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We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Ownly (REAA 2008) and Sold On Kapiti Limited does not accept any responsibility to any person for the accuracy of the information herein.

SOLD ON KĀPITI

14 November 2025

Mardi Pritchard

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 169 Manly Street, Paraparaumu Beach.

The information provided in this LIM has been gathered from all the information the Council holds on this property, as at the date of your application.

It is important to note that the Council has not undertaken an on-site inspection of the property and there may be information which is not known to Council - for example, illegal or unauthorised building or works on the property.

If you have any future plans to develop this property, please contact us for advice about how to proceed and the process for obtaining the necessary approvals.

In addition to the information in this LIM you may be interested to find out more about the Kapiti Coast District. Information and advice on council services and our District Plan are available on our website: www.kapiticoast.govt.nz

Finally, if you have any questions about your LIM, please don't hesitate to contact us at kapiti.council@kapiticoast.govt.nz or 0800 486 486.



Steve Cody
Building Team Manager

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Land Information Memorandum (LIM)

Prepared by Kāpiti Coast District Council for the property located at:

169 Manly Street, Paraparaumu Beach

Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or 'clause' in this LIM corresponds to a part of section 44A of LGOIMA.

The information provided is based on a search of Council database records as at the date of your application and not an inspection of the property. There may be other information relating to the land which is unknown to Council, for example, illegal or unauthorised building or works on the property. Any person obtaining a LIM is solely responsible for ensuring that the land is suitable for a particular purpose.

Third party reports included in this LIM are for information only. We recommend independent advice before relying on them.

Application details

Applicant	Mardi Pritchard
LIM number	L251184
Application date	04/11/25
Issue date	14/11/25

Property details

Property address	169 Manly Street, Paraparaumu Beach
Legal description	LOT 13 DP 13488 CT 531/275
Area (hectares)	0.0948

Valuation information

Valuation number	1527208600
Capital value	\$1,820,000
Land value	\$710,000
Improvements value	\$1,110,000

Please note that these values are intended for rating purposes only.

Contents

1. Rates	3
2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings	4
3. Weathertightness	5
4. Land use and Conditions	5
5. Special Features and Characteristics of the land	8
6. Other land and building classifications	11
7. Private and Public stormwater and sewerage drains	11
8. Drinking water supply	11
9. Network utility information	11
10. Other information about the property	12
Glossary of Terms and Maps attached	13

Attachments

- Glossary of Terms and Maps
- Aerial Photograph
- Deposited Plan/Record of Title
- District Plan Zones
- District Plan Precincts and other overlays
- District Plan Features
- District Plan Natural Hazards – Active Faults
- District Plan Natural Hazards – Flooding
- Latest Flood Hazards
- Resource Consents - Maps and Summary Detail (if applicable)
- Health and Alcohol Licenses
- Services Network
- As Built Drainage Plan (if applicable)
- Resource Consent documents (if applicable)
- Earthquake-Prone Building documents (if applicable)

1. Rates

In this section: information relating to any rates owing in relation to the property.

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Amounts stated are inclusive of GST.

Current rates year Current Rates Year 2025 to 2026

Annual rates The annual rates for 2025/26 rating year are \$9,190.10
This includes Greater Wellington Regional Council rates

Next instalment date 09/12/25

Arrears for previous years \$0.00

Water rates \$509.65 last year (2024/25)

For the 2025/2026 rating year, all water used is charged at a volumetric rate of \$1.72 (incl GST) per cubic metre (1000 litres) on the water rates invoice, and a fixed annual charge of \$318.60 (incl GST) per separately used or inhabited part of a rating unit, is charged on the property rates invoice.

Water balance due \$0.00

For further information on this section, contact the Rates Team on 0800 486 486.

2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings

In this section: information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by Council; information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004; and information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

Building Consents

17/02/22	BUILDING CONSENT 220011: New 2 storey 3-bedroom house with 3 bathrooms, rumpus room, 2 car garage & decks. : No Code Compliance Certificate has yet been issued.
19/10/01	BUILDING CONSENT 011351: INT. ALTS TO DWG (CONV.GARAGE TO BEDROOMS): Code Compliance Certificate issued 09/07/03
22/07/80	Building Permit 21238 CARPORT 40 SQ M
25/07/78	Building Permit 012087 SUNDECK 12-120 SQ M
07/04/54	Building Permit 11378 ADDITIONS
12/06/50	Building Permit 7135 ADD & ALTER

To date Building Consent 220011 has not been issued a Code Compliance Certificate. Under the Building Act 2004 and Building Act 1991 a new owner inherits the responsibility, including any outstanding fees, for this consent and any additional work that may be required before the Code Compliance Certificate can be issued. Please contact Council for further information.

Building Consent 220011 has been granted under Section 72 of the Building Act 2004. A notification, that is registered against the title, identifies a hazard in respect to Inundation/Fill control.

No other building files have been identified for this property.

Note that building consents and code compliance certificates came into existence with the passing of the Building Act 1991. Before then, councils issued only building permits. Building work carried out earlier than July 1992 may therefore not have a code compliance certificate.

Engineer's report

Further building may require an Engineer's soil report and, if necessary, a foundation design.

Wind

Indicative wind zones can be found at [BRANZ Map](#). Wind zones should be determined in accordance with the New Zealand Building Code.

For further information on this section, contact the Building Team on 0800 486 486.

Swimming Pools: Compliance with the Building Act 2004

SW2324: The last inspection completed on 7/11/2025, revealed that the barriers restricting access to the pool failed to comply with the Building Act 2004.

Swimming pools are inspected on a 3 yearly cycle to ensure their compliance with the Building Act 2004. This information was accurate at the time of the last inspection.

For further information on this section, contact the Building Team on 0800 486 486.

Registered Environmental Health Premises and Licences

No information located.

For further information on this section, contact the Environmental Health Team on 0800 486 486.

3. Weathertightness

In this section: information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

The Council has received no correspondence from the Ministry of Business, Innovation and Employment in relation to this property.

4. Land use and Conditions

In this section: information relating to the use to which that land may be put, and conditions attached to that use.

Planning/Resource Management

District Plan Zone/Precinct/Development Area:

The District Plan maps provided with this LIM provide a useful visual overview of the planning information provided in this LIM. However, the planning information provided is not exhaustive and reference to the Operative District Plan (2021) is recommended.

Full details of the relevant zone, precinct or development area requirements are contained within the Operative District Plan (2021) on our website [Operative District Plan 2021 \(kapiticoast.govt.nz\)](https://www.kapiticoast.govt.nz/Operative-District-Plan-2021)

There may be policies or rules in the Greater Wellington Regional Council's Natural Resources Regional Plan (and/or a proposed change to that Plan) that regulate land use on this property. This Plan is available from the Greater Wellington Regional Council website www.gw.govt.nz/.

Questions about the impact of that Plan on this property should be made to the Greater Wellington Regional Council on 0800 496 734.

District Plan Features and Overlays

The Operative District Plan (2021) records which properties in the District have these special features and overlays located on them. Each feature and overlay is given a unique reference number or title. There are specific restrictions on development within or around many of these features. The District Plan Features Map provided with this LIM displays whether any of these features are on, or adjacent to, this property.

This property is zoned General Residential in the Operative District Plan (2021).

This property is located within PREC62 – Coastal Qualifying Matter Precinct (General Residential Zone). There are specific provisions in the Operative District Plan (2021) for this Precinct.

This property was created via subdivision in 1947. Copies of the Deposited Plan (DP 13488) and Record of Title are provided with this LIM.

There are no known easements.

It is recommended that the Record of Title is checked for any interests registered against the property such as easements or covenants.

Below is a list of resource consents issued in relation to this property and further detail can be found in the decision letters provided with this LIM.

DEEMED PERMITTED BOUNDARY ACTIVITY PB250012: Construct new two storey dwelling which encroaches the minimum 3m side yard setback on the northeast and southeast boundaries, and height in relation to boundary standard on the northeast, southeast and southwest side boundaries.

RESOURCE CONSENT RM220115: To construct a second dwelling in the fill control area not complying with yard setback and height in relation to boundary standards and the building floor level of the attached non-habitable garage below the 1% AEP flood level.

Please Note: RESOURCE CONSENT RM200033: (To undertake a two-lot residential subdivision and earthworks in a fill control area) is currently being processed for this property. Copies of the Decision and Land Transfer Plan (LT622993) are provided with this LIM. A legal check of the Land Transfer Plan is recommended.

Please contact the Resource Consents Team on 0800 486 486 for information about the status and detail of this resource consent application.

There is no record of any further resource consents for this property.

For information about any resource consents for surrounding properties refer to the Resource Consents map and Summary Details Report provided with this LIM.

If you are interested in reading the full resource consent files then these can be viewed at the Council administration building at 175 Rimu Road, Paraparaumu.

Note: some resource consent files may be archived offsite; however, these can be retrieved for you. Please call the Resource Consents Team on 0800 486 486 to check the availability of the files.

This property is adjacent to land which is shown to contain a specific feature on it that is recorded in the Operative District Plan (2021).

This feature is:

Special Amenity Feature or Landscape - distinctive highly valued landscape or landform.

SAL29: Southern Beaches Special Amenity Landscape (Beach and public areas of the foredunes extending from the settlement of Paekakariki through to the northern edge of the Waikanae Beach settlement including the Wharemauku Stream, Tikotu Creek and Waimeha Stream mouths (excluding the Paekakariki escarpment, Whareroa Dunes and Waikanae River Mouth beach and foredune areas that have been assessed separately).

Air Space Designation - land within the airport flight paths where height restrictions apply to buildings and trees as set out in the Operative District Plan (2021).

This property is located within the Approach Surface Grade 1:40, Distance 3000m Operations Area of the Paraparaumu Airport. Refer to The Airport Plan and Surfaces maps of the Operative District Plan (2021).

There is no record of any identified cultural or archaeological sites contained on this site.

For further information on this section, contact the Resource Consents Team on 0800 486 486.

5. Special Features and Characteristics of the land

This section identifies information held by Council about:

- *natural hazards and the impacts of climate change that exacerbate natural hazards;*
- *potential natural hazards and potential impacts of climate change that exacerbate natural hazards; and*
- *information about other special features or characteristics of the land concerned, including information about the likely presence of hazardous contaminants that are known to Council, but are not apparent from its District Plan under the Resource Management Act 1991.*

Climate Change

Any available information regarding the potential impacts of climate change is currently contained in the natural hazard section.

Contaminated Sites

Greater Wellington Regional Council holds information on properties with a history of hazardous activity or industry. Refer to the Selected Land Use Register available on the Greater Wellington Regional Council website [Greater Wellington - Search Selected Land Use Register \(gw.govt.nz\)](https://www.gw.govt.nz/selected-land-use-register).

Natural Hazards

A Natural hazard is defined as any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affects human life, property, or other aspects of the environment.

If this property has been the subject of a Resource Consent or Building Consent since 1 July 2020 a geotechnical assessment may have been supplied with that application. A geotechnical report may contain advice about ground conditions at that site including liquefaction, slope stability assessment as well as commentary on ground bearing capacity. All available Building Consent geotechnical assessments are located in attached building files. Where available Resource Consent geotechnical assessments are referenced in attached resource consent decision documents, for further information contact the Resource Consents Team on 0800 486 486.

Coastal Erosion and Inundation Hazards

Council holds a number of reports that assess the possibility that areas of the Kāpiti Coast District shoreline may be susceptible to current and future coastal erosion and inundation. The available information on coastal hazards that are specific to the District are available on the following link: www.kapiticoast.govt.nz/coastal-science. The science of coastal erosion and inundation continues to develop as national and international best practice changes, and new information is released. The information received by Council will therefore outline different perspectives.

Currently, information specific to the Kapiti Coast District includes:

- Council-commissioned assessments by Jacobs NZ Ltd, including coastal area-specific risk assessments, a hazard and susceptibility assessment, and the coastal hazards GIS map viewer allowing you to assess how any particular property may be affected.
- A community commissioned coastal hazard risk assessment report by Dr Willem de Lange and related predicted shoreline maps.
- Advice from the Ministry for the Environment and the Department of Conservation on coastal hazard risk identification and management of coastal risks.

Council will consider the information and its possible impact on Kāpiti properties, as part of its review of coastal provisions in the Council's Operative District Plan. On 30 January 2025 Council resolved that this work is a priority to progress.

Earthquakes

Greater Wellington Regional Council holds information on earthquake risks in the Kapiti Coast District. This information, along with associated Earthquake Risk Maps, can be found on the Greater Wellington Regional Council website www.gw.govt.nz/.

Earthquake fault traces within the Kapiti Coast are mapped in the Operative District Plan (2021). These are shown (if applicable) on the District Plan Features Map provided with this LIM and are available on our website [Operative District Plan 2021 \(kapiticoast.govt.nz\)](http://Operative District Plan 2021 (kapiticoast.govt.nz)). **Fire**

Due to its climate and geographical features, the Kapiti Coast District can be susceptible to risks of fire, including wildfire. More information on this risk can be found in the [District Plan](#), while mapping of the rural wildfire fire risk across the Wellington Region on the Greater Wellington Regional Council website ([GWRC rural wildfire risk](#)).

Liquefaction

Due to its geographic location and soil typology, the Kapiti Coast District may be susceptible to liquefaction in the event of an earthquake. More information on this risk can be found in the [District Plan](#), while mapping of [combined earthquake risk](#) including liquefaction, can be found on the Greater Wellington Regional Council website.

Tsunami Evacuation Zones

Tsunami Evacuation Zone Maps have been developed by the Greater Wellington Regional Council to assist emergency preparedness by identifying the area's residents may need to evacuate in the event of a tsunami.

Each map has three evacuation zones: red, orange and yellow. The updated tsunami evacuation maps for Kapiti can be viewed at the Council's website at www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/.

Other Information

Part of the property is shown to be subject to and adjacent to flood hazards in the Operative District Plan (2021), and the latest Flood Hazard Maps.

The flood hazard identified on the maps provided with this LIM is based on the projected future flooding risk to the property including climate change projections.

The maps show the projected flood extent arising from the 1% AEP or 1% Annual Exceedance Probability Flood Event (that is, a flood event that has a 1% probability of occurring in any one year, often referred to as a 1 in 100-year storm), incorporating the projected 2090 climate change impacts, in conjunction with a 20-year return period high tide.

The nature of the controls imposed by the District Plan depends on where individual sites are located within the 1 in 100-year flood extent, which flood hazard map (operative or latest) is referenced in legislation or the District Plan, and which flood hazard category applies.

Part of the property is shown to be subject to and adjacent to a fill control area on the Operative District Plan (2021), Natural Hazard maps, and the latest Flood Hazard Maps.

Fill control areas are un-drained `crater` type catchments where filling will raise the level of flooding on the property and on adjoining land.

The adjacent road carriageway (Manly Street) is shown to be subject to ponding on the Operative District Plan (2021) Flood Hazard Maps, and the latest Flood Hazard Maps.

Ponding are areas where slower-moving flood waters could pond either during or after a flood event. A Ponding Area may be affected by a direct flood risk. Ponding can be associated with rivers and streams as well as the piped stormwater network. Ponding is a direct risk.

The adjacent road carriageway (Manly Street) is shown to be subject to an overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

Overflow paths generally occur in lower-lying areas on the floodplain which act as channels for flood waters. They can be natural, or artificially formed, and are often characterised by fast flowing water during a flood event. An overflow path is a direct hazard.

For further information on flood hazards please contact the Stormwater and Coastal Asset Manager on 0800 486 486.

Greater Wellington Regional Council holds flood hazard information relating to the major rivers and streams in the District. For further information on these flood hazards, please contact the Greater Wellington Regional Council (Flood Control Department) on 0800 496 734.

For information on minimum floor levels for buildings and the potential implications for building consents on this property please contact the Building Team on 0800 486 486.

For further information on this section, contact the Resource Consents Team on 0800 486 486.

6. Other land and building classifications

In this section: This is information which, in terms of any other Act, has been notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

No information located.

7. Private and Public stormwater and sewerage drains

In this section: Information on private and public stormwater and sewerage drains as shown in the Council's records.

There is Council sewer reticulation available with a lateral. The location of the sewer lateral is shown on the services network plan. An as-built plan of private drainage is provided with this LIM.

Stormwater discharge should be confined to site or discharged to the kerb and channel. There is no record of any Council services running through the property.

For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486.

8. Drinking water supply

In this section: information on whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier; any conditions that are applicable; and any information the Council has about the supply.

Council has a potable water supply system available with an ordinary on demand metered water supply connection. The Council service valve (manifold/toby) is shown on the services network plan provided with this LIM.

For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486.

9. Network utility information

In this section: information which has been notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

Contact Electra for power availability and Vector for gas availability.

10. Other information about the property

In this section: information concerning the land and the property that the Council has the discretion to include if it considers it to be relevant.

Cultural and Archaeological

The settlement history of the Kapiti Coast suggests that there are still an unknown number of unidentified cultural and archaeological sites within the District and indeed these are still being discovered during earthworks from time to time. The Heritage NZ Pouhere Taonga Act 2014 provides for substantive penalties for unauthorised destruction or modification of an archaeological site.

More detail on what to look for and who to contact can be found on our website:

www.kapiticoast.govt.nz/Our-District/Tangata-Whenua

Development Impact Fees

Development Impact Fees consist of a combination of development contributions and financial contributions (including Reserves Contributions) from all new developments e.g. a new residential dwelling or a subdivision as well as new or expanded non-residential buildings.

Further information on the range of Development Impact Fees can be found on

[Development impact fees - Kāpiti Coast District Council \(kapiticoast.govt.nz\)](http://www.kapiticoast.govt.nz/Development-impact-fees-Kapiti-Coast-District-Council)

Glossary of Terms and Maps attached

Aerial Photograph

A birds-eye view in colour of the property and its surrounds.

Deposited Plan

Sometimes referred to as a 'Flats Plan' or 'Title Plan'. A Deposited Plan covers more than one lot (or property) and has a diagram showing the boundary distances and the land area. A Record of Title relates to a specific property and shows current owner and interests (such as mortgages, encumbrances and easements).

Building Information (if requested)

This includes any information Council holds about any structure that is on the lot (property), e.g. plumbing, drainage and floor plans and elevation drawings of the building and any alterations or additions to it, together with any code compliance certificates.

Services Network Map

Information on private and public stormwater and sewerage drains on the property as shown in Council's records.

Location of Health and Alcohol Licenses

This map shows the location of registered businesses in the neighbourhood that hold health and alcohol licenses.

Resource Consents

Included with this LIM are Reports and Maps of resource consents (if applicable that relate to the property) and a list of resource consents in the neighbourhood of the property that have been notified. The District Plan contains rules about different types of activities in different parts of the district. Anything not permitted by the Plan requires a resource consent. When a resource consent application is received the Council determines whether or not to notify it on the basis of the environmental effects under Section 95A-F of the Resource Management Act 1991.

Designation(s) (if applicable)

A designation is a planning technique used by Ministers of the Crown, councils and network utility operators approved as requiring authorities under section 167 of the Resource Management Act 1991. It provides for 'spot zoning' over a site, area or route in a district plan which authorises the requiring authority's work and activity on the site, area or route without the need for a land use resource consent.

District Plan

Every city and district council is required to have a District Plan under the [Resource Management Act 1991](#). The District Plan plays a big part in how Kapiti develops. The rules in the Plan determine what you can and can't do on your property without permission from Council - whether it be subdividing, renovating, building a new garage or deck, or starting a home business. This LIM includes maps which show the Zone, Precinct, or Development Area (if relevant), the Features, Overlays and the Natural Hazards that relate to the rules in the District Plan.

Latest Flood Hazards

To better understand the extent of the flood hazard risk in the District and to assist in the potential mitigation of this risk, Council has over the years undertaken a number of floodplain management investigations. This map shows the latest flood hazard information; these are not necessarily included in the Operative District Plan (2021). This information is particularly relevant if you are considering subdividing the land or constructing a building.

Aerial Photography

169 Manly Street, Paraparaumu Beach (LOT 13 DP 13488 CT 531/275)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: November 4, 2025

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**




R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **WN531/275**

Land Registration District **Wellington**

Date Issued 12 December 1947

Prior References

WN433/84 WN524/143

Estate Fee Simple
Area 948 square metres more or less
Legal Description Lot 13 Deposited Plan 13488

Original Registered Owners

Catherine Mary Neal and Alf Abuhajleh

Interests

B832081.3 Mortgage to ASB Bank Limited - 27.4.2001 at 11.16 am
5759344.1 Discharge of Mortgage B832081.3 - 10.10.2003 at 9:00 am
5759344.2 Transfer to Scott Michael Percy and Treena Jane Percy - 10.10.2003 at 9:00 am
5759344.3 Mortgage to Westpac Banking Corporation - 10.10.2003 at 9:00 am
6368902.1 Discharge of Mortgage 5759344.3 - 5.4.2005 at 9:00 am
6368902.2 Transfer to Steiny Limited - 5.4.2005 at 9:00 am
6368902.3 Mortgage to ASB Bank Limited - 5.4.2005 at 9:00 am
8495745.1 Discharge of Mortgage 6368902.3 - 28.5.2010 at 12:13 pm
8495745.2 Transfer to William Phillip Jamieson, Joanna Lee Jamieson and Philip Brett Harre - 28.5.2010 at 12:13 pm
8912700.1 Transfer to William Phillip Jamieson, Joanna Lee Jamieson and Lansdowne Trustees Limited - 11.11.2011 at 11:12 am
10773735.1 Transfer to Tight Knit Limited - 17.5.2017 at 4:20 pm
10773735.2 Mortgage to ANZ Bank New Zealand Limited - 17.5.2017 at 4:20 pm
12424324.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies Inundation/Fill Control as a natural hazard - 6.4.2022 at 7:00 am

NEW ZEALAND

Form B.

Register-book.

Vol. 531, folio 275

Reference: Vol. 433, Folio 84, 524/143
 Transfer No. 306881
 Application No.
 Order for N/C No.



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the twelfth day of December, one thousand nine hundred and forty-seven
 under the hand and seal of the District Land Registrar of the Land Registration District of Wellington Witnesseth that
CYRIL EDWARD COFF of Wellington Wireworker

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing THIRTY SEVEN AND FORTY SEVEN ONE HUNDREDTHS PERCHES more or less situate in Block III of the Kapiti Survey District being part of section to Kaurara West A No. 73 and being also Lot 13 on Deposited Plan No. 13488 (Town of Parepareumu Beach Extension No. 15).



W. J. Jones
 District Land Registrar.

Fencing covenant contained in Transfer No. 306881.

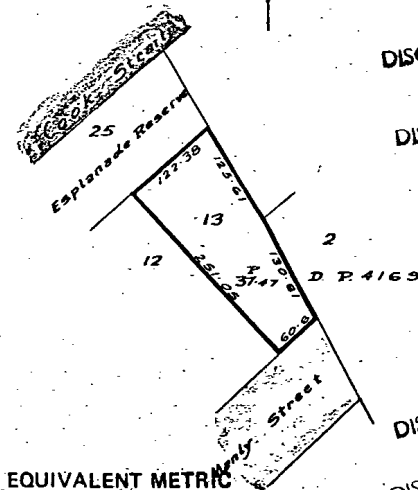
Transfer 324011 Cyril Edward Coff, to Violet Cyril Kohler, of Parepareumu, married woman, produced 12 May 1950 at 11 a.m.
discharge 300893 to the registered proprietor, filed 7/15/51 at 11.15 a.m.
discharge 300893 to the registered proprietor, filed 7/15/51 at 11.15 a.m.
discharge 300893 to the registered proprietor, filed 7/15/51 at 11.15 a.m.

Settled as a joint family home under the Joint Family Homes Act 1950 on Joseph Louis Kohler of Manly, 15 East-Dunparumu Road, and Violet Kohler, his wife, in whom the said 1500 and 95 1/2 perches are joint tenants subject to the said Act. Entered on October 1956 at 11.18 a.m.
Application 7496

Mortgage 538810 to Flora Annie Kohler, 19.9.1963 at 11.36 a.m.
discharge 538811 to Bank of New Zealand, 19.9.1963 at 11.37 a.m.
discharge 538812 to Bank of New Zealand, 19.9.1963 at 11.37 a.m.

Mortgage 580304 to The Bankland Co-operative Lending Society, 19.12.1963 at 9.43 a.m.

CONTINUED



EQUIVALENT METRIC
 AREA IS 948 m²

Scale: 1 Chain to an inch
1/2 inch

DISCHARGE
 662237
 11.2.1966
 11.2.1966
 11.2.1966

THIS REPRODUCTION (ON A REDUCED SCALE)
 CERTIFIED TO BE A TRUE COPY OF THE
 ORIGINAL REGISTER FOR THE PURPOSES OF
 SECTION 215A LAND TRANSFER ACT 1952.

J.C. Shewell A.L.R.

Transfer 954331 to Gary Charles
 Gordon of Paraparaumu, Foreman,
 and Miriam Grace Gordon, his wife
 - 4.1.1973 at 9.06 o'clock.

Mortgage 954332 to Lawrence
 Brill Nominees Limited
 4.1.1973 at 9.07 o'clock
 A.L.R.

DISCHARGE
 954333 Family Benefit Charge to
 The State Advances Corporation -
 4.1.1973 at 9.08 o'clock.
 16-5790
 A.L.R.

