areas such as Paraparaumu Beach Centre and the effects this will have on some people compared with the benefits of the wider community and future generations.
- **Policy 11** - indicates the limited weight that should be given to parking overall, including for new business developments. For the full information regarding the above policies please refer to [National Policy Statement on Urban Development 2020 | Ministry for the Environment](#).

Therefore, it was decided due to the legislative changes that had occurred it would be of benefit to withdraw the current resource consent application and immediately relodge the application after an assessment of the National Policy Statement.

**2. As part of this request, could you also please supply all correspondence around the decision to withdraw RM200087 IE: emails, letters, messages etc between the applicant and the regulator of RM200087?**

Please find attached the correspondence in relation to the resource consent being withdrawn which was saved on the relevant resource consent file.

- Attachment 1 – RM200087 Withdrawal of RC Application
- Attachment 2 – Email Confirmation of Withdrawal
- Attachment 3 – 200087 Formal Acknowledgement of Withdrawal of Application

**3. As at my OIA 7th May KCDC [ref 2021-254] indicate a total spend of \$179,060 (excl. GST) as full cost of the Resource Consent. Please provide all additional costs for both Resource Consents from the 7th May.**

The total additional cost for the resource consents since the last figure we gave you in our response to your request of 7 May 2021 is \$45,000.

**4. Is KCDC being reimbursed the costs to include the Paraparaumu beach Golf Club car parking resource consent application within RM210149? If so how much?**

The Paraparaumu Beach Golf Club car parking was also included in the application for RM200087.

**5. What legal advice did KCDC (the applicant) get, to bolster the normally not permitted activity of using private land as car parking, to try to satisfy the shortfall of the parking requirements of the district plan?**

There was no legal advice sought. The District Plan does not prohibit the use of private land for carparking, particularly for the zone associated with the golf course land.

Ngā mihi



**Steve Cody**  
Acting Group Manager Regulatory Services  
Te Kaihautū Ratonga Whakaritenga

ref: McLean/22642 (RM200087)

1 July 2021

Resource Consents Team  
Kapiti Coast District Council

Attention: [REDACTED]

Dear [REDACTED]

## **RM200087 – WITHDRAWAL OF RESOURCE CONSENT APPLICATION**

On behalf of our clients, Kāpiti Coast District Council, we would like to formally withdraw the resource consent application RM2000087 at 2 Marine Parade, Paraparaumu Beach.

Yours faithfully

[REDACTED]

[REDACTED]

**CUTTRISS CONSULTANTS LTD**

[REDACTED]

2 July 2021

Kapiti Coast District Council

██████████  
Cuttriss Consultants Ltd  
PO Box 386  
Paraparaumu 5254

By Email to: ██████████

Dear Kapiti Coast District Council

### **Acknowledgement of Withdrawal of Resource Consent Application**

Application number:	200087
Applicant:	Kapiti Coast District Council
Location:	Marine Parade, Paraparaumu
Proposed activity(s):	Construct and operate a commercial activity in the open space zone and undertake earthworks that exceed the permitted activity standard.

Further to your letter dated 1 July 2021 requesting the withdrawal of your application for resource consent, this is a formal confirmation that we have withdrawn your application.

If you have any queries, please contact me on (04) 296 4700 or 0800 486 486 or email me at [vijay.soma@kapiticoast.govt.nz](mailto:vijay.soma@kapiticoast.govt.nz) and quote the application number above.

Yours sincerely



Vijay Soma  
**Resource Consents and Compliance Manager**