

OIR: 2223/414

7 December 2022

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Dear Brett,

Requests for Information under the Local Government and Official Information and Meetings Act 1987 (the Act) (the LGOIMA) - Resource Consent Application from Gresham Trust for a 135 two storey residential unit development in 18 blocks and associated 305 lot subdivision including 165 car parks and associated earthworks at 240 Kapiti Road, Paraparaumu (Lot 1 DP 88870 – 1.8994ha).

Thank you for your emails of 21 and 22 November 2022 requesting the following information:

- 1. Could I please be advised of the timeline of events since the Resource Consent application RM220070 for 240 Kāpiti Road was received by KCDC.***

The timeline is on the website linked below. This was sent to the affected parties that were identified as part of the notification decision process as described in the notification report.

[Gresham Trust – 240 Kapiti Road, Paraparaumu - Kāpiti Coast District Council \(kapiticoast.govt.nz\)](https://www.kapiticoast.govt.nz)

- 2. Could I please have copies of all correspondence between the applicant and KCDC relating to Resource Consent application RM220070 for 240 Kāpiti Road.**

This is attached.

- 3. Could I please have a schedule of all non-compliance matters relating to the Resource Consent application RM220070 for 240 Kāpiti Road and the steps KCDC has taken to mitigate each of these.**

Using the link above, this is detailed within the section 42A report (page 10, paragraph 33).

- 4. Could I please receive a copy of the Body Corporate Agreement (or residents' association equivalent) that will apply to residents of the development at 240 Kāpiti Road once completed.**

Council does not hold this information. If consent is granted for the application the subsequent agreement will be established by the applicant, and this agreement will be subject to the conditions set out in draft to the Commissioner.

- 5. What information did the applicant for Resource Consent application RM220070 for 240 Kāpiti Road seek from KCDC regarding plantings chosen for amenity areas around the site, particularly regarding the choice of *Metrosideros excelsa* (Pohutukawa), a plant variety not well suited to domestic plantings and non-native to the Wellington region?**

The proposed landscaping/planting is based on the information provided in the application submitted by the applicant. Council assesses the information that is provided in the application and then can request further information if required.

Landscaping/planting is a common mitigation measure proposed by applicants to reduce the effect of increased density. In these instances, it is common for applicants to suggest plant species based on availability, albeit not necessarily endemic to the area. The successful implementation of the proposed mitigation measure remains the responsibility of the applicant and they will be required to provide replacement species if the planting is unsuccessful for some reason. In this instance, this will be the responsibility of the residents' society should the consent be granted.

- 6. What mitigations is Council seeking from the developer of Resource Consent application RM220070 for 240 Kāpiti Road to ensure that breaches of its planning requirements that form part of this development are compensated for?**

Using the link above, this is detailed within the section 42A report (page 10, paragraph 33).

- 7. There are broken yellow lines painted on Kāpiti Road between Hurley Road and Cedar Drive on the Seven Oaks Retirement Village side of the road. What informed KCDC's decision to apply those lines?**

Broken yellow lines were applied for safety reasons. Please find attached reports and community board decisions which provide information with regards to broken yellow lines along Kapiti Road.

8. The developer for Resource Consent application RM220070 for 240 Kāpiti Road says that a bike storage facility will be constructed at the site. How many bikes will this facility hold? Will it have an electrical supply so that E-bikes can be charged?

The applicant has agreed to provide a bike storage facility and a draft condition to this effect has been provided if consent was to be granted to the development. Some aspects of the facility's design would be addressed at detailed design stage, should the consent be granted. The responsibility for implementation will belong to the resident's society.

9. Could I please have an updated site plan for Resource Consent application RM220070 for 240 Kāpiti Road that shows detail of the modifications the developer claims to have made (such as the bike shed, gaps between buildings, car parking changes).

All evolutions of the plans are located at the link provided above.

You have the right to request the Ombudsman to review this decision. Complaints can be sent by email to info@ombudsman.parliament.nz, by fax to (04) 471 2254, or by post to The Ombudsman, PO Box 10152, Wellington 6143.

Yours sincerely,



Laura Willoughby
Acting Group Manager Regulatory Services
Te Kaihautū Ratonga Whakaritenga