Settled under the Joint Family
 Homes Act 1954 on the abovenamed
 registered proprietors -
 4.1.1973 at 9.09 o'clock. 204001/1
 Application 854879. 12.8.1976
 A.L.R.

DISCHARGE
 A037582 Mortgage to The State A
 Advances Corporation of New Zealand
 - 17.5.1974 at 9.57 o'clock
 16-5790
 A.L.R.

A037583 Memorandum of Priority
 making Mortgage A037582 a first
 mortgage and Charge 954333 a
 second charge - 17.5.1974 at
 9.58 o'clock
 A.L.R.

Transfer 204001.1 to Miriam
 Grace Gordon of Paraparaumu,
 Married Woman - 12.8.1976 at
 12.12 p.m.
 A.L.R.

531/275

A037582 Mortgage to The State Advances
 Corporation of New Zealand - 17.5.1974
 at 9.57 o'clock
 Entered in error A.L.R.

A037583 Memorandum of Priority
 making Mortgage A037582 a first
 mortgage and Charge 954333 a second
 charge - 17.5.1974 at 9.58 o'clock
 Entered in error A.L.R.

267822.1 Variation of the terms of Mortgage
 A037582 - 20.12.1978 at 9.50 a.m.
 A.L.R.

No. 378030.1 Evidence of the marriage
 of Miriam Grace Gordon abovenamed to
 Ormonde Worsdale of Paraparaumu,
 Company Director - 5.12.1980 at 11.49 a.m.
 A.L.R.

DISCHARGE
 Mortgage 378030.2 to Bank of New Zealand
 - 5.12.1980 at 11.49 a.m.
 A.L.R.

B.082319.4 Mortgage to Westpac Banking
 Corporation - 25.3.1993 at 2.56 p.m.
 A.L.R.

B.082319.5 Mortgage to Dennis Erbert Taylor
 - 16.5.1990 at 2.05 p.m.
 A.L.R.

DISCHARGE
 B.283180.3 Mortgage to National Bank of
 New Zealand Limited - 25.3.1993 at 2.05
 p.m.
 A.L.R.

B.283180.4 Mortgage to Dennis Erbert Taylor
 - 25.3.1993 at 2.05 p.m.
 A.L.R.

DISCHARGE
 B.514426.1 Mortgage to Neta Ngatai -
 24.4.1996 at 11.40 a.m.
 A.L.R.

B.514426.2 Memorandum of Priority making
 Mortgages B.514426.1 and B.283180.4,
 first and second mortgages respectively -
 24.4.1996 at 11.40 a.m.
 A.L.R.

B.545184.1 Variation of the terms of
 mortgage B.283180.3 - 23.10.1996 at 3.16
 p.m.
 A.L.R.

OVER

531/275

B755381.4 Transfer to Melvyn Gordon
Carter

B755381.5 Mortgage to Bank of New
Zealand
all 18.11.1999 at 9.00%

DISCHARGED
27.4.2001
for RGL

cosci
for RGL

B832081.2 Transfer to Catherine Mary Neal
and Alf Abuhajleh

B832081.3 Mortgage to ASB Bank Limited

Both 27.4.2001 at 11.16

BAHAWA
for RGL

LAND TRANSFER OFFICE

RECEIVED: 10/9/46 PROV. No. 13488
TITLE REF: CT. 433/84. Part. *Ngarara West A*
+ Accretion (No title). *Conveyance*
REFERRED TO DRAUGHTSMAN 11/19/46

L.T. DRAUGHTSMAN

EXAMINED: *GP. after H.S. 10/24/47*
TRAV. REDNS: VOL. *CLX*, FOL. 236-241
FIELD-BOOK: No. 123, PAGE 248-270
COMP. BL. No. REPORT No.
REF. PLANS: AP. 1169, 12527, 13030
N.L. 1122, S.O. 17852

FILE:

FOR SURVEYS UNDER THE LAND TRANSFER ACT ONLY

Minimum Frontage required by the Land
Act, 1924: 40 feet

13438
This space to be reserved for Deposit No.
DEPOSITED this 3rd day
of July, 1947.
W. Adams
District Land Registrar.
Place
Deposit
Stamp
here
D.P. 4169 10-9-46
CT. 254-23
ARVI AR 12527

T.302458, Dedn of Maniky St
Ngapotiki Rd & Mahana Rd
353800-0.5.

T.302458, Dedn of Maniky St
Ngapotiki Rd & Mahana Rd

353800-0.5.

354300-0.5.

Approved as to Survey.
Chief Surveyor,
201 3/1947

Approved as to Survey.
Chief Surveyor,
201 3/1947

DECLARATION.

G.P. Rayward of Wellington, Registered Surveyor, do solemnly and sincerely declare that this plan has been made from surveys executed by me, and that both plan and survey are correct, and have been made in accordance with the rules of the Survey Board, regulations of the Surveyors Act 1938.
And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Justices of the Peace Act, 1927.
Declared at Wellington this 8th day of May 1946
before me
W. Adams
Justice of the Peace for Wellington

SCALE: One Chain to an inch.

and holder of an annual practising certificate.

regulations of the Surveyors Act 1938

And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Justices of the Peace Act, 1927.

Declared at Wellington this 8th day of May 1946

before me

Justice of the Peace for Wellington

Plan of

Town of Paraparaumu Beach Extn. No 15

being subdn. of pt. Ngarara West A No 73 & Accretion
being lot 4 D.P. 4169 & lots 1 & 2 D.P. 12527, Blk III Kapiti S.D.

Wellington Land Dist. Hutt County

Comprised in CT. 433-84 pt. 1524-143

Surveyed by *G.P. Rayward*, Registered Surveyor, May 1946

Approved

W. Adams District Land Registrar

Applicant for Registered Owner

Seal







13488

Operative District Plan 2021 - Zones and Precincts

169 Manly Street, Paraparaumu Beach (LOT 13 DP 13488 CT 531/275)



Key to map symbols

-  Height Variation Control Area
-  Coastal Qualifying Matter Precinct
-  General Residential Zone
-  Natural Open Space Zone



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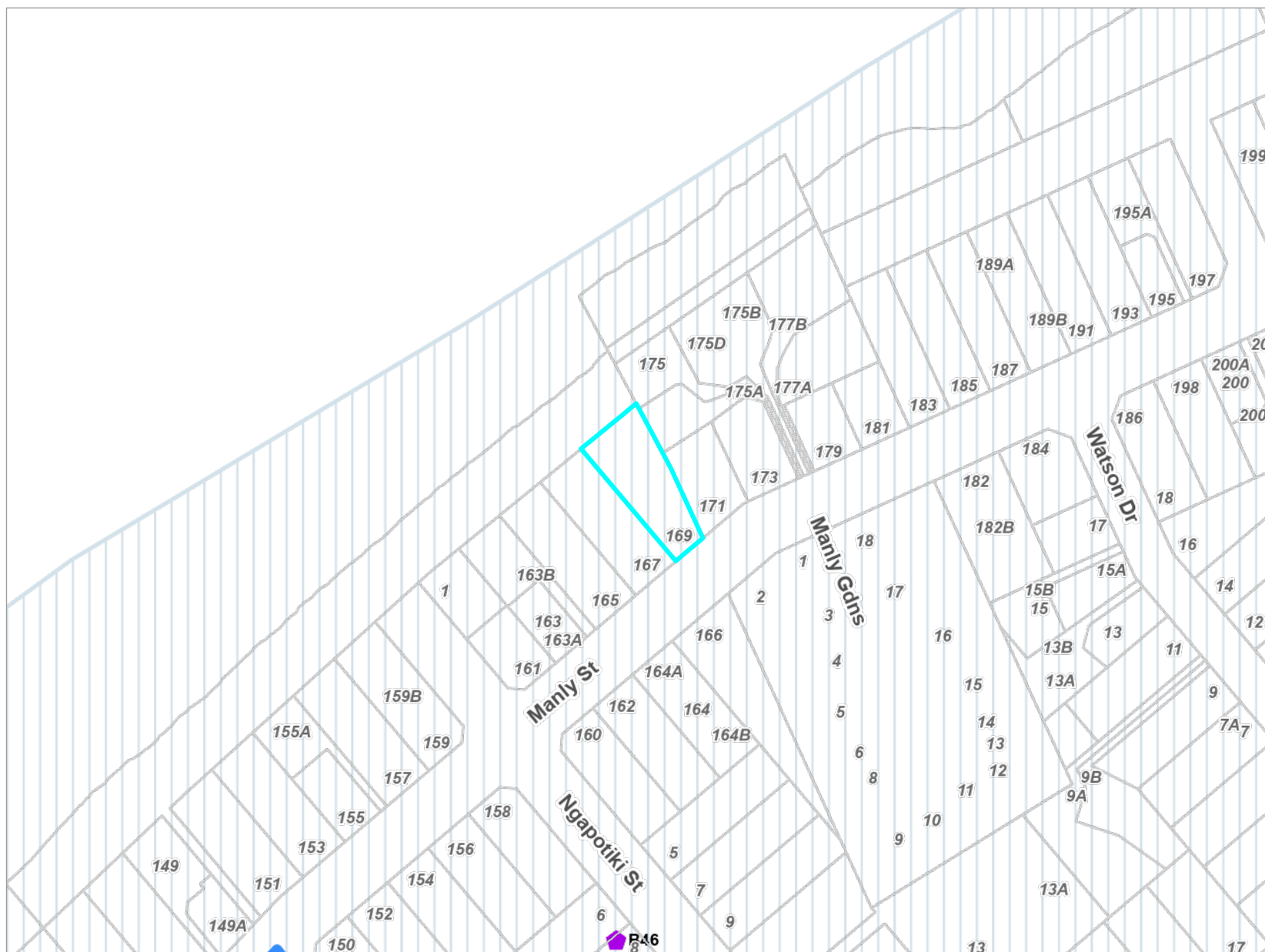
Scale @ A4 - 1:1,000

Date Printed: November 4, 2025

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169 Manly Street, Paraparaumu Beach (LOT 13 DP 13488 CT 531/275)

- Local Community Connectors
- Historic Heritage Places
- Coastal Environment



The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.



0 40 80 Metres

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Operative District Plan 2021 - Designations & Miscellaneous Features

169 Manly Street, Paraparaumu Beach (LOT 13 DP 13488 CT 531/275)



Key to map symbols

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0 40 80 Metres

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Operative District Plan 2021 - Natural Features

169 Manly Street, Paraparaumu Beach (LOT 13 DP 13488 CT 531/275)



Key to map symbols

-  Special Amenity Landscapes
-  Areas of High Natural Character

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0 40 80 Metres
Scale @ A4 - 1:2,000

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Operative District Plan 2021 - Natural Hazards

169 Manly Street, Paraparaumu Beach (LOT 13 DP 13488 CT 531/275)



Latest Flood Hazards

169 Manly Street, Paraparaumu Beach (LOT 13 DP 13488 CT 531/275)

Key to map symbols

- Stream Corridor
- Overflow Path
- Fill Control
- Ponding



The 'Key to map symbols' column above will be empty if no Flood Hazards are present in the area shown on this map.



0 90 180 Metres

Scale @ A4 - 1:4,000

Date Printed: November 4, 2025

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Resource Consents Map

169 Manly Street, Paraparaumu Beach (LOT 13 DP 13488 CT 531/275)



Key to map symbols

 Resource Consents

The 'Key to map symbols' column above will be empty if no Resource Consents are present in the area shown on this map.



0 10 20 Metres

Scale @ A4 - 1:750

Date Printed: November 4, 2025

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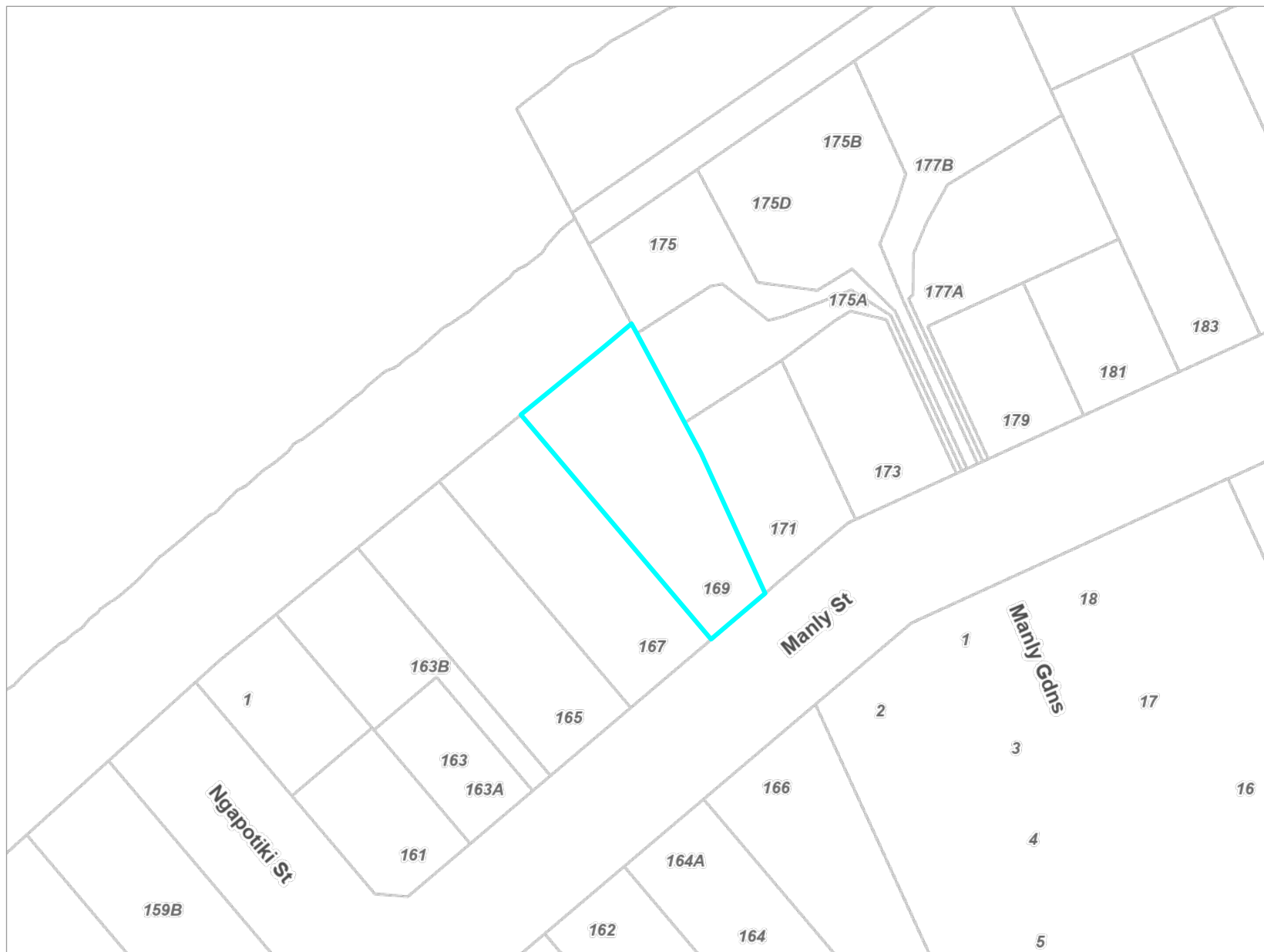
Resource Consents Report

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
040340	161 Manly Street, Paraparaumu Beach	1527208201	LOT 1 DP 53280	LD	New dwelling encroaching front yard,	N	N	Decision Issued	2/3/2005	26/11/2004
120127	165 Manly Street, Paraparaumu Beach	1527208400B	FLAT 2 DP 72872 1/2 INT 920 M2 BEING	LD	Changes to dwelling roof encroaching the height in relation	N	N	Decision Issued	25/10/2012	27/9/2012
150061	165 Manly Street, Paraparaumu Beach	1527208400B	FLAT 2 DP 72872 1/2 INT 920 M2 BEING	LD	Alterations to dwelling roof encroaching HIRB at 165 Manly	N	N	Decision Issued	16/4/2015	16/4/2015
200033	169 Manly Street, Paraparaumu Beach	1527208600	LOT 13 DP 13488 CT 531/275	SDR	To undertake a two-lot residential subdivision and	N	N	s.223 Approval	22/9/2020	19/2/2020
220115	169 Manly Street, Paraparaumu Beach	1527208600	LOT 13 DP 13488 CT 531/275	LD	To construct a second dwelling in the fill control area not	N	N	Letter Generated	25/8/2022	26/4/2022
930111	175A Manly Street, Paraparaumu Beach	1527104908	LOT 1 DP 78785	LN	TO EXTEND GARAGE ONTO SIDE BOUNDARY	N	N	Decision Issued	19/3/1993	5/3/1993
930192	175A Manly Street, Paraparaumu Beach	1527104908	LOT 1 DP 78785	SC	CROSSLEASE APPLICATION - See also SP549 WATERS EDGE COASTAL	N	N	Decision Issued	17/3/1993	5/3/1993

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
960181	163 Manly Street, Paraparaumu Beach	1527208300	LOT 10 DP 13488 CT 528/24	SN	1 ADDITIONAL RESIDENTIAL LOT	N	N	s.224 Issued	17/6/1996	20/5/1996
PB250012	169 Manly Street, Paraparaumu Beach	1527208600	LOT 13 DP 13488 CT 531/275	PB	Construct new two storey dwelling which encroaches the	N	N	Decision Issued	6/8/2025	17/7/2025
PB240015	175A Manly Street, Paraparaumu Beach	1527104908	LOT 1 DP 78785	PB	Replacement of existing deck which encroaches the minimum 3	N	N	Decision Issued	2/9/2024	15/8/2024

Health and Alcohol Licenses

169 Manly Street, Paraparaumu Beach (LOT 13 DP 13488 CT 531/275)



Key to map symbols

The 'Key to map symbols' column above will be empty if no Health and Alcohol Licences are present in the area shown on this map.



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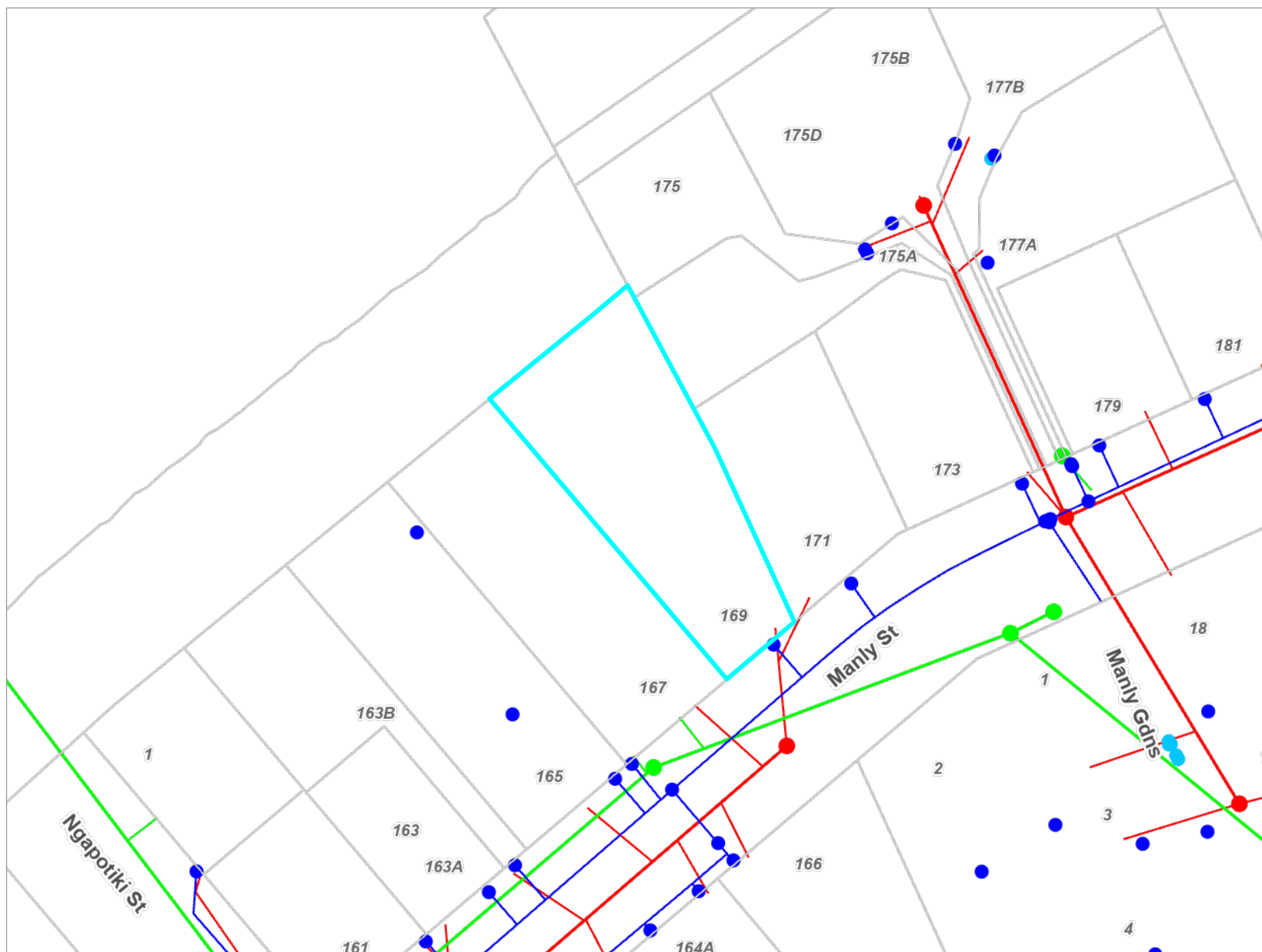
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Services Network

169 Manly Street, Paraparaumu Beach (LOT 13 DP 13488 CT 531/275)



Key to map symbols

- WS Node
- Non-KCDC WS Node
- WS Pipe
- SW Point
- SW Pipe
- SW Lateral
- WW Point
- WW Pipe
- WW Lateral

The 'Key to map symbols' column above will be empty if no Services are present in the area shown on this map.

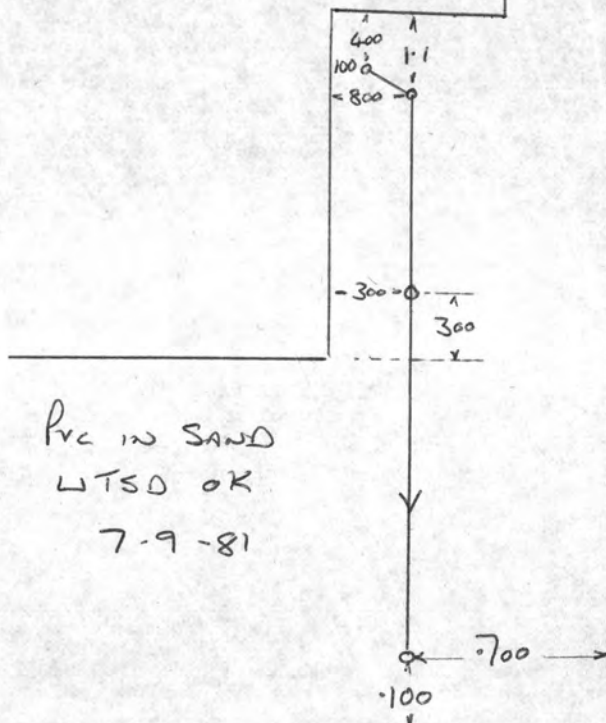


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PVC IN SAND
 LTSD OK
 7-9-81

169 MANLY ST

6 August 2025

Tight Knit Limited - Mardi Pritchard
Drafted Architectural Design
11 Te Harawira Street,
Otaki
Attention: Tight Knit Limited - Mardi Pritchard

Via Email: drafted.nz@gmail.com

Dear Tight Knit Limited - Mardi Pritchard

Written Notice – Deemed Permitted Boundary Activity Application

Application number	PB250012
Applicant	Tight Knit Limited - Mardi Pritchard
Location	169 Manly Street, Paraparaumu Beach
Legal	LOT 13 DP 13488 CT 531/275
Proposal	Construct new two storey dwelling which encroaches the minimum 3m side yard setback on the northeast and southeast boundaries, and height in relation to boundary standard on the northeast, southeast and southwest side boundaries.

This written notice is to certify that the Kapiti Coast District Council is satisfied that the proposed activity (described above) meets the requirements of Section 87AAB and 87BA of the Resource Management Act 1991 (the Act) and is therefore a Deemed Permitted Boundary Activity under Section 87BA(1) of the Act.

This written notice is based on the assessment of the plans/information provided by Drafted Architectural Design and listed below:

- Cover Page - titled 'New House For M Pritchard & J Bremer, Lot 2, 169 Manly Street, Paraparaumu Beach'.
- Location Plan – titled 'New Two Storey Dwelling M Pritchard & J Bremer Lot 2, 169 Manly Street, Paraparaumu Beach' Project No. 3224, Drawing No.01 (dated DEC 24).
- Site Plan titled 'New Two Storey Dwelling M Pritchard & J Bremer Lot 2, 169 Manly Street, Paraparaumu Beach' Project No. 3224, Drawing No.02 (dated DEC 24).
- Proposed Floor Plan/Lower - titled 'New Two Storey Dwelling M Pritchard & J Bremer Lot 2, 169 Manly Street, Paraparaumu Beach' Project No. 3224, Drawing No.03 (dated DEC 24).

- Proposed Floor Plan/Upper - titled 'New Two Storey Dwelling M Pritchard & J Bremer Lot 2, 169 Manly Street, Paraparaumu Beach' Project No. 3224, Drawing No.04 (dated DEC 24).
- Elevations 1 & 2 - titled 'New Two Storey Dwelling M Pritchard & J Bremer Lot 2, 169 Manly Street, Paraparaumu Beach' Project No. 3224, Drawing No.05 (dated DEC 24).
- Elevations 3 & 4 - titled 'New Two Storey Dwelling M Pritchard & J Bremer Lot 2, 169 Manly Street, Paraparaumu Beach' Project No. 3224, Drawing No.06 (dated DEC 24).

All stamped as 'Final Approved Plans' on 6 August 2025.

The owners of the infringed boundaries that have signed the plans are as follows:

- Michael David Forrest & Felicity Anne Forrest
175A Manly Street, Paraparaumu Beach (dated 8.12.2024)
- Robert Noel Sadler (Sole director - signing on behalf of BSS Trustee Services Ltd)
167 Manly Street, Paraparaumu Beach (dated 9.3.2025).
- Mardi Pritchard (Sole director - signing on behalf of Tight Knit Limited)
169 Manly Street, Paraparaumu Beach (dated 16.7.2025).

Advice Notes

- Under Section 87BA(6) of the Resource Management Act 1991, this notice will lapse in five years, unless the activity permitted by this notice is undertaken within that time.
- This notice is valid for the activity described above and shown on the signed plans referenced. If the activity changes or construction is not in accordance with these plans, resource consent may be required.
- A certificate of compliance (under Section 139 of the Act) cannot be applied for in respect of this activity.
- Please note that a written notice is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- 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 you have any questions about this written notice, please contact us 0800 486 486 or email janice.lee@kapiticoast.govt.nz and quote the consent PB250012.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Janice Lee'.

Janice Lee

Planning Technician Resource Consents

Signed under delegated authority on behalf of the Kapiti Coast District Council

A handwritten signature in blue ink, appearing to read 'Sam Beadle'.

Sam Beadle

Resource Consents Planner

22 September 2020

Notification and s104 report for resource consent(s) under the Resource Management Act 1991(RMA)

Application No.:	RM200033
Applicant:	Tight Knit Limited
Site Address:	169 Manly Street, Paraparaumu Beach
Legal Description:	Lot 13 DP 13488
Site Area:	948m ²
Applicant's Address for Service:	C/- Land Matters Limited Att: Tom Bland
Proposal:	Undertake a two-lot residential subdivision and earthworks within a fill control area.
Operative District Plan Zone:	Residential Zone
Proposed District Plan Zone:	Residential Zone
Activity Status:	Restricted Discretionary

Report prepared by: Yolanda Morgan, Consultant Planner
Report peer reviewed by: Eloise Carstens, Team Leader – Resource Consents

Date consent application received: 19 February 2020
Date further information requested: 11 March 2020
Date further information received: 27 August 2020
Differed under section 32: 17 September 2020

1 EXECUTIVE SUMMARY

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 RM200033. The decisions at sections 9 and 14 are to:

- Consider the proposed development on a non-notified basis (section 9); and
- Grant consent to the proposed activity to undertake a two-lot residential subdivision and earthworks within a fill control area (section 14), subject to a number of conditions as set out at the end of this report.

1.1 Application documents (plans and reference documents)

The following information has been provided with the application:

- Application form and Assessment of Environmental Effects prepared by Land Matters Limited and dated 19 February 2020. The report concluded that the effects will be less than minor.
- Land Matters Limited Plan titled “169 Manly Street 2 Lot Subdivision, Scheme Plan” drawing number J624-SC-100, dated 20/03/2020, Rev B.
- Land Matters Limited Plan titled “169 Manly Street 2 Lot Subdivision, Engineering Plan” drawing number J624-ENG-100, dated 20/03/2020, Rev B.
- Land Matters Limited Plan titled “169 Manly Street 2 Lot Subdivision, Earthworks in In Fill Control Area” drawing number J624-EW-100, dated 20/03/2020, Rev B.
- Engineering Report prepared by Land Matters Limited, dated 14/02/2020.
- Geotechnical Assessment prepared by Miyamoto, dated 1 October 2019.
- Coastal Hazard Assessment prepared by 4 Sight Limited, dated December 2019.
- Record of Title WN531/275.

2 THE PROPOSAL

2.1 Description of Proposal

Resource consent is sought for a two-lot fee simple subdivision at 169 Manly Street, Paraparaumu Beach and fill earthworks in the fill control flood hazard area to enable a flood free platform to be constructed on the proposed new lot.

The applicant has described the proposal in the assessment of environmental effects provided with the application and I accept that description for the purposes of this report, as follows:

The Applicant proposes to subdivide the application site into two fee simple allotments as shown in the proposed scheme plan at Appendix 2 to this report. The proposed new allotments will be as follows:

Lot number	Area (m ²)	Lot type	Access
1	498	Front (residential)	Manly Street
2	450	Rear (residential)	RoW from Manly Street

Earthworks

Proposed Lot 2 contains land within an identified Fill Control Area (FCA). The house foundation selected for the house will need to take into account the presence of the FCA. As stated in the attached Engineering Report, the preferred option would be to construct the dwelling on piles extending out of the ground to ensure the underside of the house is above the identified 3.8m flood level. This would be consistent with the recommendations of the Miyamoto report at Appendix 4 to this application.

An alternative solution would involve earthworks to fill sufficient land area within the FCA to provide a building platform above the identified flood level. This approach could also be consistent with the recommendations of the Miyamoto report but would require adequate compensatory storage to replace the void lost from the fill earthworks.

To provide the future lot owner with options for construction of the dwelling on Lot 2, the applicant is seeking consent for earthworks on site to enable the potential construction of a dwelling on a raised ground level. Approximately 100m³ of fill would be required, displacing approximately 60m³ of FCA void area. Fill material would be imported to the site and placed

and compacted in such a manner as to be able to support a residential dwelling (subject to future testing and confirmation from a suitably qualified engineer). The maximum depth of fill would be approximately 0.6m.

Access and parking

Both lots will use the existing vehicle crossing from Manly Street. Lot 1 (containing the existing dwelling) has an existing car park at the front of the property and will continue to use this car park. An additional proposed car park will be provided at the rear of the existing dwelling within proposed Lot 1. It is proposed to remove the carport in the south of the property adjoining the existing dwelling to provide access to the rear of the site and proposed Lot 2. Removal of the carport will provide a straight access along the side of the existing dwelling to the proposed new rear lot. At its narrowest point, the proposed accessway will be 3.5m in legal width with a physical width of at least 2.5m.

Proposed Lot 2 will be afforded a right of way (RoW) over the accessway through proposed Lot 1 from Manly Street. Two car parks will be provided at the end of the RoW with adequate manoeuvring space within the formation of the accessway to provide for cars parked in both parks to exit the site in a forward gear. The Engineering Report at Appendix 3 to this application provides vehicle tracking drawings and details of the methods for manoeuvring within the site.

Infrastructure

Lot 1 will retain the existing connections to the water and wastewater mains in Manly Street. New connections to these mains will be provided to Lot 2. In relation to wastewater, the Engineering Report at Appendix 3 states:

[T]here is an existing sanitary sewer lateral from the current dwelling on the proposed lot 1 that connects to a manhole on Manly St. As part of the proposed subdivision, there is no requirement to modify or alter this existing connection. A new sanitary sewer lateral connection is proposed to service lot 2. The fall from the proposed dwelling location in lot 2 to the invert level of the sanitary sewer manhole on Manly St is 0.1% and is to flat too provide a satisfactory gravity sewer connection. To support the provision of wastewater services from lot 2, a pressure sewer system will be required to ensure waste is conveyed from the lot. The sanitary sewer system will comprise a grinder pump with appropriate storage to support 12hrs of normal waste collection from the property, a flush connection and a boundary kit at the boundary of Lots 1&2. The pressure sewer will terminate at the boundary of lot 1 and Manly Street within a private manhole with the outlet lateral conveying waste via a 100mm diameter gravity pipe to the existing KCDC sewer manhole in Manly Street at a grade of 4.5%.

For water supply, the Engineering Report at Appendix 3 states:

[T]here is a 150mm diameter water main in the northern side of Manly Street, refer Figure 2. With an existing 20mm diameter compliant lateral connection to the current dwelling on the proposed lot 1. There are no proposed changes to this potable water connection. A new connection to the water main on Manly St is proposed. The new pipe connection for lot 2 to the main shall be as per KCDC standard drawing KCDC-WS-003. The pipe will be laid under the access to lot 2. A meter and valve will be installed at the property boundary inside a surface box.

Stormwater from both lots will be disposed of to ground soakage on-site, as shown on the drawing attached to the Engineering Report at Appendix 3 to this application. The Engineering Report details a preliminary, indicative design solution for on-site soakage using underground stormwater modules. This approach achieves the principles of the KCDC Subdivision Design Principles and Requirements document.

Residential dwellings and other buildings

Proposed Lot 1 will contain the existing dwelling. The existing carport on the south western side of the dwelling will be removed to allow access to Lot 2 at the rear. A new dwelling will be constructed on Proposed Lot 2. The final design of the dwelling on proposed Lot 2 will depend on the requirements of the future lot owner. For the purposes of this subdivision, an indicative building envelope of 110m² is shown to demonstrate the feasibility of the proposed allotment.

Summary of proposed activity

The proposed activity comprises the subdivision of 948m² of residentially-zoned land at 169 Manly Street into two fee simple allotments of 450m² and 498m² in area. The existing dwelling at the front of the site will be retained and contained within Proposed Lot 1. A new residential dwelling will eventually be constructed on the rear of the site and contained within Proposed Lot 2.

To provide development options for the future owner of Lot 2, the applicant is seeking consent for earthworks to provide an option for filling part of the area of Lot 2 to elevate the floor level of dwelling above the 1 in 100 flood level. Approximately 100m³ of infill would be required to facilitate this construction method.

No further activity is proposed by this consent application. Each lot will be appropriately serviced, in accordance with the KCDC subdivision and development requirements for residential allotments.

In summary resource consent is required for:

- A two-lot residential subdivision; and
- Earthworks in a fill control area.

All other standards of the Proposed District Plan can be met.

A plan of the proposal is presented in figure 1 below.



3 SITE AND SURROUNDING ENVIRONMENT

3.1 Site Description and Surrounds

The applicant has described the site and surrounding environment in the assessment of environmental effects provided with the application and I accept that description of the purposes of this report, as follows:

The application site comprises a single, irregular quadrilateral-shaped fee simple allotment, 948m² in area and to the north-west of Manly Street, Paraparaumu Beach. The site is between the beach and Manly Street with additional residential properties on either side. There is an existing split level (single storey at the front, two-storey at the rear) dwelling on the front of the allotment with a large area of garden to the rear (north west) of the property.

There is a carport on the south western side of the dwelling and a garden shed at the northern end of the property. A range of mature vegetation lies along the property boundaries with the main garden area being lawn. The majority of the lawn area at the rear of the property is identified as a Fill Control Area in the PDP. The PDP describes Fill Control Areas as "...undrained "crater" type catchments where filling will raise the level of flooding on the property and on adjoining land."

The Fill Control Area within the site is part of a depression which is lower-lying than the surrounding area. There is an existing vehicle crossing and sealed driveway along the western edge of the property. The driveway rises very slightly from Manly Street to the level of the dwelling. The property has an existing water connection from Manly Street with a toby in the centre of the property's road frontage. Sanitary sewer is currently disposed of to the reticulated network via a connection in the property's frontage into the sewer main in Manly Street. Stormwater from the existing dwelling is disposed to the street system.

There are neighbouring residential properties to the north east and south west and across Manly Street to the south east. A large number of surrounding properties have already been subdivided to smaller (down to 360m²).

To the north west of the property is a strip of reserve land between the residential properties and the beach. Manly Street is a local road that curves round to the north east from the roundabout with Kāpiti Road at the northern end of the Paraparaumu Beach commercial area to the Waikanae River estuary in the north. 169 Manly Street is approximately 90m north west of the intersection with Ngapotiki Street and 140m south west of the intersection with Watson Drive.

The property is well connected to local services in Paraparaumu Beach and Paraparaumu via Kāpiti Road. A bus service runs between Paraparaumu Beach and Paraparaumu via Manly Street (Route 262) with a number of stops along Manly Street within close proximity of the application site.

In addition to the above:

- The soil type consists of dune sands and is at risk of earthquake induced liquefaction.

An aerial photo of the site and surroundings is presented in figure 4 below and photos of the site are presented in figures 5-7 below.



Figure 4 – Aerial photo of the site and surrounding area



Figure 5 – The photo of the site taken from Manly Street, showing the existing dwelling and access.



Figure 6 – The photo of the site showing the access and car port to be removed



Figure 7 – Showing the rear boundary and location of proposed Lot 2

3.2 Consent History

There are no relevant resource consents granted for the subject site. Various building permits have been issued since the 1950s for alterations and additions to the existing dwelling on the site and the carport.

3.3 Consultation

The application was sent to Ātiawa ki Whakarongotai Charitable Trust (AKW) for comment.

The following memo was received from AKW:

RM200033

Resource Consent Application

169 Manly St, Paraparaumu

Legal Description: Lot 13 DP 13488

Consenting Officer: Marnie Rydon and Yolanda Morgan

This report provides the response of Ātiawa ki Whakarongotai Charitable Trust (AKW) to an application by Tight Knit Limited (the Applicant) to undertake a two-lot residential subdivision and associated earthworks at 160 Manly St, Paraparaumu.

This is a Restricted Discretionary Activity. AKW notes that this application is located within the Paraparaumu Coastal Marine Area, an area of cultural significance to Te Āti Awa in relation to historic settlement and mahinga kai. Comments and recommendations relating to the Application are provided below. AKW requires the Applicant to undertake consultation with us in relation to this proposal. Until consultation occurs, AKW is opposed to the Application.

Earthworks

Proposed Lot 2 contains land within an identified Fill Control Area (FCA). The house foundation selected for the house will need to take into account the presence of the FCA. As stated in the attached Engineering Report, the preferred option would be to construct the dwelling on piles extending out of the ground to ensure the underside of the house is above the identified 3.8m flood level. An alternative solution would involve earthworks to fill sufficient land area within the FCA to provide a building platform above the identified flood level. The applicant is seeking consent for earthworks on site to enable the potential construction of a dwelling on a raised ground level. Approximately 100m³ of fill would be required, displacing approximately 60m³ of FCA void area. Fill material would be imported to the site and placed and compacted in such a manner as to be able to support a residential dwelling (subject to future testing and confirmation from a suitably qualified engineer). The maximum depth of fill would be approximately 0.6m.

AKW requests that our Accidental Discovery Protocols (ADP) as set out in our Kaitikitunga Plan are adopted as a condition of consent in the event that any kōiwi (human remains) or taonga (artefacts) are uncovered should earthworks be undertaken at the Application site.

Sand Dunes

The Application identifies that the site is situated within a coastal sand dune area. AKW is opposed to the destruction or modification of coastal sand dunes. As such AKW is opposed to the earthworks proposed by the Applicant. Natural Hazards The majority of the lawn area at the rear of the property is identified as a Fill Control Area in the PDP. The PDP describes Fill Control Areas as "...undrained "crater" type catchments where filling will raise the level of flooding on the property and on adjoining land." The Fill Control Area within the site is part of a depression which is lower-lying than the surrounding area. AKW is opposed to increasing the density of built structures in areas where flooding levels will be affected. Particularly with regards to sites which are adjacent to large waterbodies. AKW supports a managed retreat approach to further development in these areas.

AKW requests that consultation be undertaken with us by the Applicant and is opposed to the Application until consultation occurs Conclusion Section 7(1) of the Resource Management Act 1991 (the Act) requires decision makers when making decisions under the Act to have

particular regard to kaitiakitanga. As part of their kaitiaki role and responsibility, AKW make the above comments, recommendations and requests.

Prepared by: Reina Solomon

Reviewed by: Te Rangimarie Williams

AKW raised concerns over the earthworks in the fill control area. Following the receipt of further information from the applicant, AKW confirmed via email on the 16 September that they had no further comments to make on the application. Therefore, I am satisfied that the concerns raised by AKW were adequately addressed.

Conditions requiring adherence to the Accidental Discovery Protocols (ADP) are included in the recommended advice notes below.

4 DISTRICT PLANS

In November 2012, Council notified the Proposed District Plan (PDP). Following submissions, hearings and the releasing of decisions on 22 November 2017, there was an appeals period. The appeals period closed on 25 January 2018.

As of 26 January 2018, any provisions of the PDP not appealed are operative and the corresponding provisions of the Operative District Plan (ODP) 1999 fall away. The ODP Objectives, Policies and maps still have legal effect and must be considered when processing applications.

The District Plans are assessed below.

5 OPERATIVE DISTRICT PLAN PROVISIONS

5.1 Kapiti Coast Operative 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.

5.2 Operative District Plan Zoning and Overlays

The property is within the Residential Zone under the Kapiti Coast District Plan. The Coastal Building line restriction is located on the adjoining Council reserve land, seaward of the property, and is therefore not relevant to this property. There are no other planning features or notations for the site shown on the District Planning maps.



Figure 8 – Showing the ODP Coastal Building Line Restriction as a brown line on the Council Reserve

5.3 Operative District Plan Relevant Rules and Standards

There are no rules within the Operative District Plan that currently have effect in relation to this application.

6 PROPOSED KAPITI COAST DISTRICT PLAN 2012

6.1 The ‘Proposed Plan’

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

6.2 Proposed District Plan Zoning and Overlays

The property is within the Residential Zone under the Kapiti Coast Proposed District Plan. The site is also shown to be within the flood hazard fill control area and within the Coastal Environment. There are no other planning features or notations for the site shown on the Proposed District Planning maps.



Figure 8 – Showing the fill control area on the property (light green)

6.3 Proposed District Relevant Rules and Standards (Appeals Version)

The following rules in the Proposed Plan are relevant to this application:

Living Zone Rules and Standards

Table 5A.2 Controlled Activities

3. *Subdivision of land within the Residential Zone*
 2. *Each lot must have a flood free building area above the estimated 1% Annual Exceedance Probability flood event.*

Parent lot area

3. *The land to be subdivided shall be less than 3,000m² in area.*

Minimum lot size

4. *For all areas, excluding the Residential Zone at Ōtaki, the minimum lot area shall be 450m² (inclusive of access).*

The proposal meets all of the controlled activity standards under rule 5A.2.3, a flood free building platform will be provided for proposed Lot 2.

Matters of Control:

1. *The design and layout of the subdivision and any associated earthworks.*
2. *The imposition of conditions to manage character and amenity effects.*
3. *The design, size, shape and location of reserves and esplanade reserves.*
4. *The imposition of conditions in accordance with Council's Subdivision and Development Principles and Requirements 2012.*
5. *The imposition of financial contributions in accordance with [Chapter 12](#). **Note:** Other contributions may be applicable under the provisions of the Local Government Act 2002.*
6. *Vehicle access points onto legal road including the State Highway network and any transport effects.*
7. *Any legal mechanisms required for legal access.*
8. *The location of any associated building site(s) relative to any identified natural hazards, historic heritage feature, notable tree, ecological site, key indigenous tree, rare and threatened vegetation species, geological feature, outstanding natural feature and landscape or area of high natural character.*
9. *The imposition of conditions in accordance with sections 108 and 220 of the Resource Management Act 1991.*

Hazards Rules and Standards

Table 9A.2.1 Controlled Activities

1. *Development and earthworks within any flood storage or fill control area.*

Standards

1. *Equivalent compensatory storage or another solution to achieve hydraulic neutrality shall be created.*
2. *Development proposals shall be accompanied by sufficient hydraulic modelling of relevant streams to fully test consequences of the activity.*
3. *The building floor level of any new or relocated building shall be constructed above the 1% AEP flood event level.*

The proposed earthworks are a controlled activity under rule 9A.2.1.

Matters of Control:

1. *Future management of the flood storage or fill control area.*
2. *Natural hazard effect.*
3. *Nuisance effects including dust.*
4. *Location and design of buildings and structures.*
5. *Suitability of access.*

Table 9B.3 Restricted Discretionary Activities

3. *Subdivision (excluding boundary adjustments or subdivision of land where no additional lots are created) of land with peat or sand soils.*

Standards:

1. *Geotechnical information must be provided by a suitably qualified and experienced person (to building consent level) on liquefaction risk.*
2. *Proposed building areas with a minimum dimension of 20 metres must be identified for each lot.*

The proposal meets all of the standards under rule 9B.3.3.

Matters of Discretion:

1. *The outcomes of the geotechnical investigation on liquefaction risk.*
2. *Whether the potential risk to the health and safety of people, and property from liquefaction can be avoided or mitigated.*
3. *The design and layout of the subdivision including earthworks, servicing and the location of any building*
4. *Council's Subdivision and Development Principles and Requirements 2012.*

5. *The imposition of financial contributions in accordance with Chapter 12 of this Plan.*

7 Proposed District Plan Activity Status

- The subdivision is a **controlled activity** under Rule 5A.2.3 and a **restricted discretionary** activity under rule 9B.3.3 for subdivisions of sites on peat or sand soils.
- The earthworks are a **controlled activity** as they meet all of the standards under Rule 9A.2.1 for earthworks in a fill control area.

Taking the most onerous activity status, overall, the proposal is a **restricted discretionary activity**.

8 NOTIFICATION

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

95 Time limit for public notification or limited notification

95A Public notification of consent applications

95B Limited notification of consent applications

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

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

8.1 Effects that must be disregarded when considering Public Notification

Effects on persons who are owners and occupiers of the land in, on or over the land to which the application relates, or of land adjacent to that land, must be disregarded when considering if an application should be publicly notified.

The adjacent land includes the following properties:

- 176, 171, 175 and 175A Manly Street

No approvals were provided with the application:

8.2 Effects that may be disregarded – permitted baseline assessment

The permitted baseline refers to the adverse effects of permitted activities on the subject site.

All subdivisions on the Kapiti Coast require a resource consent, it is therefore considered that the effects of the subdivision cannot be considered part of the permitted baseline and require assessment. Likewise, there is no permitted activity rule for earthworks within a fill control area and the effects of the earthworks cannot be considered as part of the permitted baseline.

A second dwelling could be constructed on the property as a permitted activity, and therefore the future development of proposed Lot 2 with a complying dwelling is considered to form part of the permitted baseline and can be disregarded.

8.3 Receiving environment

The effects of the activity are also required to be assessed against the “existing environment”. This includes existing use rights, existing activities carried out under existing consents and resource consents which have been granted where it appears those consents will be implemented. The concept of the existing environment refers to a state of affairs which a consent authority must determine and take into account when assessing the effects of allowing an activity; by contrast, the permitted baseline provide the authority with an optional means of measuring – or more appropriately excluding – adverse effects of that activity which would otherwise be inherent in the proposal.

The receiving environment is comprised of the existing dwelling on the site and the existing services and access to the dwelling. It also consists of the surrounding residential development which is a typical pattern of development for a residential location, developed during this period, including a number of smaller sites and cross lease properties. The receiving environment also includes the coastal environment and the Council Reserve land adjacent to the site.

This is the reasonably foreseeable environment within which the adverse effects of the proposal are considered.

8.4 Adverse Effects

As a restricted discretionary activity Council has restricted its discretion over which matters it can consider when assessing the effects of the proposal.

The following matters of discretion are effects that have been identified as being relevant for consideration:

- Character and Amenity Effects
- Servicing and Construction Effects
- Traffic and Access Effects
- Natural Hazard Effects (Flooding and Liquefaction)
- Construction Effects

The effects are discussed in turn below.

Character and Amenity Effects

The proposed two lot subdivision meets the minimum lot size of 450m² set out in the Proposed District Plan, for a controlled activity in the residential zone. The applicant has shown that each lot can easily accommodate dwellings that comply with the bulk and location standards of the Plan, car parking and manoeuvring and adequate outdoor living areas, all complying with the relevant standards.

The proposed subdivision is at a level of density anticipated by the Plan in this zone. Once constructed, any future dwelling on Lot 2 will not result in a bulk form that will adversely affect the character and amenity of the surrounding area. The effects of the development of an additional dwelling on the site, at the location of proposed Lot 2, can be considered to form part of the permitted baseline for the site as a second dwelling could be constructed on the property, at this location, as a permitted activity.

It is considered that the proposal is consistent with the nature and character of the surrounding area where a number of larger lots have been subdivided over the years into two smaller lots, ranging in size from 450m² to 650m². The site is also in the vicinity of a number of cross lease

properties where two or more dwellings are located on one site, resulting in a medium density of development.

Given the above, it is considered that the adverse effects of the proposal on character and amenity will be consistent with the surrounding area and less than minor.

Servicing and Construction Effects

The existing services to Lot 1 will remain unchanged. New services will be required to be installed for proposed Lot 2. New water and waste water connections for Lot 2 will be installed and a new stormwater disposal and discharge will be designed and constructed to ensure hydraulic naturalness for the site.

The Council's Development Engineer has reviewed the application and is satisfied that the two lots can be adequately serviced. The applicant has confirmed that all works will be undertaken in accordance with the Council's Subdivision and Development Principles and Requirements 2012.

Traffic Effects

Both of the proposed Lots will use the existing crossing onto Manly Street with a right of way easement over Lot 1 in favour of Lot 2.

The Council's Road Network Planner has assessed the proposal and has no concerns with the access or the vehicle crossing.

The creation of one additional allotment will not have any discernible effect on the efficient functioning of Manly Street and surrounding roads.

Natural Hazard Effects

The property contains two hazards that require assessment under the Proposed District Plan. These are flood hazard effects and liquefaction effects.

While the site is situated close to the coast, the PDP contains no rules pertaining to subdivision at this location to enable an assessment of this risk and as a restricted discretionary activity Council does not have discretion over this matter as part of the section 95 assessment. The coastal hazard risk is, however, discussed in later sections of this report.

Flood Hazard:

The applicant has provided the following assessment of the flood hazard:

The proposal involves the option to fill part of proposed Lot 2 (within a Fill Control Area). Approximately 100m³ of material would be required to fill a void of approximately 60m³. There is sufficient space within the application site to provide for compensatory storage to offset filling of part of the identified Fill Control Area without creating additional adverse flooding effects on the application site or the surrounding area.

As set out in the Engineering Report at Appendix 3 to this application, stormwater from the two proposed lots can be dealt with on-site through on-site attenuation, storage and ground soakage using stormwater modules or similar.

An indicative design for on-site soakage has been prepared to demonstrate how the site can accommodate any increase in stormwater from the proposed development. Details of a suitable design are provided in the Engineering Report at Appendix 3. Use of this design, or similar, will result in the proposed development generating less than minor adverse flooding and stormwater effects.

The Council's Development Engineer has assessed the application and concurs with the assessment provided by the applicant that adequate compensatory storage will be provided on the site to ensure that there is no increase in the risk associated with the flood hazard and that the site will maintain hydraulic neutrality. The effects of the proposal on the flood hazard are therefore considered to be less than minor.

From the applicant:

The application site is on sandy soils. As such, the applicant has obtained geotechnical information from a suitably qualified person in relation to the proposed subdivision.

That information (contained in the Miyamoto report at Appendix 4 to this report), confirms the use of specific foundation design options will be "geotechnically feasible and appropriate for an NZS 3604:2011 compliant residential dwelling at the site".

It is considered employment of one the foundation designs set out in the recommendations of the Miyamoto report will ensure the nature and intensity of development proposed on the application site is suitable in relation to the level of risk from the liquefaction hazard. The geotechnical investigation undertaken by Miyamoto did not reveal any land to be considered unsuitable for development.

I concur with the assessment of the applicant and the information contained in the report by Miyamoto, which determines that any liquefaction risk on the property can be mitigated by appropriately designed foundations for any new dwellings. A consent condition has been accepted by the applicant that will require a consent notice on the titles of both lots stating that any new buildings must take into account the findings and recommendations of the Miyamoto report.

Construction Effects

The applicant has provided the following assessment:

This application seeks consent for earthworks to provide construction options for the future owner of Lot 2. This would involve earthworks within a Fill Control Area identified in the District Plan. Approximately 100m³ of material would be required to fill a void of approximately 60m³.

The earthworks required are not significant in terms of volume or depth of material to be worked. It is not considered that any specific measures will be required to control construction activities on site.

The nature of the site will ensure stormwater and sediment can be controlled using standard best practice construction methods. The methods outlined in the GWRC document Small earthworks – Erosion and sediment control for small sites can be employed as necessary to ensure the proposed works will not generate adverse effects beyond the boundaries of the application site.

I agree with the applicant that the volume of works is not large. Once a dwelling is established on the proposed Lot 2, any visual effects will be screened from viewed.

Any effects associated with the earthworks during construction, and the establishment of services to the proposed lot, will be temporary and less than minor.

8.5 Conclusion on Adverse Effects

It is not considered that any adjoining properties, the environment, or the wider public would be affected by the proposal. While the proposal results in an increase in the density of use of the site, each of the Lots can be developed for residential use in a manner that is anticipated by the District Plan in this residential location, and the level and location of development is consistent with other properties in the area.

Any effects on adjoining properties from any future development on the proposed Lots will be less than minor as the proposed Lots can contain a dwelling and accessory buildings compliant with the permitted activity standards for the Zone and the lots sizes meet the controlled activity standards within the plan.

The risks associated with the flood hazard and liquefaction at the site have been shown to be less than minor or can be mitigated by the recommended consent conditions.

The assessment above shows that there are unlikely to be any adverse effects of the activity on any adjoining properties, or the wider public, and any adverse environmental effects will be less than minor.

8.6 s95A Public Notification

Recommendation:

That the application **need not be publicly notified** in accordance Sections 95A and 95C-95D of the Resource Management Act 1991 as the application is for a restricted discretionary residential activity which is precluded from notification, and no special circumstances exist which warrant public notification.



Reported and Recommended by: _____ Yolanda Morgan
Consultant Planner

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



Delegated Officer (Peer Reviewer): _____ Eloise Carstens
Team Leader – Resource Consents

8.7 s95B Limited Notification

Recommendation:

That the application be processed on a **non-notified** basis in accordance with Sections 95B and 95E of the Resource Management Act 1991, as there are no affected persons, the effects are less than minor and no special circumstances apply.



Reported and Recommended by: _____ Yolanda Morgan
Consultant Planner

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



Delegated Officer (Peer Reviewer): _____ Eloise Carstens
Team Leader – Resource Consents

9 SECTION 104 ASSESSMENT

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*
 - (ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from 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 [or 165ZH(1)(c)], the consent authority must have regard to the value of the investment of the existing consent holder.*
- (2B) *When considering a resource consent application for an activity in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, a consent authority must have regard to any resource management matters set out in that planning document.*
- (2C) *Subsection (2B) applies until such time as the regional council, in the case of a consent authority that is a regional council, has completed its obligations in relation to its regional planning documents under section 93 of the Marine and Coastal Area (Takutai Moana) Act 2011.*
- (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;*
 - (b) *[Repealed]*

- (c) grant a resource consent contrary to—
 - (i) section 107, 107A, or 217;
 - (ii) an Order in Council in force under section 152;
 - (iii) any regulations;
 - (iv) wāhi tapu conditions included in a customary marine title order or agreement;
 - (v) section 55(2) of the Marine and Coastal Area (Takutai Moana) Act 2011;
- (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:

104C Particular restrictions for restricted discretionary activities

Section 104C states:

- (1) When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which –
 - (a) a discretion is restricted in national environmental standards or other regulations;
 - (b) it has restricted the exercise of its discretion in its plan or proposed plan.
- (2) The consent authority may grant or refuse the application.
- (3) However, if it grants the application, the consent authority may impose conditions under section 108 only for those matters over which –
 - (a) A discretion is restricted in national environmental standards or other regulations;
 - (b) It has restricted the exercise of its discretion in its plan or proposed plan.

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

Adequate information was provided to process the application.

9.1 Internal Consultation

Development Engineer

The Council's Development Engineer has reviewed the application and has recommended a number of conditions to ensure services are adequately installed and in accordance with the Council's Subdivision and Development Principles and Requirements, that the risk from the flood hazard at the site is mitigated by ensuring appropriate finished floor levels on all new dwellings and that appropriate foundations are required for any new buildings on the proposed Lots given the soil type on the site. These are included at the end of this report.

Roading Network Planner

The Council's Roothing Network Planner assessed the application and has no concerns and had one condition to imposed to ensure that the access is upgraded and the ROW formed in accordance with the Council's standards.

9.2 Actual or potential effects on the environment

Section 104(1)(a) of the RMA requires the council to have regard to any actual and potential effects on the environment of allowing the activity. This includes both the positive and the adverse effects.

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

Many of the effects related to the proposed development have been discussed in detail above at section 7 of this report. Aspects which have not already been covered are discussed below.

9.3 Positive Effects

The application will have the positive effect of enabling the creation of an additional residential allotment at a level of density that will allow a second dwelling to be constructed that meets the standards contained within the Proposed District Plan, and can be adequately serviced.

9.4 Summary of Actual and Potential Effects

The actual and potential effects of the proposal can be adequately avoided, remedied or mitigated by the imposition of the conditions outlined in the assessment above to ensure they are acceptable.

9.5 National Environmental Standards – s104(1)(b)(i)

There are currently six operative National Environmental Standards, these relate to the air quality, sources of drinking water, telecommunication facilities, electricity transmission activities, contaminants in soil and plantation forestry.

None of the National Environmental Standards are relevant to this application.

9.6 National Policy Statements – s104(1)(b)(iii)

There are currently five operative National Policy Statements, these relate to the Coastal Environment, Urban Development Capacity, Freshwater Management, Renewable Electricity Generation and Electricity Generation.

National Policy Statement on Urban Development Capacity (NPSUDC)

The National Policy Statement on Urban Development Capacity 2016 (NPSUDC) sets out the objectives and policies for providing development capacity under the Resource Management Act 1991.

The NPSUDC came into effect on 1 December 2016.

The application is considered to be consistent with the intent of the NPSUDC as the proposal allows for the creation of an additional residential allotment which will be developed for residential housing.

New Zealand Coastal Policy Statement (NZCPS)

The purpose of the NZCPS is to state policies in order to achieve the purpose of the RMA in relation to the coastal environment of New Zealand.

The Objectives of the New Zealand Coastal Policy Statement 2010 are:

- *To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land;*
- *To preserve the natural character of the coastal environment and protect natural features and landscape values through:*
- *To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment;*
- *To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment;*
- *To ensure that coastal hazard risks taking account of climate change:*
- *To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development;*
- *To ensure that management of the coastal environment recognises and provides for New Zealand's international obligations regarding the coastal environment, including the coastal marine area.*

It is considered that the proposed subdivision of this property will be in keeping with the above objectives of the New Zealand Coastal Policy Statement. The risks associated with the proposed subdivision, being in close proximity to the coast, needs to be balanced with enabling communities to still provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development. In this instance it is considered that proposal meets this balance.

The site is located in a coastal residential area characterised by development of dwellings close to the coast and foreshore. The properties adjoining the subject site on each side all have dwellings situated in close proximity to their seaward boundaries, similar to the likely development of proposed Lot 2.

At the location of the subject property, the site is separated from the active beach area by an area of Council Reserve land which consists of a large vegetated sand dune that will screen much of the development on proposed Lot 2 from view when observed from the beach and foreshore. The proposed development will not be out of character with the surrounding area where residential development is located close to the beach, and will in fact be set back further from the beach compared to the properties to the immediate north of the site, which are not buffered by a strip of Reserve land.

Therefore, the adverse effects on the amenity and character of the Coastal Environment are considered to be less than minor, consistent with the surrounding environment and consistent with the relevant Objectives of the NZCPS.

Coastal Hazards

The NZCPS also has a number of Objectives and Policies relevant to the Coastal Hazards, specifically these are:

In areas potentially affected by coastal hazards over at least the next 100 years:

- a. avoid increasing the risk of social, environmental and economic harm from coastal hazards;*
- b. avoid redevelopment, or change in land use, that would increase the risk of adverse effects from coastal hazards;*
- c. encourage redevelopment, or change in land use, where that would reduce the risk of adverse effects from coastal hazards, including managed retreat by relocation or removal of existing structures or their abandonment in extreme circumstances, and designing for relocatability or recoverability from hazard events;*
- d. encourage the location of infrastructure away from areas of hazard risk where practicable;*
- e. discourage hard protection structures and promote the use of alternatives to them, including natural defences; and*

f. consider the potential effects of tsunami and how to avoid or mitigate them

While the site is not located within the identified coastal hazard building restriction lines contained with the ODP, given the location of the property a Coastal Hazard Assessment was provided by the applicant (4 Sight Limited December 2019). The purpose of the Coastal Hazard Assessment was to assess whether the property was at risk from coastal hazards over the 100-year timeframe stipulated in the NZCPS.

This assessment was peer reviewed by an independent coastal specialised (ECoast Limited) commissioned by the Council. Following the initial peer review, the author made a number of changes to the report and prepared a final report (4 Sight Limited, 10 August 2020). This final report was then reviewed by ECoast Limited who responded to Council with final review (27 August 2020).

The applicant's assessment concluded that the site is at very low risk of coastal erosion over the next 100 years, when based on a 1m high sea level rise (likely scenario), which increases to a moderate risk when assessed under a 1.4m sea level rise scenario (extreme likelihood). These risk profiles can be seen in the tables below.

Table 1: Coastal erosion risk profile under different SLR scenarios

Likelihood	SLR Variable	Permanent Retreat	Storm Fluctuations	Dune Settlement	Total Area Susceptible to Coastal Erosion	Hazard Risk Profile
Very Likely	0.8m	+7m	25m	3m	21m	Very Low
Likely	1.0m	+1m	25m	3m	27m	Very Low
High	1.05m	0m	25m	3m	28m	Very Low
Very High	1.2m	-5m	25m	3m	33m	Low
Extreme	1.4m	-10m	25m	3m	38m	Moderate

Table 2: Coastal erosion risk profile under a 1m SLR projection and varying storm cut scenarios

Likelihood	SLR Variable	Permanent Retreat	Storm Fluctuations	Dune Settlement	Total Area Susceptible to Coastal Erosion	Hazard Risk Profile
Very Likely	1m	+5m	10m	3m	8m	Very Low
Likely	1m	+4m	15m	3m	14m	Very Low
High	1m	+2m	20m	3m	21m	Very Low
Very High	1m	+1m	25m	3m	27m	Very Low

The above results were peer reviewed by Dr Shaw Mead (ECoast Limited) who provided the following assessment of the report:

The approach that has been taken is reasonable and valid, which targets a) various sea level rise (SLR) scenarios (as per the NZCSP (2010)), and b) the most sensitive parameter in the softshore erosion equation (i.e. storm demand/cut) while maintaining SLR at 1.0 m, which is as per the MfE (2017) guidance.

It is my opinion, from both experience and going through the multiple satellite images for the site from 2005 to present, that a 25 m storm cut (SF in the ASE equation) is more likely to be due to medium term fluctuations in sediment supply from the north due to the dynamics of the Waikanae Inlet (as described in my initial review dated 26 May 2020) and over-estimates the actual SF.

Although it is difficult to determine the exact extent of storm cut due to the 'point in time' nature of historical images, it is likely that maximum storm cut is between 10 and 15 m.

The MfE (2017) guidance indicates that 1.0 m of SLR should be applied for existing coastal developments as a transitional value until dynamic adaptive pathways planning (DAPP) is undertaken, which the KCDC is currently developing.

As can be seen from the results presented in Tables 1 and 2, the results of the sensitivity testing indicate that the erosion risk to the property in 100-years' time is mostly low, with the moderate/medium risk associated with 1.4 m of SLR and 25 m of storm cut/demand; based on the MfE (2017) guidance, the latter assessment applying 1.4 m of SLR is appropriate for greenfield developments, rather than an existing developed area such as this.

The results of the assessment, and the peer review, show that even in an extreme scenario there is only moderate risk associated with the coastal hazard on the property and that a more likely scenario, using a 1m sea level rise, results in a very low risk. The models used are conservative and factor in a number of uncertainties. For this reason, I am satisfied that the property, is at a low, or less than minor, risk from coastal erosion over the next 100 years and the proposal is therefore consistent with the provisions of the NZCPS.

9.7 Wellington Regional Policy Statement – s104(1)(b)(v)

The Wellington Regional Policy Statement (RPS) sets out the strategic framework for managing the use, development and protection of the natural and physical resources of the Wellington region in an integrated and co-ordinated manner.

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. Objectives 19 and Policy 29 of the RPS are relevant to this proposal, as follows.

- *Objective 19 - The risks and consequences to people, communities, their businesses, property and infrastructure from natural hazards and climate change effects are reduced.*
- *Policy 29 - Avoiding inappropriate subdivision and development in areas at high risk from natural hazards – district and regional plans.*

As discussed above, the site is not at a "high risk" from the coastal hazard and it is not anticipated that the development of the site, in the way that is proposed, will increase the risk to people, the community or property from the coastal hazard.

The site is located within a fill control area. However, only 60m² of fill is proposed to be placed within the flood hazard area on the site, and the applicant has shown that adequate compensatory storage will be provided at other locations of the site. Therefore, there will be no net loss in flood storage on the site and no increase in flood waters that will affect any other property in terms of an increase in duration, frequency, depth or lateral spread of flood water.

For the above reasons, it is considered appropriate that the site can be subdivided without creating a high risk to the occupiers of the site, neighbouring properties, or to the wider environment.

9.8 Plan or Proposed Plan – s104(1)(b)(vi)

Operative District Plan

The following Objectives and Policies apply to this application:

C.1.1 – Residential Zone

Objective 1.0 – General

Policy 1 – Amenity Values

C.7.1 – Residential Subdivision

Objective 1.0 – Density

Policy 1 – Low Density Character

C.7.4 – Subdivision and Development Principles and Requirements

Objective 1.0 – General

Policy 1 – Subdivision and Development Design

Policy 3 – Underground Services

C.9.1 – Coastal Environment

Objective 1.0 – Protection of Coastal Values

Policy 2 – Coastal Erosion Prone Areas

Policy 5 – Visual Dominance

C.12.1 – Open Spaces and Reserves

Policy 7 – Reserves Contributions

C.15.1 – Natural Hazards

Objective 1.0 – General

Policy 1 – Subdivision and Development

Policy 4 – Flood Free Building Sites

See the Operative District Plan for the complete text of the above Objectives and Policies.

Overall, the proposal is considered consistent with the relevant Objectives and Policies and assessment criteria of the Operative District Plan. The proposal will not detract from the amenity of the surrounding area, as once established, the resultant increase of density at the site will be consistent with other properties in the area and can be developed for residential purposes in a manner that is consistent with all bulk and location standards.

The risk associated with the natural hazards at the site have been assessed as being negligible (flooding) to very low (coastal hazards), or can be mitigated by the conditions of the consent (liquefaction). There will be no discernible difference in the risk created by the hazards present on the site, on any other property, as a result of the proposal subdivision.

Legal and physical access and services will be provided to each of the lots. The development is in accordance with the Council's Subdivision and Development Principles and Requirements.

Proposed District Plan Appeals Version

The following Objectives and Policies of the Proposed Plan are of particular relevance to this application:

Objectives:

- 2.3 – Development management*
- 2.4 – Coastal Environment*
- 2.5 – Natural Hazards*
- 2.11 – Character and amenity*
- 2.13 – Infrastructure and services*
- 2.19 – Urban Design*

District Wide Policies

- DW4 – Managing Intensification*
- DW5 – Residential Density*

Coastal Environment Policies:

- 4.3 – Natural Character*

Living Environment Policies:

- 5.10 – Residential Subdivision*
- 5.12 – Residential Activities*
- 5.13 – Residential Amenity*
- 5.14 – Residential Streetscape*

Open Space and Private Recreation and Leisure Zones:

- 8.1 – Reserve Contributions*

Hazard Policies:

- 9.3 – Managing Activities in Natural Hazard Prone Land*
- 9.11 – Flood Risk Levels*
- 9.13 – Ponding, Residual Ponding, Fill Control...*
- 9.16 – Liquefaction Prone Land*

Infrastructure, Services and Associated Resource Use Policies:

- 11.4 – Managing Adverse Effects*
- 11.7 – Infrastructure and Growth Management*
- 11.11 – Quality of Infrastructure Design and Services*
- 11.16 – Hydraulic Neutrality – Stormwater*
- 11.17 – Stormwater Quantity and Quality*
- 11.4 – Managing adverse effects*
- 11.20 – Water supply*
- 11.21 – Wastewater*

General District-wide Policies:

- 12.2 – Provision of infrastructure*

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

Overall, the proposal is considered consistent with the relevant Objectives and Policies of the Proposed District Plan. The Objectives seek to maintain a consolidated urban form that is consistent with the area in which the development is located. The District Wide Policies seek to retain a “predominantly low density of development in the Living Zone” and manage intensification through the use of yard setbacks, relationships to the street and building bulk.

It is considered that the proposal achieves a consolidated urban form without compromising the level of density of development sought for the zone as the lots will meet the minimum lot size contained in the Plan. It is considered that both Lots can be developed for residential use in a manner that is anticipated by the Plan and with effects that are less than minor.

As shown in the assessment above, the proposed subdivision is consistent with the pattern and location of development in the surrounding area which consists of a variety of sized lots, including freehold properties and cross lease properties. The properties to the north and south of the site all contain dwellings that have been constructed close to the beach and any future development on proposed Lot 2 will be in keeping with this existing pattern of development and will not have an adverse effect on the amenity and character of the coastal environment.

There will be no increase in the risk associated with the flood hazard are the site and any risk associated with earthquake induced liquefaction can be mitigated by appropriately designed foundations.

Legal and physical access and services will be provided to each of the lots. The development is in accordance with the Council’s Subdivision and Development Principles and Requirements.

9.8.1 Summary

As the outcomes are the same under the Operative and the Proposed Plan frameworks, no weighting is necessary. While the PDP does not contain any specific coastal hazard policies the proposal has been assessed against the Objectives and Policies of the NPSCS, above.

The proposal is considered to be consistent with all relevant Objectives and Policies.

Wellington Regional Proposed Natural Resources Plan

The Proposed Natural Resources Plan for the Wellington Region was notified on 31 July 2015. Policy P27 of the PNRP refers to “High hazard areas” otherwise known as areas at high risk from natural hazards and states that the use and development, including hazard mitigation methods, in high hazard areas shall be avoided.

As the site does not fall within the definition of high hazard area, none of the provisions of the plan relating to natural hazards apply to this application.

9.9 Any Other 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 matters that are relevant to this application that need to be considered.

10 OTHER RELEVANT RESOURCE MANAGEMENT ACT SECTIONS

10.1 Section 106 of the Resource Management Act 1991

Section 106 provides for the consent authority to refuse consent in certain circumstances or to impose conditions to mitigate the effects which may arise from a series of natural hazards. Section 106 also deals with matters related to the provision of satisfactory access to allotments. Section 106 is set out below:

106 Consent authority may refuse subdivision consent in certain circumstances

- (1) *A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—*
 - (a) *there is a significant risk from natural hazards; or*
 - (b) *[Repealed]*
 - (c) *sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*
- (1A) *For the purpose of subsection (1)(a), an assessment of the risk from natural hazards requires a combined assessment of—*
 - (a) *the likelihood of natural hazards*
 - (b) *the material damage to land in respect of which the consent is sought, other than land, or structures that would result from natural hazards; and*
 - (c) *any likely subsequent use of the land in respect of which the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b)*
- (2) *Conditions under subsection (1) must be—*
 - (a) *for the purposes of avoiding, remedying, or mitigating the effects referred to in subsection (1); and*
 - (b) *of a type that could be imposed under section 108.*

Section 106 enables Councils to decline a subdivision consent if it considers that there is a significant risk from natural hazards and where there is likely to be damage to land or structures as a result of the hazard and where the proposal will accelerate or worsen any damage caused by the hazard.

As discussed in other sections of this report the proposed subdivision, and any subsequent development, will not result in a significant increase in the risk associated with any natural hazard. The risk associated with the coastal hazard is considered to be very low to moderate, the liquefaction hazard at the site can be fully mitigated by appropriate designed foundations and there will be no increase in the risk associated with the flood hazard at the site. For these reasons Council does not need to decline the consent under Section 106.

Adequate physical legal and physical access will be provided to all of the lots.

10.2 Conditions of Resource Consents – s108 or s220

S.108AA Requirements of conditions of resource consents

- (1) *A consent authority must not include a condition in a resource consent for an activity unless—*
 - (a) *the applicant for the resource consent agrees to the condition; or*
 - (b) *the condition is directly connected to 1 or both of the following:*
 - (i) *an adverse effect of the activity on the environment;*
 - (ii) *an applicable district or regional rule, or a national environmental standard; or*
 - (c) *the condition relates to administrative matters that are essential for the efficient implementation of the relevant resource consent.*
- (2) *Subsection (1) does not limit this Act or regulations made under it.*

(3) This section does not limit section 77A (power to make rules to apply to classes of activities and specify conditions), 106 (consent authority may refuse subdivision consent in certain circumstances), or 220 (condition of subdivision consents).

(4) For the purpose of this section, a district or regional rule or a national environmental standard is applicable if the application of that rule or standard to the activity is the reason, or one of the reasons, that a resource consent is required for the activity.

(5) Nothing in this section affects section 108(2)(a) (which enables a resource consent to include a condition requiring a financial contribution).

No additional conditions will be added above those recommended by the Development Engineer, those mentioned in the s104 assessment and those offered by the applicant.

Draft conditions were circulated to the applicant who responded on the 21 September 2020 that they were satisfied with the conditions proposed. As the conditions have been agreed to by the applicant, they meet the requirements of section 108AA(1)(a).

10.3 Review Condition – s128

No review condition is recommended.

10.4 Financial Contribution Conditions

Reserve contributions and development contributions will be required for the additional lot being created by this application, as this is creating an additional unit of demand. The reserve contribution is set out in condition number 4 below and the development contribution is included in the advice notes below.

10.5 Monitoring

No monitoring conditions will be included in this consent.

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 in accordance with Section 5 of the Act as it allows for the subdivision of the site, and subsequent development, without having a detrimental impact on the residential environment or any neighbouring properties.

11.2 Section 6-Matters of National Importance

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

One of the matters of national importance is the management of significant risk from natural hazards. As discussed in the assessment above, there are no significant risks associated with the hazards on the site. The risk from coastal hazards, flooding and liquefaction have been

determined to be negligible to low and can be mitigated by the conditions of consent (foundation design).

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 allows for the efficient use and development of a finite resource with reference to parts (b) and (c) because this proposal allows for the subdivision and development of the site without having a detrimental impact on the surrounding environment.

(b) The efficient use and development of natural and physical resources

The proposal is considered to be in accordance with the part b matters as the proposal provides for the effective development of a partially vacant portion of land. Through the inclusion of an additional lot, the proposal has shown the best use of the land that would otherwise remain underutilised.

(c) Maintenance and enhancement of amenity values

The proposal is considered to contribute to the maintenance of amenity through an appropriately designed development that meets anticipated lot sizes. The surrounding environment will not be adversely affected by the proposal as assessed above.

11.4 Section 8-Treaty of Waitangi

The proposal is considered to be in accordance with the principles of te Tiriti o Waitangi as the site is not known to have any cultural values.

AKW were asked for comment on the proposal and following further information determined that their initial concerns had been met. Therefore, meeting the principle of participation.

The inclusion of the accidental discovery protocol on the consent meets the principle of protection.

11.5 Conclusion on Part 2 matters

Overall, the proposal is consistent with Part 2 matters because this proposal allows for the subdivision and development of the site without having a detrimental effect on the surrounding environment.

12 RECOMMENDATION

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 for a two lot residential subdivision and earthworks within a fill control area at 169 Manly Street (LOT 13 DP 13488) subject to the following conditions which were imposed under Sections 108 and 220 of the Resource Management Act 1991.

Conditions:

General

1. The activity shall be undertaken in general accordance with the information supplied with application RM200033, including the following:

- Land Matters Limited Plan titled “169 Manly Street 2 Lot Subdivision, Scheme Plan” drawing number J624-SC-100, dated 20/03/2020, Rev B.
- Land Matters Limited Plan titled “169 Manly Street 2 Lot Subdivision, Engineering Plan” drawing number J624-ENG-100, dated 20/03/2020, Rev B.
- Land Matters Limited Plan titled “169 Manly Street 2 Lot Subdivision, Earthworks in In Fill Control Area” drawing number J624-EW-100, dated 20/03/2020, Rev B.

Stamped as ‘Final Approved Plans’ on 21 September 2020, except where modified by conditions of consent.

2. The e-survey dataset shall be in general conformity with the with the information supplied with application RM200033, including the following:
 - Land Matters Limited Plan titled “169 Manly Street 2 Lot Subdivision, Scheme Plan” drawing number J624-SC-100, dated 20/03/2020, Rev B.

Stamped as ‘Final Approved Plans’ on 21 September 2020, except where modified by conditions of consent.

3. The consent holder shall comply with the requirements of the Kapiti Coast District Council’s Subdivision and Development Principles and Requirements 2012 (KCDC’s SDPR: 2012), unless alternatives are proposed by the consent holder and accepted by the Council’s Development Engineer.

Fees, Levies and Contributions

4. A Reserve Contribution for the additional lot is payable and has been assessed at \$14,165.33 including GST.

The contribution must be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.

5. Prior to the issue of a 224c certificate under the Resource Management Act 1991, the consent holder shall pay Council Engineering Fees of \$628.00 plus \$314.00 per lot [total **\$1256.00** 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.

Note: *Prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991, the engineering fee shall be paid and the consent holder will be advised of further monitoring charge or charges as they fall due. Such further changes are to be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.*

Engineering

6. The existing car port on the site must be removed prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.
7. Prior to works commencing, the consent holder shall submit copies of the plans and specifications for the engineering development for approval to the satisfaction of the Council's Development Engineer. The engineering development must be in accordance with Paragraphs 1 to 5 of Schedule 1, contained in Part 4 of the Kapiti Coast District Council's (KCDC's) Subdivision and Development Principles and Requirements: 2012 (SDPR:2012). No works shall commence until the plans are approved by Council's Development Engineer.

Note: *Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the KCDC's SDPR: 2012 and to enable accurate construction.*

8. Prior to works commencing, the consent holder shall provide the Council's Development Engineer with the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements, 2012.
9. The consent holder shall advise the names and professional qualifications of any Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the KCDC's SDPR: 2012. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas
 - Civil Engineering

Note: *If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holders cost.*

10. The consent holder shall notify Council's Development Engineer prior to commencement of the following stages of work, so that the Council's Development Engineer, or their authorised representative, are present on site to inspect certain stages of the works. These stages are as follows:
 - Commencement of works or recommencement after a substantial lapse;
 - Water reticulation connections and services prior to back fill;
 - Wastewater services and construction of new manholes prior to back fill;
 - Clegg testing for Vehicle Crossing;
 - Final inspection.

Foundations & Geotechnical

11. Any structure requiring a Building Consent in terms of Building Act provisions, proposed on Lot 2 shall have specific foundation design in accordance with the recommendations

of report titled "Geotechnical Assessment and Liquefaction Analysis Report-169 Manly Street, Paraparaumu Beach, Paraparaumu" dated 01/10/2019.

Note: *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.*

12. The minimum floor level to the underside of the floor joist or under side of the slab of any new habitable dwelling constructed on Lot 2 shall be 3.8 metres above the 1953 Wellington MSL datum.

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, which is to be complied with on an on-going basis.*

Earthworks

13. The consent holder shall undertake any earthworks in accordance with Part 3C & Part 4 Schedule 2 of the SDPR:2012 and NZS4404:2010 & NZS4431:1989. Upon completion of the earthworks the consent holder shall provide geotechnical completion report and a certificate in the form of Schedule 2A of NZS4404:2010 by the geo-professional and a certificate in the form of Appendix A of NZS4431:1989 by the inspecting engineer to the Council's Development Engineer

Access & Transport

14. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall upgrade the vehicle crossing for the Right of Way in accordance with KDCDC standard drawing KDCDC-RD-005 rev R5. The Right of Way movement lane shall be formed and sealed or paved to comply with Part 3, section D & Part 4 Schedule 3 of SDPR: 2012.

Stormwater

15. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the stormwater disposal system shall be designed and constructed in accordance with Part 3 Section E & Part 4 Schedule 4 of KDCDC's SDPR:2012 and the requirements and intent of the report "Engineering Report, Manly St 2 Lot Subdivision, 169 Manly St, Paraparaumu, Job Ref: 624" by Land Matters dated 14 Feb 2020.

As a secondary overflow path is not available or is through private property, on-site stormwater disposal needs to be designed to cater for a 100 year return event.

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.*

Water Supply

16. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide Lot 2 with a metered water supply which complies with the Part 3, section G & Part 4 Schedule 6 of SDPR: 2012.

Note: *Direct service connection to the 300mm main is not permitted in accordance with NZS4404:2010 - 6.3.8.2, so the service shall feed off a ridermain.*

Wastewater

17. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide each allotment with an individual wastewater lateral which complies with the Council wastewater standard drawings and Part 3, section F & Part 4 Schedule 5 of SDPR: 2012.

Miscellaneous

18. The consent holder must ensure that no nuisance effect, including dust, may be caused by discharge of material beyond the boundary of the subject site. For the avoidance of doubt material includes but is not limited to silt, sediment, vegetation and aggregate.
19. Should there be potential for wind-blown sand, soil or other material to be transported onto other properties the consent holder shall erect suitable fabric fencing (sarlou cloth or similar) or take other acceptable mitigation measures, to the satisfaction of Council's Enforcement Officer.

Power and Telecommunications

20. Prior to the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991, the subdivision shall be serviced with electric power & telecommunication to the boundary of each allotment complying with the Part 3 Section I & Part 4 Schedule 8 of SDPR: 2012.

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.*

As-built information upon completion of works

21. Completion documentation, including operation and maintenance manuals, shall be submitted in support of an application for s224c certification in accordance with Section 1 of NZS4404:2010 and Part 4, Schedule 1 of the KCDC's SDPR:2012.

Plans and meeting of conditions

22. 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.

Easements

23. Prior to approval under Section 223 of the Resource Management Act 1991, any rights-of-way and utility services serving an allotment within the subdivision, where contained within another allotment of this subdivision, must have appropriate easements duly granted or reserved. Any easement must be subject to Section 243 of the Resource Management Act 1991.

Advice Notes:

- All costs arising from any of the above conditions shall be borne by the consent holder.
- 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.
- 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.
- The subdivision may be completed in a series of stages, the size of which may be the subject of discussion between the consent holder and the Kapiti Coast District Council. Accordingly, Council will accept for consideration requests for individual certification pursuant to Sections 223 and 224(c) of the Resource Management Act 1991 which are agreed as stages of the overall development. At each stage of the development, before certification pursuant to Section 224(c) will be issued, each allotment in the relevant stage, including any balance allotment, must be fully serviced by all essential services, including road (which may be vested in a series of individual stages) as required by the conditions of this consent. All relevant conditions pertaining to the particular stage of the development must be met prior to the issue of the Section 224(c) certification appropriate to that stage.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
- The allocation of street addresses is the responsibility of local authorities under section 319B of the Local Government Act 1974. In order to achieve clear and unambiguous street addresses, street numbers may be changed for a section of or for the entire street rather than just for a single property in accordance with Council's Street Numbering and Naming Policy. This is to ensure that numbering maintains a logical sequence to assist the delivery of mail and the response of emergency services.
- 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.

- 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.
- Should a waahi tapu or other cultural site be unearthed during earthworks the contractor and/or owner shall:
 - cease operations;
 - inform local Iwi;
 - inform the Heritage NZ and apply for an appropriate authority if required;
 - Take appropriate action, after discussion with Heritage NZ, Council and Iwi to remedy damage and/or restore the site.
- In accordance with the Heritage New Zealand Pouhere Taonga Act 2014, where an archaeological site is present (or uncovered), an authority from Heritage NZ is required if the site is to be modified in any way.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- It is the responsibility of every owner to provide vehicle crossing from the road carriageway to the property boundary for the purposes of off street parking or unloading.
- Works within the legal road will only be approved where they comply with Council procedures and processes which are set out below:
 - a. Before undertaking work in the legal road you must make a Corridor Access Request (CAR) and receive a Works Access Permit (WAP) from us. 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.
 - b. Before any excavations are undertaken a "Before U Dig" inquiry must be 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 to protect your site, contractors, and the public during operations. Corridor Access Requests require 5 working

days' notice before work can commence and Traffic Management Plans for road closures and events must be received 42 working days in advance of the closure or event. Please note: The "Before U Dig" service has no information on council's buried water, wastewater or stormwater assets. Our mapping tools show the location of the buried council assets.

- c. Work must be undertaken in accordance with Councils guides and standard drawings. Examples of forms, guides and standards drawings (engineering plans) are available for download or print from the Council website and examples include:
 - Vehicle Installation Information;
 - Vehicle Crossing Application Form;
 - Roding Standard Drawings; and
 - Vehicle Crossing Guidelines.
- Additional fees will be required by the Council with the application(s) for the Section 223 and 224 certificates. The section 224 certificate will be issued following compliance with all conditions of consent set out above, and payment of any development contribution that may be payable.
- 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 Kapiti Coast District Council within 15 working days of notification of the decision.
- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2019/2020 Development Contribution Policy for the additional lot being created. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time consent is lodged.

The fees are listed below:

Items	Fees including GST(NZD)
Roding - District	\$2019.40
Water Treatment - Central	\$4,945.18
Water Reticulation – Paraparaumu/Raumati	\$1594.86
Wastewater - Central	\$597.43
Wastewater Reticulation – Paraparaumu	\$0.00
Stormwater – Paraparaumu/Raumati	\$1557.01
Stormwater - District	\$501.27
Community Infrastructure - District	\$1,716.59
Total per lot	\$12,931.74

There is 1 additional lot being created under this resource consent.

The contribution must be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.

13 DECISION

That the above recommendation be adopted under delegated authority.

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 and Proposed District Plans.



Yolanda Morgan
Senior Resource Consents Planner



Eloise Carstens
Team Leader - Resource Consents

22 September 2020

Tight Knit Limited
c/- Land Matters
20 Addington Road
RD1 Otaki

Dear Tom

RM 200033: To undertake a two-lot residential subdivision and earthworks in a fill control area

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 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 577 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



Yolanda Morgan
Senior Resource Consent Planner

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM200033**

APPLICANT:	Tight Knit Limited
LOCATION OF ACTIVITY:	169 Manly Street, Paraparaumu Beach
DESCRIPTION OF ACTIVITY:	To undertake a two-lot residential subdivision and earthworks in a fill control area

DECISION:

Granted subject to conditions on 22 September 2020.

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 for a two lot residential subdivision and earthworks within a fill control area at 169 Manly Street (LOT 13 DP 13488) subject to the following conditions which were imposed under Sections 108 and 220 of the Resource Management Act 1991.

Conditions:

General

1. The activity shall be undertaken in general accordance with the information supplied with application RM200033, including the following:
 - Land Matters Limited Plan titled "169 Manly Street 2 Lot Subdivision, Scheme Plan" drawing number J624-SC-100, dated 20/03/2020, Rev B.
 - Land Matters Limited Plan titled "169 Manly Street 2 Lot Subdivision, Engineering Plan" drawing number J624-ENG-100, dated 20/03/2020, Rev B.
 - Land Matters Limited Plan titled "169 Manly Street 2 Lot Subdivision, Earthworks in In Fill Control Area" drawing number J624-EW-100, dated 20/03/2020, Rev B

Stamped as 'Final Approved Plans' on 22 September 2020, except where modified by conditions of consent.

2. The e-survey dataset shall be in general conformity with the with the information supplied with application RM200033, including the following:
 - Land Matters Limited Plan titled "169 Manly Street 2 Lot Subdivision, Scheme Plan" drawing number J624-SC-100, dated 20/03/2020, Rev B.

Stamped as 'Final Approved Plans' on 22 September 2020, except where modified by conditions of consent.

3. The consent holder shall comply with the requirements of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012 (KCDC's SDPR: 2012), unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.

Fees, Levies and Contributions

4. A Reserve Contribution for the additional lot is payable and has been assessed at \$14,165.33 including GST.

The contribution must be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.

5. Prior to the issue of a 224c certificate under the Resource Management Act 1991, the consent holder shall pay Council Engineering Fees of \$628.00 plus \$314.00 per lot [total **\$1256.00** 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.

Note: Prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991, the engineering fee shall be paid and the consent holder will be advised of further monitoring charge or charges as they fall due. Such further changes are to be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.

Engineering

6. The existing car port on the site must be removed prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.
7. Prior to works commencing, the consent holder shall submit copies of the plans and specifications for the engineering development for approval to the satisfaction of the Council's Development Engineer. The engineering development must be in

accordance with Paragraphs 1 to 5 of Schedule 1, contained in Part 4 of the Kapiti Coast District Council's (KCDC's) Subdivision and Development Principles and Requirements: 2012 (SDPR:2012). No works shall commence until the plans are approved by Council's Development Engineer.

Note: *Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the KCDC's SDPR: 2012 and to enable accurate construction.*

8. Prior to works commencing, the consent holder shall provide the Council's Development Engineer with the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements, 2012.
9. The consent holder shall advise the names and professional qualifications of any Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the KCDC's SDPR: 2012. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas
 - Civil Engineering

Note: *If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holders cost.*

10. The consent holder shall notify Council's Development Engineer prior to commencement of the following stages of work, so that the Council's Development Engineer, or their authorised representative, are present on site to inspect certain stages of the works. These stages are as follows:
 - Commencement of works or recommencement after a substantial lapse;
 - Water reticulation connections and services prior to back fill;
 - Wastewater services and construction of new manholes prior to back fill;
 - Clegg testing for Vehicle Crossing
 - Final inspection.

Foundations & Geotechnical

11. Any structure requiring a Building Consent in terms of Building Act provisions, proposed on Lot 2 shall have specific foundation design in accordance with the recommendations of report titled "Geotechnical Assessment and Liquefaction Analysis Report-169 Manly Street, Paraparaumu Beach, Paraparaumu" dated 01/10/2019.

Note: 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.

12. The minimum floor level to the underside of the floor joist or under side of the slab of any new habitable dwelling constructed on Lot 2 shall be 3.8 metres above the 1953 Wellington MSL datum.

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, which is to be complied with on an on-going basis.

Earthworks

13. The consent holder shall undertake any earthworks in accordance with Part 3C & Part 4 Schedule 2 of the SDPR:2012 and NZS4404:2010 & NZS4431:1989. Upon completion of the earthworks the consent holder shall provide geotechnical completion report and a certificate in the form of Schedule 2A of NZS4404:2010 by the geo-professional and a certificate in the form of Appendix A of NZS4431:1989 by the inspecting engineer to the Council's Development Engineer

Access & Transport

14. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall upgrade the vehicle crossing for the Right of Way in accordance with KCDC standard drawing KCDC-RD-005 rev R5. The Right of Way movement lane shall be formed and sealed or paved to comply with Part 3, section D & Part 4 Schedule 3 of SDPR: 2012.

Stormwater

15. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the stormwater disposal system shall be designed and constructed in accordance with Part 3 Section E & Part 4 Schedule 4 of KCDC's SDPR:2012 and the requirements and intent of the report "Engineering Report, Manly St 2 Lot Subdivision, 169 Manly St, Paraparaumu, Job Ref: 624" by Land Matters dated 14 Feb 2020.

As a secondary overflow path is not available or is through private property, on-site stormwater disposal needs to be designed to cater for a 100 year return event.

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.*

Water Supply

16. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide Lot 2 with a metered water supply which complies with the Part 3, section G & Part 4 Schedule 6 of SDPR: 2012.

Note: *Direct service connection to the 300mm main is not permitted in accordance with NZS4404:2010 - 6.3.8.2, so the service shall feed off a ridermain.*

Wastewater

17. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide each allotment with an individual wastewater lateral which complies with the Council wastewater standard drawings and Part 3, section F & Part 4 Schedule 5 of SDPR: 2012.

Miscellaneous

18. The consent holder must ensure that no nuisance effect, including dust, may be caused by discharge of material beyond the boundary of the subject site. For the avoidance of doubt material includes but is not limited to silt, sediment, vegetation and aggregate.
19. Should there be potential for wind-blown sand, soil or other material to be transported onto other properties the consent holder shall erect suitable fabric fencing (sarlou cloth or similar) or take other acceptable mitigation measures, to the satisfaction of Council's Enforcement Officer.

Power and Telecommunications

20. Prior to the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991, the subdivision shall be serviced with electric power & telecommunication to the boundary of each allotment complying with the Part 3 Section I & Part 4 Schedule 8 of SDPR: 2012.

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.*

As-built information upon completion of works

21. Completion documentation, including operation and maintenance manuals, shall be submitted in support of an application for s224c certification in accordance with Section 1 of NZS4404:2010 and Part 4, Schedule 1 of the KCDC's SDPR:2012.

Plans and meeting of conditions

22. 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.

Easements

23. Prior to approval under Section 223 of the Resource Management Act 1991, any rights-of-way and utility services serving an allotment within the subdivision, where contained within another allotment of this subdivision, must have appropriate easements duly granted or reserved. Any easement must be subject to Section 243 of the Resource Management Act 1991.

Advice Notes:

- All costs arising from any of the above conditions shall be borne by the consent holder.
- 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.
- 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.
- The subdivision may be completed in a series of stages, the size of which may be the subject of discussion between the consent holder and the Kapiti Coast District Council. Accordingly, Council will accept for consideration requests for individual certification pursuant to Sections 223 and 224(c) of the Resource Management Act 1991 which are agreed as stages of the overall development. At each stage of the development, before certification pursuant to Section 224(c) will be issued, each allotment in the relevant stage, including any balance allotment, must be fully serviced by all essential services, including road (which may be vested in a series of individual stages) as required by the conditions of this consent. All relevant conditions pertaining to the particular stage of the development must be met prior to the issue of the Section 224(c) certification appropriate to that stage.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.

- The allocation of street addresses is the responsibility of local authorities under section 319B of the Local Government Act 1974. In order to achieve clear and unambiguous street addresses, street numbers may be changed for a section of or for the entire street rather than just for a single property in accordance with Council's Street Numbering and Naming Policy. This is to ensure that numbering maintains a logical sequence to assist the delivery of mail and the response of emergency services.
- 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.
- 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.
- Should a waahi tapu or other cultural site be unearthed during earthworks the contractor and/or owner shall:
 - cease operations;
 - inform local Iwi;
 - inform the Heritage NZ and apply for an appropriate authority if required;
 - Take appropriate action, after discussion with Heritage NZ, Council and Iwi to remedy damage and/or restore the site.
- In accordance with the Heritage New Zealand Pouhere Taonga Act 2014, where an archaeological site is present (or uncovered), an authority from Heritage NZ is required if the site is to be modified in any way.

- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- It is the responsibility of every owner to provide vehicle crossing from the road carriageway to the property boundary for the purposes of off street parking or unloading.
- Works within the legal road will only be approved where they comply with Council procedures and processes which are set out below:
 - a. Before undertaking work in the legal road you must make a Corridor Access Request (CAR) and receive a Works Access Permit (WAP) from us. 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.
 - b. Before any excavations are undertaken a "Before U Dig" inquiry must be 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 to protect your site, contractors, and the public during operations. Corridor Access Requests require 5 working days' notice before work can commence and Traffic Management Plans for road closures and events must be received 42 working days in advance of the closure or event. Please note: The "Before U Dig" service has no information on council's buried water, wastewater or stormwater assets. Our mapping tools show the location of the buried council assets.
 - c. Work must be undertaken in accordance with Councils guides and standard drawings. Examples of forms, guides and standards drawings (engineering plans) are available for download or print from the Council website and examples include:
 - Vehicle Installation Information;
 - Vehicle Crossing Application Form;
 - Roading Standard Drawings; and
 - Vehicle Crossing Guidelines.
- Additional fees will be required by the Council with the application(s) for the Section 223 and 224 certificates. The section 224 certificate will be issued following compliance with all conditions of consent set out above, and payment of any development contribution that may be payable.

- 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 Kapiti Coast District Council within 15 working days of notification of the decision.
- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2019/2020 Development Contribution Policy for the additional lot being created. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time consent is lodged.

The fees are listed below:

Items	Fees including GST(NZD)
Roading - District	\$2019.40
Water Treatment - Central	\$4,945.18
Water Reticulation – Paraparaumu/Raumati	\$1594.86
Wastewater - Central	\$597.43
Wastewater Reticulation – Paraparaumu	\$0.00
Stormwater – Paraparaumu/Raumati	\$1557.01
Stormwater - District	\$501.27
Community Infrastructure - District	\$1,716.59
Total per lot	\$12,931.74

There is 1 additional lot being created under this resource consent.

The contribution must be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.

Reasons for Decision:

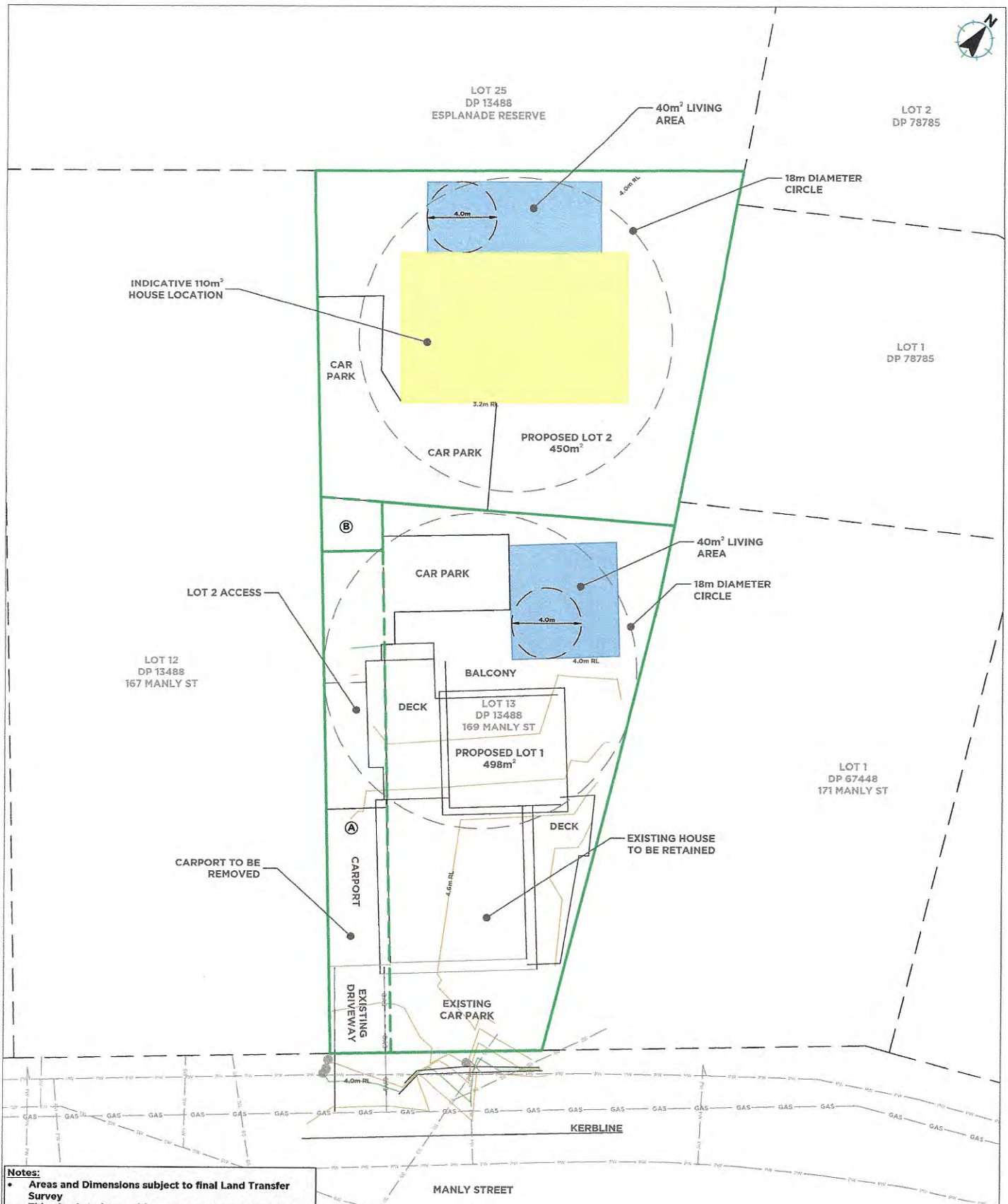
In accordance with Sections 104 and 104B of the Resource Management Act 1991, the actual and potential effects associated with the proposed activity have been assessed and are outlined above.

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 and Proposed District Plans.

A full copy of the reasons for granting consent is contained in the decision report.

A handwritten signature in blue ink, appearing to read 'Yolanda Morgan'.

Yolanda Morgan
Senior Resource Consent Planner



- Notes:**
- Areas and Dimensions subject to final Land Transfer Survey
 - This plan is to be used for resource consent purposes only and not to be relied upon for any other purpose without the consent of Land Matters Limited

Legend:

Proposed New Boundary ————
Proposed Easement Boundary - - - - -
Existing Boundary - - - - -

Schedule of Proposed Easements			
Purpose	Shown	Burdened Land	Benefitted Land
Right of way and services	A	Lot 1 hereon	Lot 2 hereon
Right of way and stormwater	B	Lot 2 hereon	Lot 1 hereon

PREPARED BY

LAND MATTERS

CLIENT

MARDI PRITCHARD

PROJECT

169 MANLY ST 2 LOT
SUBDIVISION

DRAWING TITLE

SCHEME PLAN

DATE PROJECT NO

20/03/2020 624

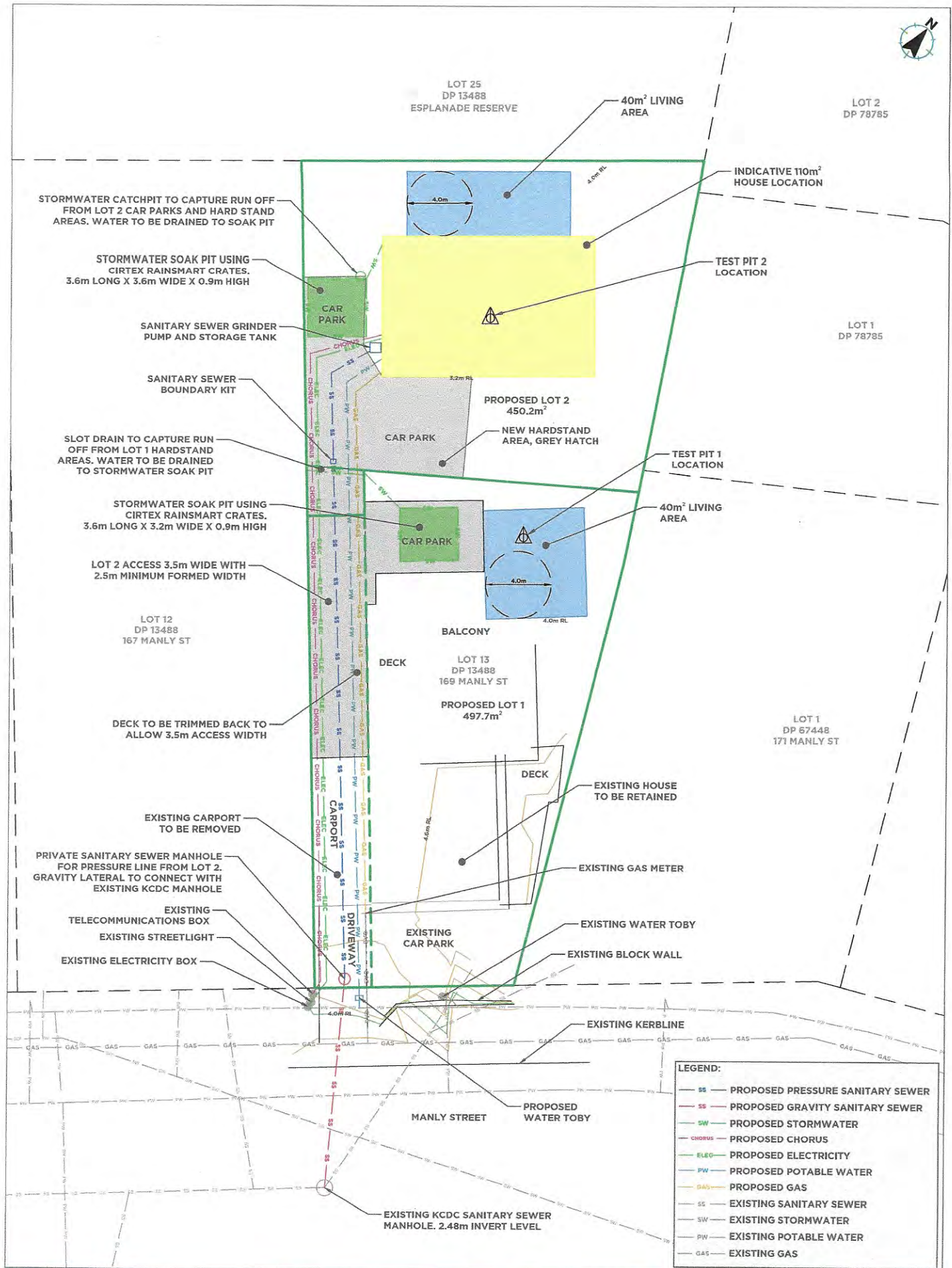
SCALE 1:100 @ A1

1:200 @ A3

DRAWING NO. REV

1624-SC-100 B

RM 2000 33



PREPARED BY

LANDMATTERS

CLIENT

MARDI PRITCHARD

PROJECT

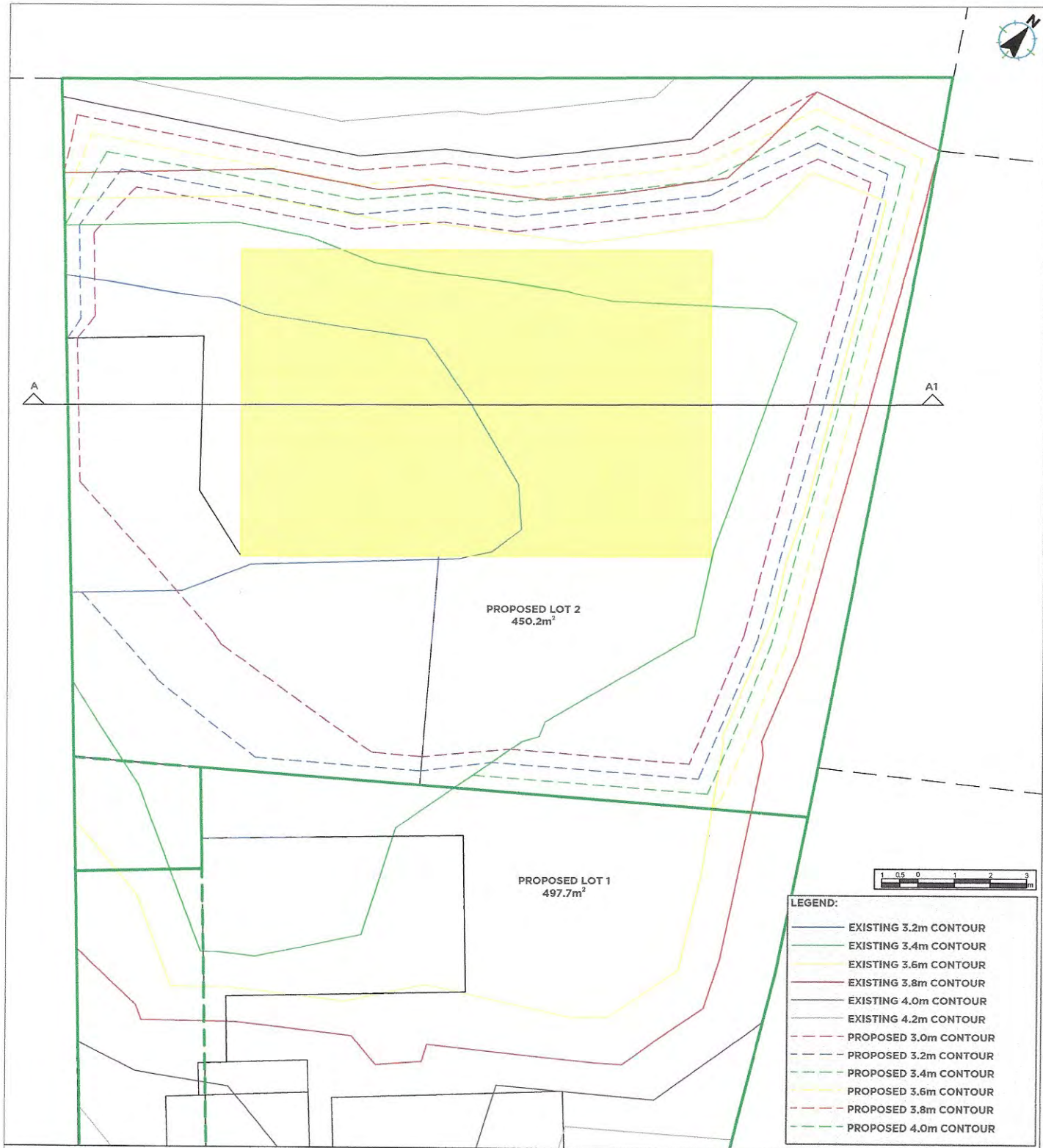
169 MANLY ST 2 LOT
SUBDIVISION

DRAWING TITLE

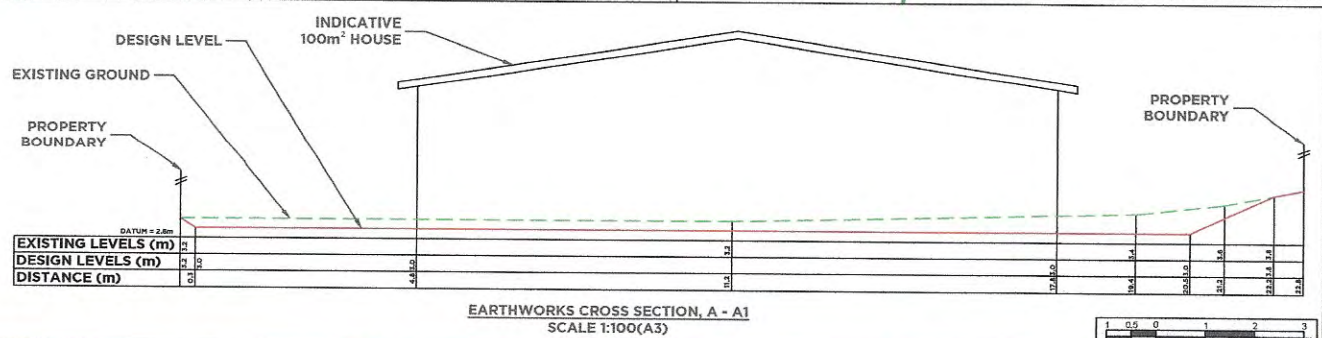
ENGINEERING PLAN

DATE PROJECT NO.
20/03/2020 624SCALE 1:100 & A1
1:200 & A3DRAWING NO. REV
J624-ENG-100 B

RM 200033



- LEGEND:**
- EXISTING 3.2m CONTOUR
 - EXISTING 3.4m CONTOUR
 - EXISTING 3.6m CONTOUR
 - EXISTING 3.8m CONTOUR
 - EXISTING 4.0m CONTOUR
 - EXISTING 4.2m CONTOUR
 - PROPOSED 3.0m CONTOUR
 - PROPOSED 3.2m CONTOUR
 - PROPOSED 3.4m CONTOUR
 - PROPOSED 3.6m CONTOUR
 - PROPOSED 3.8m CONTOUR
 - PROPOSED 4.0m CONTOUR



EARTHWORKS CROSS SECTION, A - A1
SCALE 1:100(A3)

RM 200033

**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
Email: compliance.dutyofficer@kapiticoast.govt.nz

Application No:	RM200033
Site Address:	169 Manly Street, Paraparaumu Beach LOT 13 DP 13488 CT 531/275
Proposal:	To undertake a two-lot residential subdivision and earthworks in a fill control area

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

25 August 2022

Tight Knit Limited
C/- Land Matters Limited
20 Addington Road
RD 1, Otaki 5581

Dear Tight Knit Limited,

RM 220115: To construct a second dwelling in the fill control area not complying with yard setback and height in relation to boundary standards and the building floor level of the attached non-habitable garage below the 1% AEP flood level

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 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 885 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



Sophas Uch
Resource Consents Planner

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM220115**

APPLICANT:	Tight Knit Limited
LOCATION OF ACTIVITY:	169 Manly Street, Paraparaumu Beach
DESCRIPTION OF ACTIVITY:	To construct a second dwelling in the fill control area not complying with yard setback and height in relation to boundary standards and the building floor level of the attached non-habitable garage below the 1% AEP flood level

DECISION:

Granted subject to conditions on 25 August 2022.

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 a second dwelling in the fill control area not complying with yard setback and height in relation to boundary standards and the building floor level of the attached non-habitable garage below the 1% AEP flood levels at 169 Manly Street, Paraparaumu (being Lot 13 DP 13488 R/T WN531/275) subject to the following conditions which were imposed under Section 108 of the Resource Management Act 1991.

Conditions:

General

1. The activity shall be undertaken in general accordance with the information, plans and specification supplied with application RM220115 and the further information supplied by Land Matters on 1st, 10th and 22nd of June, 6th and 12th of July, and 2nd of August 2022 except where modified by conditions of consent with reference to the following plans prepared by Drafted Architectural Design under Project No. 2920 and dated February 2022
 - Site Plan, Drawing No. 1;
 - Floor Plan Lower, Drawing No. 2;
 - Floor Plan Upper, Drawing No. 3;

- Elevations, Drawing No. 4;
- Elevations, Drawing No. 5.

Stamped as “Final Approved Plans” on 25 August 2022, except where modified by conditions of consent.

2. Any earthworks shall be undertaken in accordance with the Engineering Approved Plan for RM200033 on 27 October 2021, drawing titled “Earthworks Plan”, Project 169 Manly Street, 2 Lot Subdivision, Project No. 624, Drawing No. J624-EW-102, REV 1 and dated 17 September 2021.
3. A Reserve Contribution is payable and has been assessed at \$14,165.33 including GST.

Note: The contribution must be paid prior to the issue of a code of compliance certificate under the Building Act 2004, unless it is paid prior under the conditions of subdivision consent RM200033.

4. The consent holder shall comply with the requirements of the Kapiti Coast District Council’s Subdivision and Development Principles and Requirements 2012 (KCDC’s SDPR: 2012), unless alternatives are proposed by the consent holder and accepted by the Council’s Development Engineer.
5. The consent holder shall make adequate provision for the control of stormwater run-off during the construction period and shall apply the appropriate recommendations found in Greater Wellington Regional Council’s Erosion and Sediment Control Guidelines for the Wellington Region” and “Small earthworks – Erosion and sediment control for small sites to the satisfaction of the Council’s Development Engineer. Silt retaining structures or ponding areas shall be constructed and maintained throughout the duration of the works to the satisfaction of the Council’s Development Engineer.
6. The consent holder must ensure that no nuisance effect, including dust, may be caused by discharge of material beyond the boundary of the subject site. For the avoidance of doubt material includes but is not limited to silt, sediment, vegetation and aggregate.

Advice Notes:

- The proposed buried water tank should not be subject to surcharge from the building(s) and shall be designed and constructed to ensure that flotation does not occur.
- 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 post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.

- 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.
- All costs arising from any of the above conditions shall be borne by the consent holder, pursuant to section 36 of the Resource Management Act 1991.
- 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.
- 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.
- The consent holder is responsible for obtaining all other necessary consents, permits, and licences. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- Works within the legal road will only be approved where they comply with Council procedures and processes which are set out below:
 - a. Before undertaking work in the legal road you must make a Corridor Access Request (CAR) and receive a Works Access Permit (WAP) from us. 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.
 - b. Before any excavations are undertaken a "Before U Dig" inquiry must be 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 to protect your site, contractors, and the public during operations. Corridor Access Requests require 5 working days' notice before work can commence and Traffic Management Plans for road closures and events must be received 42 working days in advance of the closure or event. Please note: The "Before U Dig" service has no information on council's buried water, wastewater or stormwater assets. Our mapping tools show the location of the buried council assets.

- c. Work must be undertaken in accordance with Councils guides and standard drawings. Examples of forms, guides and standards drawings, an information sheet, application form and standard drawings (engineering plans) are available for download or print from the Council website and examples include:
 - Vehicle Installation Information;
 - Vehicle Crossing Application Form;
 - Roding Standard Drawings; and
 - Vehicle Crossing Guidelines
- If any waahi tapu or other cultural site or an archaeological site(s) are uncovered during physical works, the consent holder shall require the contractor to adopt the following protocol:
 - a. Work shall cease immediately at that place;
 - b. The consent holder shall advise the Project Archaeologist, representatives of the Atiawa ki Whakarongotai, and Heritage New Zealand Pouhere Taonga
 - c. Materials discovered will be removed by the iwi responsible for the tikanga appropriate to their removal and preservation, or re-internment
 - d. Works affecting the archaeological site shall not resume until Heritage New Zealand Pouhere Taonga, the Police (if koiwi or skeletal remains are involved) and iwi representatives have each given the appropriate approval for work to continue; and
 - e. The contractor shall allow the iwi representative(s) and the archaeologist(s) access to the site to carry out the responsibilities of this protocol.

Where an archaeological authority from Heritage New Zealand Pouhere Taonga applies, and it conflicts with this accidental discovery protocol, the archaeological authority shall take precedence.

- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2019/2020 Development Contribution Policy for the additional lot being created. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time consent is lodged. The fees are listed below:

Items	Fees including GST(NZD)
Roading - District	\$2019.40
Water Treatment - Central	\$4,945.18
Water Reticulation – Paraparaumu/Raumati	\$1594.86
Wastewater - Central	\$597.43
Wastewater Reticulation – Paraparaumu	\$0.00
Stormwater – Paraparaumu/Raumati	\$1557.01
Stormwater - District	\$501.27
Community Infrastructure - District	\$1,716.59
Total per lot	\$12,931.74

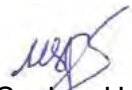
There is 1 additional dwelling being created under this resource consent.

The contribution must be paid prior to the issue of code of compliance under the Building Act 2004, unless it is paid prior to any certificate pursuant to section 224(c) of the Resource Management Act 1991 been granted.

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 and Proposed District Plans.



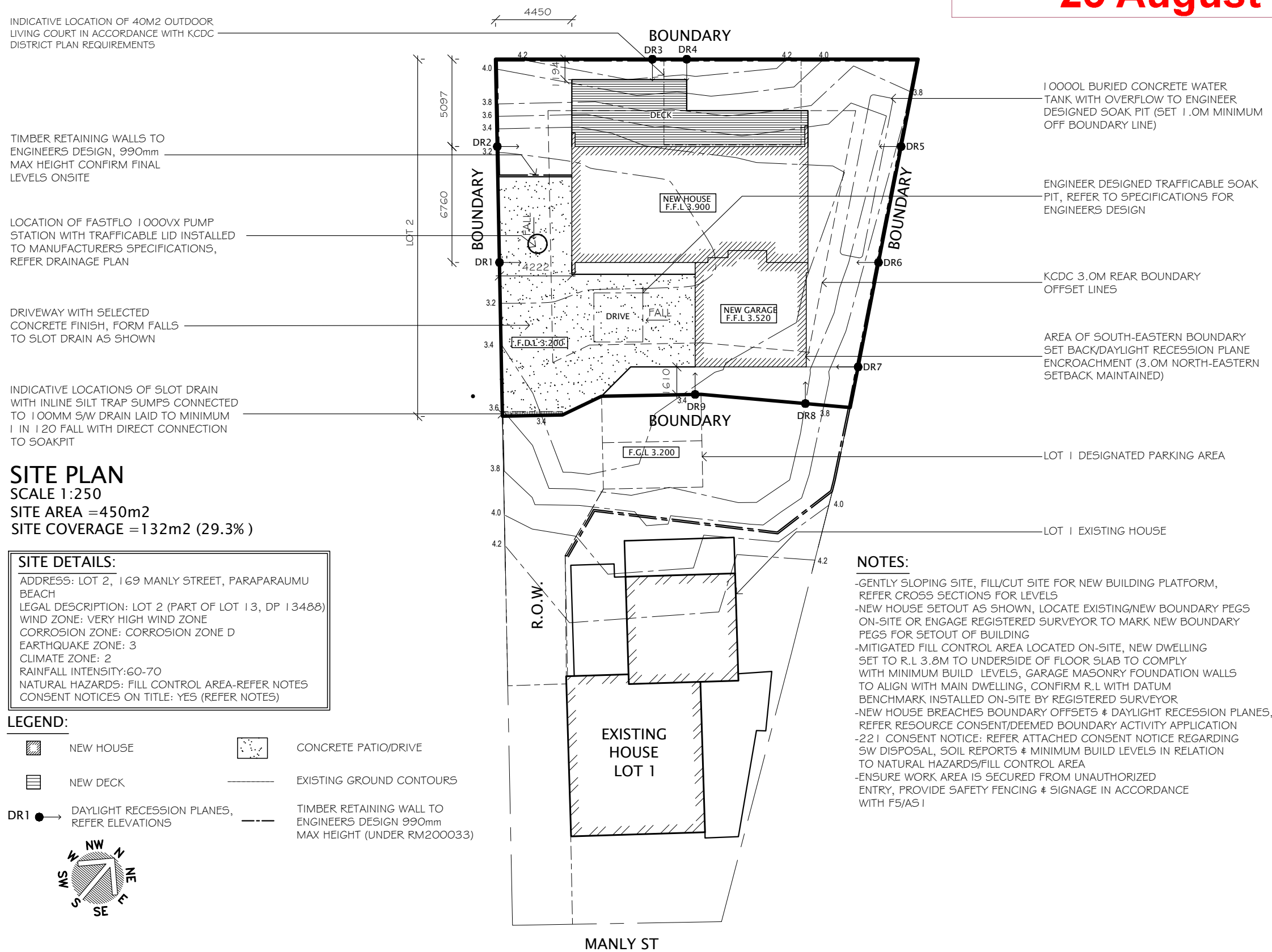
Sophas Uch


Resource Consents Planner

RM220115

FINAL APPROVED PLANS

25 August 2022

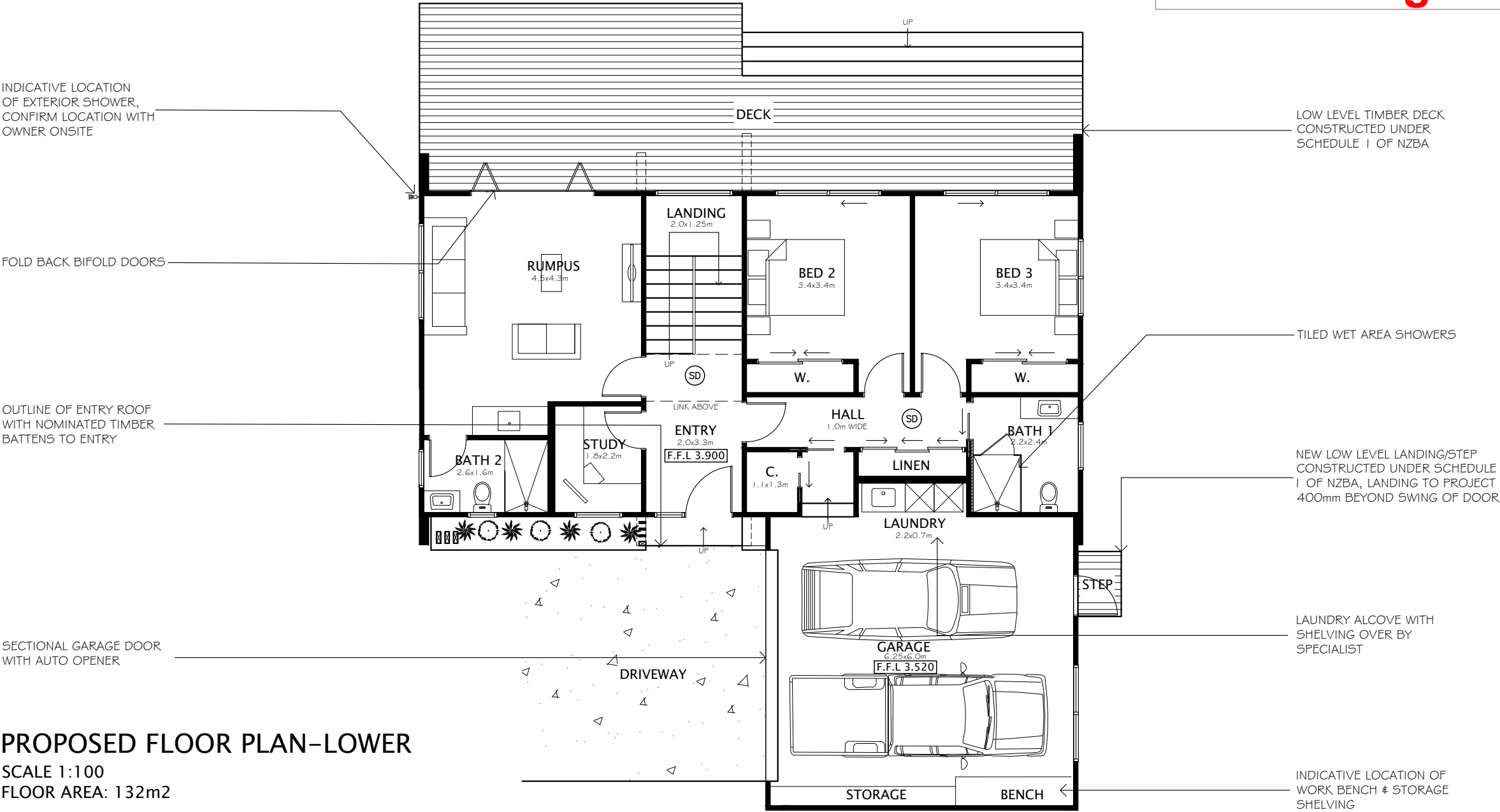


	DRAFTED ARCHITECTURAL DESIGN 11 TE HARAWIRA STREET OTAKI, NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz	NOTES -DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.	PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU	CLIENT: MPRITCHARD	TITLE: SITE PLAN										
	<table border="1"> <tr> <td>SCALE AT A3: 1:250</td> <td>DATE: Feb-22</td> <td>DRAWN: JS</td> <td>CHECKED: JS</td> <td>STATUS: RC</td> </tr> <tr> <td>PROJECT NO: 2920</td> <td>REVISION: ----</td> <td>DRAWING NO: 01</td> <td colspan="2"></td> </tr> </table>					SCALE AT A3: 1:250	DATE: Feb-22	DRAWN: JS	CHECKED: JS	STATUS: RC	PROJECT NO: 2920	REVISION: ----	DRAWING NO: 01		
	SCALE AT A3: 1:250	DATE: Feb-22	DRAWN: JS	CHECKED: JS	STATUS: RC										
PROJECT NO: 2920	REVISION: ----	DRAWING NO: 01													

RM220115

FINAL APPROVED PLANS

25 August 2022



PROPOSED FLOOR PLAN-LOWER

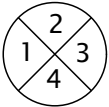
SCALE 1:100

FLOOR AREA: 132m2


LEGEND:

- TIMBER FRAMING
- SMOKE DETECTORS INSTALLED WITHIN 3M OF ALL SLEEPING SPACES
- CONCRETE DRIVEWAY/PATIOS
- TIMBER DECKS

ELEVATION KEY:



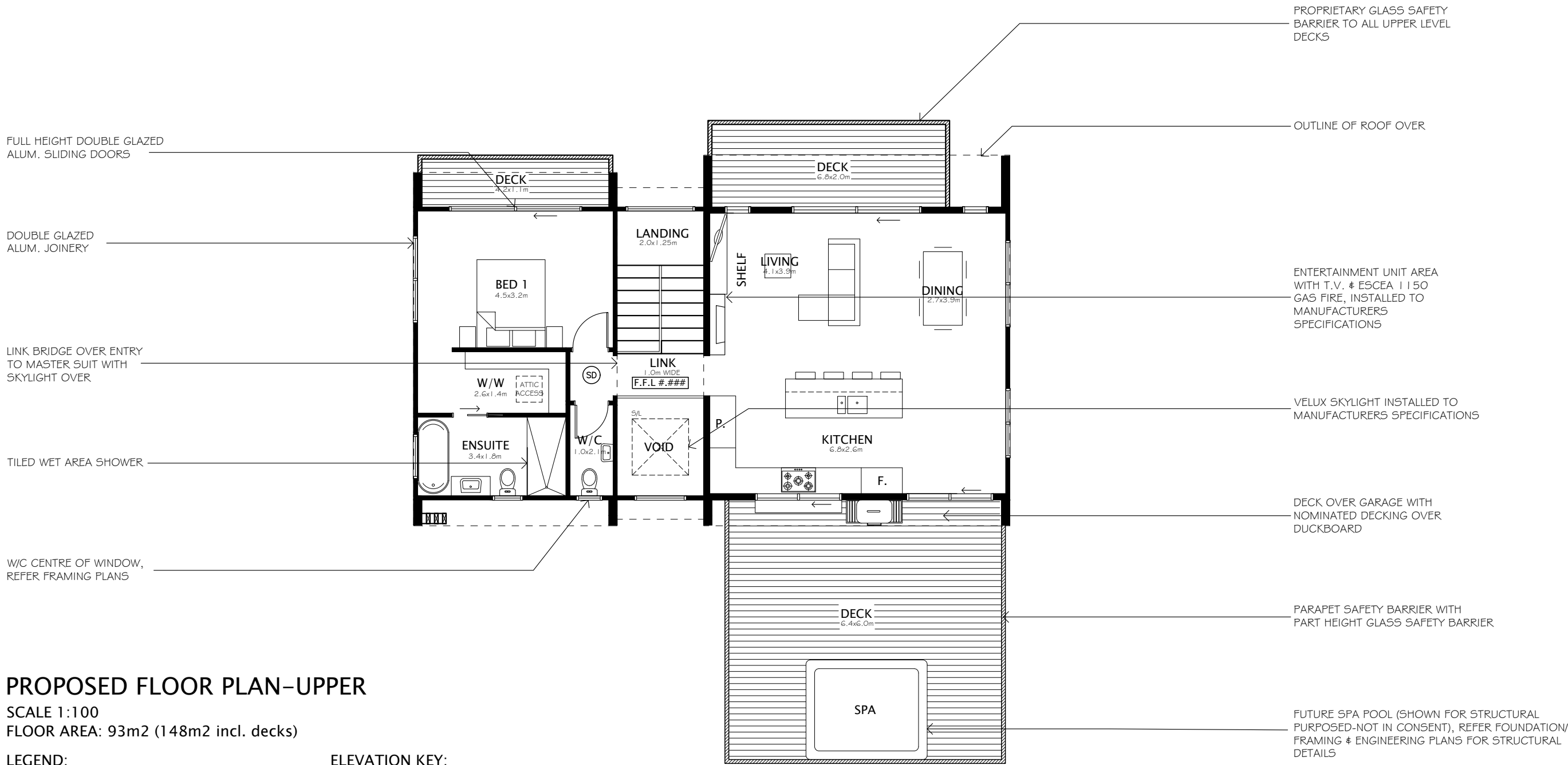
*FLOOR PLAN DIMENSIONS MAY VARY SLIGHTLY, ROOM DIMENSIONS HAVE BEEN ROUNDED UP OR DOWN TO THE NEAREST MEASUREMENT

	<u>DRAFTED ARCHITECTURAL DESIGN</u>		<u>NOTES</u>		<u>PROJECT:</u>		<u>CLIENT:</u>		<u>TITLE:</u>					
	11 TE HARAWIRA STREET OTAKI,NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz		-DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.		NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU		M PRITCHARD		FLOOR PLAN-LOWER					
									SCALE AT A3: 1:100	DATE: Feb-22	DRAWN: JS	CHECKED: JS	STATUS: RC	
										PROJECT NO: 2920	REVISION: ----	DRAWING NO: 02		

RM220115

FINAL APPROVED PLANS

25 August 2022



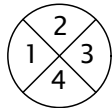
PROPOSED FLOOR PLAN-UPPER

SCALE 1:100
FLOOR AREA: 93m2 (148m2 incl. decks)


LEGEND:

- TIMBER FRAMING
- SMOKE DETECTORS INSTALLED WITHIN 3M OF ALL SLEEPING SPACES
- TIMBER DECKS

ELEVATION KEY:



*FLOOR PLAN DIMENSIONS MAY VARY SLIGHTLY, ROOM DIMENSIONS HAVE BEEN ROUNDED UP OR DOWN TO THE NEAREST MEASUREMENT



DRAFTED ARCHITECTURAL DESIGN

11 TE HARAWIRA STREET
OTAKI,NZ
PHONE: 022 607 0234
EMAIL: drafted.nz@gmail.com
www.drafted.nz

NOTES

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PROJECT:

NEW TWO STOREY DWELLING
LOT 2, 169 MANLY STREET,
PARAPARAUMU

CLIENT:

M PRITCHARD

TITLE:

FLOOR PLAN-UPPER

SCALE AT A3: 1:100	DATE: Feb-22	DRAWN: JS	CHECKED: JS	STATUS: RC
PROJECT NO: 2920	REVISION: ----	DRAWING NO: 03		

RM220115
FINAL APPROVED PLANS
25 August 2022

PROPRIETARY GLASS SAFETY
BARRIER TO UPPER LEVEL
CANTILEVERED DECKS

METALCRAFT METCOM 7
VERTICAL METAL WALL
CLADDING

DOUBLE GLAZED ALUMINIUM
JOINERY

E.G.L 4.200
F.F.L 3.900
F.G.L 3.200

F.F.L 6.665

W18

METCOM 7
06/20

METCOM 7
08/20

METCOM 7
07/20

METCOM 7
18/20

W17

W5

W1

INTEGRA
10.07.50

INTEGRA
10.06.50

DAYLIGHT RECESSION PLANES
TAKEN FROM EXISTING GROUND
LEVELS, REFER SITE PLAN FOR
LOCATIONS

PARAPET SAFETY BARRIER WITH
PART HEIGHT GLASS SAFETY
BARRIER

NOMINATED ALUMINIUM
COMPOSITE GARAGE DOOR
WITH AUTO OPENER

FULL HEIGHT WING WALLS

E.G.L 3.400

ELEVATION-1
SCALE 1:100

DAYLIGHT RECESSION PLANES
TAKEN FROM EXISTING GROUND
LEVELS, REFER SITE PLAN FOR
LOCATIONS

PROPRIETARY GLASS SAFETY
BARRIER TO UPPER LEVEL
CANTILEVERED DECKS

FULL HEIGHT WING WALLS
WRAPPED WITH COLORSTEEL
ALTIMATE

E.G.L 3.800

DR5

W22A

W23

W22

W21

W9

W8

W20

W7

CEMINTEL
08.15C.2

CEMINTEL
08.15A

DR2

F.F.L 6.665

F.F.L 3.900

CEMINTEL QUARRY FEATURE
WALL CLADDING

ROCKCOTE INTEGRA CLADDING

COLORSTEEL ALTIMATE
TOPHAT FLASHING TO
VERTICAL CLADDING JUNCTION

FOLD BACK BIFOLD DOORS

E.G.L 3.250

ELEVATION-2
SCALE 1:100
LEGEND:



CEMINTEL QUARRY-CONCRETE
WALL CLADDING



ROCKCOTE INTEGRA CLADDING



METALCRAFT ALTIMATE
METCOM 7 VERTICAL METAL
WALL & ROOF CLADDING



CLADDING DETAIL KEY
REFERENCE

ELEVATION NOTES:

- ALL ROCKCOTE INTEGRA & CEMINTEL QUARRY CLADDING FIXED OVER PROPRIETY CAVITY SYSTEM
- ALL VERTICAL ALUMINIUM CLADDING FIXED OVER HORIZONTAL CAVIBAT CAVITY BATTENS INSTALLED TO MANUFACTURERS SPECIFICATIONS
- INTERNAL FACE OF WING WALLS & PARAPET WALLS CLAD WITH JH 6.0mm HARDIE FLEX CLADDING WITH OVER VERTICAL CAVIBAT CAVITY BATTENS
- ALL CLADDING SYSTEMS FIXED OVER WATERGATE PLUS BUILDING WRAP, CAVITY BASE CLOSURES TO ALL AREAS
- REFER SHEETS 26-43 & SPECIFICATION FOR CLADDING DETAILS
- ALL CLADDING INSTALLED STRICTLY TO MANUFACTURERS SPECIFICATIONS IN PARTICULAR FIXINGS, GROUND CLEARANCES & FLASHINGS
- INSTALL BLOCKING/STUDS AS REQUIRED FOR CLADDING SET OUT

NOTES

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PROJECT:

NEW TWO STOREY DWELLING
LOT 2, 169 MANLY STREET,
PARAPARAUMU

CLIENT:

M PRITCHARD

TITLE:

ELEVATIONS

SCALE AT A3: 1:100	DATE: Jun-22	DRAWN: JS	CHECKED: JS	STATUS: RC
PROJECT NO: 2920	REVISION: ----	DRAWING NO: 04		

RM220115

FINAL APPROVED PLANS

25 August 2022

OUTLINE OF LINK ROOF
BEYOND

DAYLIGHT RECESSION PLANES
TAKEN FROM EXISTING GROUND
LEVELS, REFER SITE PLAN FOR
LOCATIONS

PROPRIETARY GLASS SAFETY
BARRIER TO UPPER LEVEL
DECKS

ROCKCOTE INTEGRA CLADDING
(INTERNAL FACE OF PARAPET
CLAD WITH 6.0mm JH HARDIEFLEX
SHEET WITH PAINT FINISH)

PROPRIETARY GLASS SAFETY
BARRIER TO UPPER LEVEL
CANTILEVERED DECKS

METALCRAFT METCOM 7 VERTICAL
METAL WALL CLADDING

ELEVATION-3

SCALE 1:100

SKYLIGHT OVER ATRIUM ROOF

CEMINTEL QUARRY FEATURE
WALL CLADDING

FULL HEIGHT 240X88
ROUGH SAWN PROLAM
FEATURE BATTENS

LOWER STOREY HEIGHT
140X88 ROUGH SAWN
PROLAM FEATURE BATTENS
TO FRONT ENTRY

DAYLIGHT RECESSION PLANES
TAKEN FROM EXISTING GROUND
LEVELS, REFER SITE PLAN FOR
LOCATIONS

PARAPET SAFETY BARRIER WITH
PART HEIGHT GLASS SAFETY
BARRIER

ROCKCOTE INTEGRA CLADDING
(INTERNAL FACE OF PARAPET
CLAD WITH 6.0mm JH HARDIEFLEX
SHEET WITH PAINT FINISH)

ELEVATION-4

SCALE 1:100

LEGEND:

CEMINTEL QUARRY-CONCRETE
WALL CLADDING

ROCKCOTE INTEGRA CLADDING

METALCRAFT ALTIMATE
METCOM 7 VERTICAL METAL
WALL & ROOF CLADDING

CLADDING DETAIL KEY
REFERENCE

ELEVATION NOTES:

- ALL ROCKCOTE INTEGRA & CEMINTEL QUARRY CLADDING FIXED OVER PROPRIETY CAVITY SYSTEM
- ALL VERTICAL ALUMINIUM CLADDING FIXED OVER HORIZONTAL CAVIBAT CAVITY BATTENS INSTALLED TO MANUFACTURERS SPECIFICATIONS
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PROJECT:

NEW TWO STOREY DWELLING
LOT 2, 169 MANLY STREET,
PARAPARAUMU

CLIENT:

M PRITCHARD

TITLE:

ELEVATIONS

SCALE AT A3: 1:100	DATE: Feb-22	DRAWN: JS	CHECKED: JS	STATUS: RC
PROJECT NO: 2920	REVISION: ----	DRAWING NO: 05		

**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
Email: compliance.dutyofficer@kapiticoast.govt.nz

Application No:	RM220115
Site Address:	169 Manly Street, Paraparaumu Beach LOT 13 DP 13488 CT 531/275
Proposal:	To construct a second dwelling in the fill control area not complying with yard setback and height in relation to boundary standards and the building floor level of the attached non-habitable garage below the 1% AEP flood level

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

25 August 2022

**Notification and s104 report for resource consent(s)
under the Resource Management Act 1991(RMA)**

Application No:	RM220115
Applicant:	Tight Knit Limited
Site Address:	169 Manly Street, Paraparaumu Beach
Legal Description:	LOT 13 DP 13488 RT 531/275
Site Area:	948m ²
Applicant's Address for Service:	C/- Land Matters Limited 20 Addington Road, RD 1
Proposal:	To construct a second dwelling in the fill control area not complying with yard setback and height in relation to boundary standards and the building floor level of the attached non-habitable garage below the 1% AEP flood level
Operative District Plan Zone:	General Residential
Activity Status:	Land Use - Discretionary

Report prepared by: Sophas Uch, Resource Consents Planner
Report peer reviewed by: Yolanda Morgan, Resource Consents Team Leader

Date consent deposit received: 26/04/2022
Further information requested: 19/05/2022
Further information received: 2/08/2022

1 EXECUTIVE SUMMARY

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 RM220115. The decisions at sections 8 and 12 are to:

- Consider the proposed development on a non-notified basis (section 8); and
- Grant consent to the proposed activity to construct a second dwelling in the fill control area not complying with yard setback and height in relation to boundary standards and the building floor level of the attached non-habitable garage below the 1% AEP flood level (section 12) subject to a number of conditions as set out at the end of this report.

1.1 Application documents (plans and reference documents)

The following information has been provided with the application:

- Application form and Assessment of Environmental Effects (AEE) prepared by Land Matters and dated 26 April 2022. The AEE concludes that the effects on the environment will be less than minor.
- Plans prepared by Drafted and dated December 2021.
- Approved Engineering Plans of RM200033.
- Geotechnical Assessment and Liquefaction Analysis Report prepared by Miyamoto International NZ Limited and dated 1 October 2019.
- Coastal Erosion Sensitivity Assessment prepared by 4 Sight Consulting and dated 10 August 2020.
- A copy of the resource consent RM200033 issued on 22 September 2020.
- A copy of the Record of Title (Lot 13 DP 13488 R/T WN531/275).
- Further Information provided on 1st, 10th, 22nd of June and 6th of July and 2nd of August 2022 including amended plans.

2 THE PROPOSAL

2.1 Description of Proposal

A resource consent RM200033 was issued on September 22, 2020 for a two-lot residential subdivision and earthworks in a Fill Control Area (FCA). The existing dwelling which is currently under renovation (see Figure 11 below) will be contained on Lot 1. Earthworks of approximately 100m³ of fill, displacing approximately 60m³ of FCA void area and retaining walls of up to 1.1m were approved for a future dwelling on Lot 2 as part of the consented RM200033.

However, through the Further Information Request the agent has confirmed that the proposed earthworks will be changed to 110m³ of cut and 15m³ of fill in accordance with the Development Engineering Approved Plans on 27 October 2021 (see Figure 1 below). The proposed retaining walls will be maximum 1.1m in height and is located approximately 0.5m from the adjoining boundaries wrapped around the proposed dwelling.

The proposed earthworks and retaining walls were deemed to be in general accordance with RM200033 and were subsequently approved by the Council's Development Engineer. Therefore, the proposed earthworks and retaining walls are not part of this resource consent.

In this regard, the applicants seek resource consent to construct the second residential dwelling within FCA at 169 Manly Street, Paraparaumu prior to the certification of the subdivision that was granted under RM200033.

The proposed dwelling (132m²) will be a two-storey building with attached double garage, 3 bedrooms, 3 bathrooms, rumpus and study rooms, open plan kitchen and living area with northern and southern decks.

Therefore, a resource consent has been sought for the proposed second dwelling on the subject site that cannot meet the requirements of the Operative District Plans 2021 as follow:

- Pursuant to rule GRZ-R6. Standards 2.a, it does not comply with SUB-RES-R27 standards with respect to the minimum lot area of 450m² (exclusive of access) and minimum average lot size of 600m², not complying with yard setback and height in relation to boundary requirements under GRZ-R6;

- Pursuant to rule GRZ-R6 standards 11.c.i.b and 8, it does not comply with permitted activity standards for building in General Residential zone (GRZ) in regard to yard setbacks and height in relation to boundary (HIRB);
- Pursuant to rule NH-FLOOD-R8, any development within FCA is deemed as controlled activity. The building floor level of the attached non-habitable double garage (3.52m Above Mean Sea Level (AMSL)) is below the 1% AEP level by 0.28m.

The construction of the proposed second residential dwelling will result in the existing residential unit at the front being contained within its own allotment that will not comply with the restricted discretionary subdivision standards under rule SUB-RES-R27 having less than 450m² area exclusive of the consented Right of Way and could not achieve the minimum average lot size of 600m².

In addition, the proposed second dwelling will encroach the side yard setback of 3m by 1.4m along the south-eastern boundary with Lot 1 and also encroach the HIRB along this consented internal boundary with Lot 1 as well. Along the rear north-western boundary adjoining the reserve, the building will encroach the HIRB.

The following plans were attached to the application.

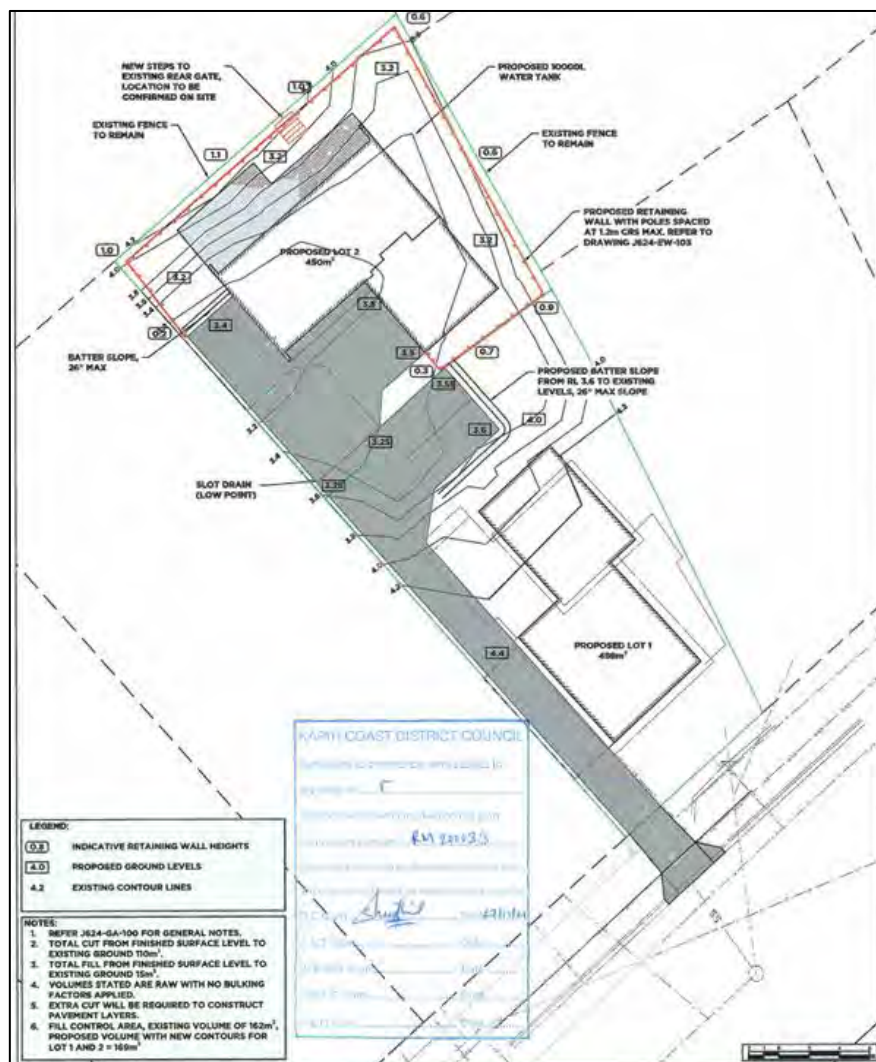


Figure 1: Earthworks Plans approved by Development Engineer

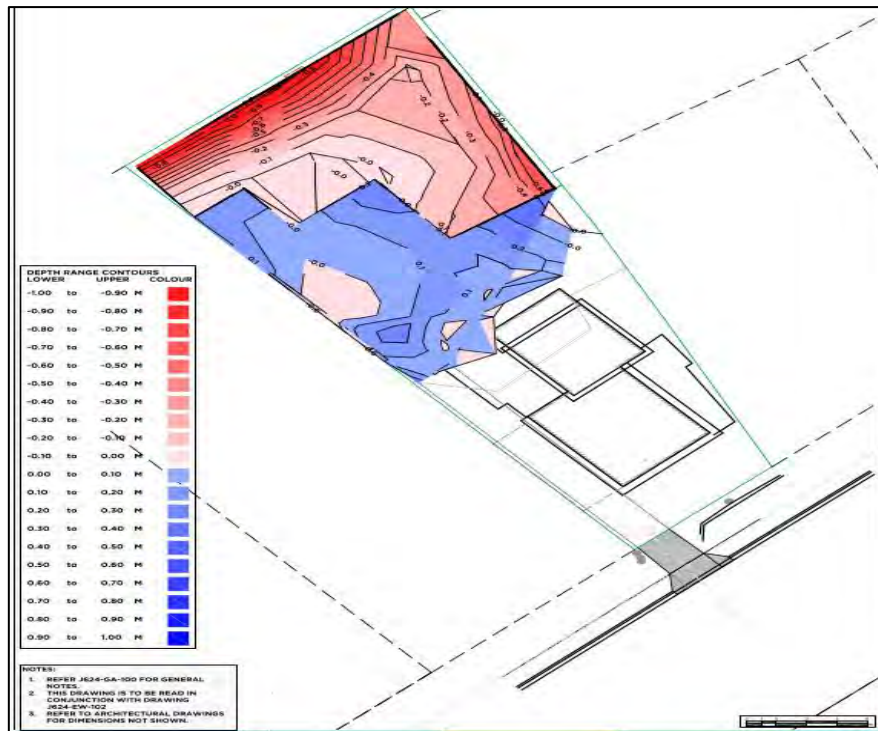


Figure 2: Earthworks in accordance with the Development Engineer Approved Plan

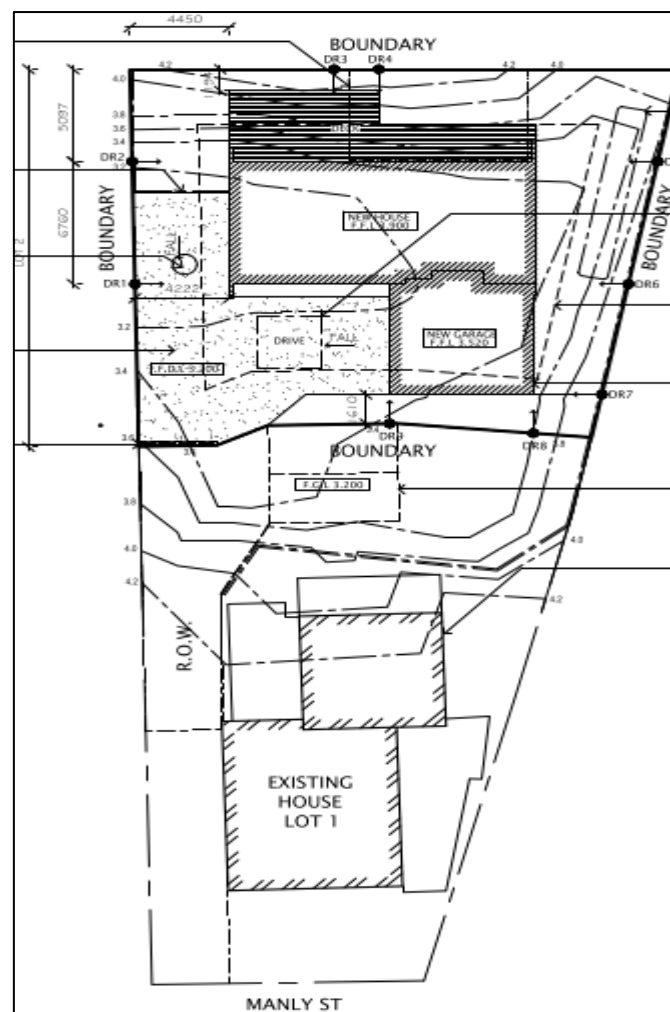


Figure 3: Proposed Site Plan

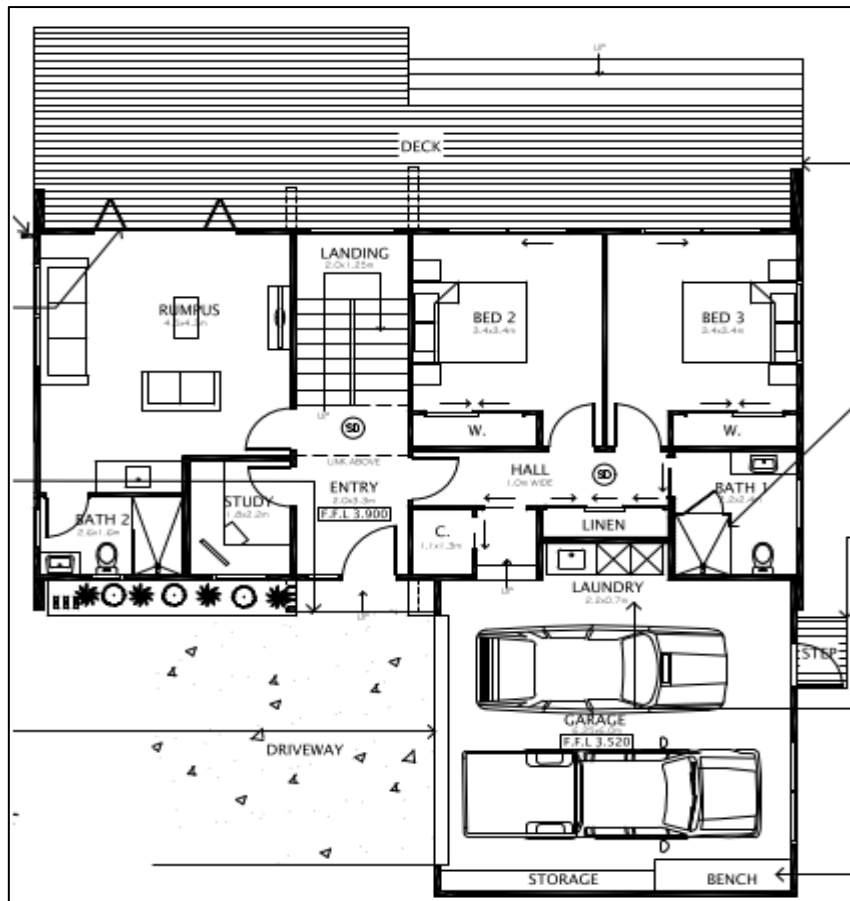


Figure 4: Proposed Ground Floor Plan

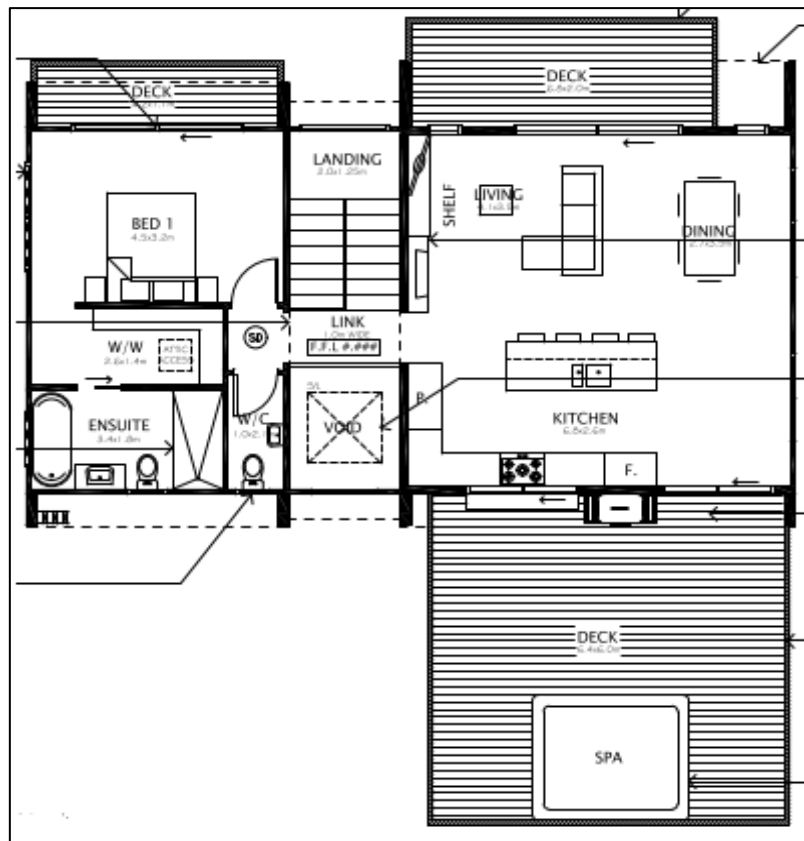


Figure 5: Proposed Upper Floor Plan



Figure 6: Proposed Elevation Plan 1



Figure 7: Proposed Elevation Plan 2

3 SITE AND SURROUNDING ENVIRONMENT

3.1 Site Description and Surrounding Environment

The application site, 169 Manly Street, Paraparaumu is located on the north-western side of Manly Street within an established beach residential area. The site legally described as Lot 13 DP 13488 and held in Record of Title WN531/275 is shown to contain an area of 948m². There are no any interests registered on the Record of Title that will impact the processing of this consent. The subject site being rectangular in shape is a front section on a relatively flat area with direct access off Manly Street.

The following description has been adopted from the application as it is considered an accurate representation of the site:

There is an existing split level (single storey at the front, two-storey at the rear) dwelling on the front of the allotment with a large area of garden to the rear (north west) of the property. There is a carport on the south western side of the dwelling and a garden shed at the northern end of the property. A range of mature vegetation lies along the property boundaries with the main garden area being lawn.

The majority of the lawn area at the rear of the property is identified as a Fill Control Area in the ODP. The ODP describe Fill Control Areas as "...undrained "crater" type catchments where filling will raise the level of flooding on the property and on adjoining land." The Fill Control Area within the site is part of a depression which is lower-lying than the surrounding area. There is an existing vehicle crossing and sealed driveway along the western edge of the property. The driveway rises very slightly from Manly Street to the level of the dwelling.

There are neighbouring residential properties to the north east and south west and across Manly Street to the south east. To the north west of the property is a strip of reserve land between the residential properties and the beach.

The surrounding environment is characterised by multi-storey beach residential properties of varied sizes and shapes. There are several properties along Manly Street with two dwellings, including the properties which abut the application site to the north, south and east. The subject property is also adjoining the public recreation reserve which rises up immediately from the rear boundary of the subject site as a natural dune formation (see Figures 8, 9 and 13 below).

Various residential amenities are within walking distance including beach recreation reserve, Kena Kena Local Centre zone, Kena Kena school, public sport ground and reserves as well as Waikanae Estuary.



Figure 8: Aerial view of subject site (blue), zoning, topography and surrounding environment



Figure 9: Aerial view of subject site (blue), Fill Control area (yellow) and flood extent level, contour (pink), and existing services



Figure 10: Subject site, existing dwelling at the front and carport (left) to be removed for creating ROW



Figure 11: Area for proposed second dwelling at the rear section looking toward east



Figure 12: Area for proposed second dwelling looking toward south



Figure 12: Area for proposed second dwelling looking toward north



Figure 13: View of the subject site taken from the top of recreation reserve looking toward south-east

3.2 Consent History

The following consents have been lodged for the subject site:

Application Number	Proposal	Status Date
RM200033	To undertake a two-lot residential subdivision and earthworks in a fill control area	Decision issued 22/09/2020
RMPB220006	Height in relation to boundary and setback encroachment on the southeast boundary	Withdrawn on 7/03/2022
BC220011	New 2 storey 3 bedroom house with 3 bathrooms, rumpus room, 2 car garage & decks.	Granted on 17/02/2022

There are no other previous consent applications lodged for the subject site that are relevant to the proposal.

3.3 External Consultation

No comments were sought on this proposal.

4 DISTRICT PLANS

On 18 August 2022, Council has publicly notified proposed changes to the Operative District Plan (ODP) 2021 that include provisions that have immediate legal effect under the Resource Management Act 1991 (RMA). Submissions on Proposed Plan Change 2 (PC2) will be closed on 15 September 2022.

None of the Rules and Standards of PC2 in relation to this property have immediate legal effect and this application needs to be considered under the ODP 2021. However, the Objectives and Policies of the PC2 of the Kapiti Coast ODP 2021 do have legal effect and must be considered when processing this application.

The District Plans are assessed below.

5 OPERATIVE DISTRICT PLAN 2021 PROVISIONS

5.1 Kapiti Coast Operative District Plan 2021

The Kapiti Coast Operative District Plan 2021 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 Operative District Plan 2021 are also important in decision making as they are to be taken into account in the evaluation of the activities.

5.2 Operative District Plan 2021 Zoning and Overlays

The property is zoned General Residential Zone under the Kapiti Coast Operative District Plan 2021. The subject site is affected by flood hazard fill control area (FCA) (see Figure 9 above) and is shown to be within Coastal Environment area and subject to Airport Plan: Runways Height Surfaces as per the Operative District Planning 2021 Maps.

5.3 Operative District Plan 2021 Rules and Standards

Part 2 District-Wide Matters		
Natural Hazard		
Controlled Activity	Standards	Compliance
NH-FLOOD-R8 Development and earthworks within any flood storage or fill control area. The following are excluded from this rule: <ul style="list-style-type: none"> • earthworks managed under the NESPF • extractive industries (see EW-EXT) • earthworks associated with the removal and replacement of underground fuel storage tanks. 	<ol style="list-style-type: none"> 1. Equivalent compensatory storage or another solution to achieve hydraulic neutrality shall be created. 2. Development proposals shall be accompanied by sufficient hydraulic modelling of relevant streams to fully test consequences of the activity. 3. The building floor level of any new or relocated building (excluding minor buildings) shall be constructed above the 1% AEP flood event level. 	Does not Comply – <ul style="list-style-type: none"> • The building floor level of the attached non-habitable double garage (3.52m AMSL) is below the 1% AEP level by 0.28m. • EWs within the FCA was consented as per RM200033 therefore adequate compensatory storage had been demonstrated. • Engineering report including the assessment of hydraulic neutrality and Geotechnical Assessment and Liquefaction Analysis report were provided with the original subdivision application RM200033.

NH-FLOOD-R9	Any activity listed as a <i>permitted</i> or <i>controlled</i> activity listed in Rules NH-FLOOD-R1 to NH-FLOOD-R8 which does not comply with one or more of the associated standards, unless otherwise specified.	
Restricted Discretionary Activity	Standards	Matters of Discretion <ol style="list-style-type: none"> 1. Consideration of the <i>effects</i> of the standard not met. 2. Measures to avoid, remedy or mitigate adverse <i>effects</i>. 3. Cumulative <i>effects</i>

Part 3 Area Specific Matters		
General Residential Zone		
Permitted Activity	Standards	Compliance
GRZ-R1 Any activity that is a permitted activity under the rules in this chapter.	<ol style="list-style-type: none"> 1. Each <i>allotment</i> must have a permeable surface area that is not covered by <i>buildings</i>, paving or other impermeable objects of not less than 30% of the total <i>allotment</i> area. 	Complies
GRZ-R6 New buildings, and any minor works, additions or alterations to any building.	Maximum number of residential units (as measured by the Residential Unit Measurement Criteria) <ol style="list-style-type: none"> 1. For any allotment in the General Residential Zone which is not in a focused infill precinct, no more than one residential unit may be erected, except that: 	Does not Complies – one additional residential unit of demand is increased. It does not comply with SUB-RES-R27 standards with respect to the

	<p>a. up to four <i>residential units</i> may be erected on-site provided it can be shown that:</p> <ul style="list-style-type: none"> i. each <i>residential unit</i> is capable of being contained within its own <i>allotment</i> which complies with the <i>subdivision</i> standards under Rules SUB-RES-R26 and SUB-RES-R27; ii. each residential unit must be separated by a distance not less than 4.5 metres, except that this shall not apply to any attached residential units; iii. each residential unit must comply with the permitted activity standards under GRZ-R6; and iv. each residential unit must comply with the payment of financial contributions under the Financial Contributions chapter. <p>Coverage</p> <p>5. The maximum building coverage of any allotment shall be 40%, except in the Beach Residential Precinct where it shall be 35%.</p> <p>Height</p> <p>7. The maximum height of any building shall be 8 metres.</p> <p>8. Any building or structure must fit within a height in relation to boundary envelope which is made up of recession planes which commence at a point 2.1 metres above the original ground level at the site boundary and inclines inwards at an angle of 45 degrees.</p> <p>Outdoor living areas</p> <p>10. The primary residential building must have an outdoor living space. Outdoor living space must:</p> <ul style="list-style-type: none"> a. have a minimum area of 40m² except in any focused infill precinct where the minimum area shall be 30m²; b. contain no dimension less than 4 metres, except in any focused infill precinct where: <ul style="list-style-type: none"> i. the minimum dimension shall be 2.5 metres; and ii. the court shall be capable of accommodating a circle of not less than 4 metres in diameter; 	<p>min lot area of 450m² (exclusive of access) and min average lot size of 600m², not complying with yard setback and height in relation to boundary requirements under GRZ-R6 (see detail below). Financial contribution will be complied with.</p> <p>Complies</p> <p>Complies</p> <p>Does not comply – the second dwelling will encroach the HIRB along the south-eastern boundary which is the consented internal boundary with Lot 1 and along the rear north-western boundary adjoining the reserve.</p> <p>Complies</p>
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	<p>c. be located to the north, west or east of any primary residential building;</p> <p>d. be screened by a fence or vegetation to provide privacy from the ground floor windows and the outdoor living space of other primary residential buildings; and</p> <p>e. have direct access to an internal habitable room in the primary residential building.</p> <p>Yards and building location</p> <p>11. Any allotment must meet the following minimum yard requirements:</p> <p>c. Side and rear yards:</p> <p>i. any residential building and any habitable room within any accessory building, must be setback from side or rear boundaries such that the following minimum dimensions are achieved:</p> <p>b. if located on rear allotment- 3 metres all yards;</p>	<p>Does not comply – the second dwelling will encroach the side yard setback of 3m by 1.4m along the south-eastern boundary which is the consented internal boundary with Lot 1.</p>
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GRZ-R18	Any <i>building</i> , minor works, and any <i>additions</i> or <i>alterations</i> to any <i>building</i> , which does not comply with one or more of the <i>permitted activity</i> standards under GRZ-R6
<i>Discretionary Activity</i>	

5.4 Activity Status

- The proposed second dwelling is a **Restricted Discretionary** activity under rule **NH-FLOOD-R9** as the building floor level of the attached non-habitable double garage (3.52m AMSL) is below the 1% AEP level by 0.28m.
- The proposed second dwelling is a **Discretionary** activity under rule **GRZ-R18** as it does not comply with SUB-RES-R27 standards with respect to the minimum lot area of 450m² (exclusive of access) and minimum average lot size of 600m², not complying with yard setbacks and HIRB requirements.

Overall, taking the bundling approach the proposed activities are considered to be a **Discretionary activity** as this is the most restrictive activity status.

6 PROPOSED PLAN CHANGE 2 TO THE OPERATIVE DISTRICT PLAN 2021

6.1 The “Proposed Plan Change 2”

On 18 August 2022, Council has publicly notified proposed changes to the Operative District Plan 2021 that include provisions that have immediate legal effect under the Resource Management Act 1991 (RMA). The proposed changes are to respond to Government requirements to change the District Plan.

The Proposed Plan Change 2 (PC2) includes a full review of the Operative District Plan 2021 provisions and marks a major shift in the Council's approach to resource management in the District.

6.2 Proposed Plan Change 2 Zoning and Overlays

The property is zoned General Residential Zone under the Kapiti Coast Operative District Plan 2021. The subject site is affected by flood hazard fill control area (FCA) (see Figure 14 below) and is shown to be within Coastal Environment area and subject to Airport Plan: Runways Height Surfaces as per the Proposed Plan Change 2 to the Operative Kapiti Coast District Planning 2021 Maps.



Figure 13: Aerial view of subject site, FCA and Coastal Qualifying Matter Precinct (PRECx3)

6.3 Proposed Plan Change 2 Rules and Standards

As the application was lodged prior to the public notification of the Proposed Plan Change 2 to the Kapiti Coast Operative District Plans, none of the rules within the Proposed Plan Change 2 are relevant for consideration in this application. Activity status determination is therefore not applicable.

7 OVERALL ACTIVITY STATUS

Taking the Operative District Plan 2021 and Proposed Plan Change 2 into account overall, the proposal is a **Discretionary activity**.

8 NOTIFICATION

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

95 Time limit for public notification or limited notification

95A Public notification of consent applications

95B Limited notification of consent applications

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

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

8.1 Effects that must be disregarded

Effects on persons who are owners and occupiers of the land in, on or over which the application relates, or of land adjacent to that land must be disregarded with respect to public notification.

The adjacent land includes the following properties:

- 167, 171, 175A and 175 Manly Street, Paraparaumu

Any effect on a person who has given written approval to the application must also be disregarded. No written approvals from the above adjoining properties were provided with the application; however, approval for the yard encroachment and HIRB along the internal boundary is considered to form part of the application given both allotments are owned by the Applicant.

8.2 Effects that may be disregarded – permitted baseline assessment

The permitted baseline refers to the adverse effects of permitted activities on the subject site.

As stated above, approval for the yard encroachment and HIRB along the south-eastern consented internal boundary with Lot 1 is considered to form part of the application given the allotments is owned by the Applicant. Therefore, any potential effects resulting from the proposal on this party can be disregarded.

All development on land subjected to flood hazard FCA would require a resource consent. Also, a second dwelling on land within General Residential zone that does not comply with the relevant subdivision standards requires resource consent. It is therefore considered that the effects associated with this proposal cannot be disregarded under the permitted baseline.

8.3 Receiving environment

The effects of the activity are also required to be assessed against the “existing environment”. This includes existing use rights, existing activities carried out under existing consents and resource consents which have been granted where it appears those consents will be implemented. The concept of the existing environment refers to a state of affairs which a consent authority must determine and take into account when assessing the effects of allowing an activity; by contrast, the permitted baseline provide the authority with an optional means of measuring – or more appropriately excluding – adverse effects of that activity which would otherwise be inherent in the proposal.

The receiving environment is comprised of the existing dwelling on the site and the existing services and access to the dwelling. It also consists of the surrounding beach residential development which is a typical pattern of development for a residential location.

The receiving environment also includes the activities authorised under BC220011 to New 2 storey 3-bedroom house with 3 bathrooms, rumpus room, 2 car garage and decks, which could not be proceeded until this resource consent been granted.

The receiving environment also includes the subdivision consent that authorised the creation of each of the lots as per the consented RM200033 granted on 22 September 2020.

This is the reasonably foreseeable environment within which the adverse effects of the proposal are considered.

8.4 Adverse Effects

As a discretionary activity, Council is not restricted to only assessing matters outline in the ODP 2021. Any matters can be assessed. In this case, the relevant effects for considered are:

- Character, Amenity and Density Effects;
- Flood Hazard Effects;
- Liquefaction and Coastal Hazard Effects;
- Traffic and Parking Effects;
- Construction Effects.

These are assessed in turn below:

Character, Amenity and Density Effects

The following assessment has been adopted from the application:

The application site and surrounding area is of a well-established residential character with recreational character to the north west of the site in the form of the public reserve adjoining the application site's western boundary.

The residential development of the site will have very limited effect on the streetscape of Manly Street. The new dwelling will be at the rear of the site and will be well screened from Manly Street and will provide passive surveillance opportunities over the reserve land to the north-west. There are already a number of properties adjoining the reserve containing residential dwellings that can be viewed from the beach.

The scale and intensity of the dwelling is consistent with properties elsewhere on Manly Street and the surrounding area.

The residential character and amenity of neighbouring properties and the surrounding environment will not be adversely affected by the proposed development. It is acknowledged that the new dwelling will result in breaches in height in relation to boundary requirements along the north-western boundary with the Esplanade Reserve. These non-compliances will not hinder the ability for the public to access the beach nor will it diminish their enjoyment of the beach. The dunal topography of this particular profile of the Esplanade Reserve is elevated and removed from the main beach area that the public uses. Any visual and amenity adverse effects are considered to be indiscernible.

As such, we consider the proposal will have no adverse effects on the character and amenity of the residential environment.

I concur with the above assessment. In addition, while the proposed second dwelling will encroach on the HIRB along the rear boundary adjoining the public esplanade reserve, a consultant on behalf of the Council's Park Team has reviewed the application and raised no

concerns regarding this. Additionally, the decks (less than 1m in height) at ground floor level will be min 1m from the rear boundary. The cantilevered decks at first floor level will be approximately 3m from the rear boundary. Therefore, the yard setbacks for these proposed decks will comply with the District Plan permitted activity standards.

The proposed second dwelling will comply with all other building bulks and location standards for the zone in association with the adjoining properties at 167, 171, 175A and 175 Manly Street, Paraparaumu. In addition, even though the proposal will not comply with SUB-RES-R27 standards with respect to the min lot area of 450m² (exclusive of access) and min average lot size of 600m², the underlying subdivision anticipates an additional dwelling to be constructed on Lot 2, with the proposed density having been considered acceptable under RM200033. If the subdivision process were completed, then the proposed dwelling would result in no District Plan breaches with respect to these neighbouring properties.

The site will look similar in terms of density to the existing surrounding environment as it is the common form of development for the majority of the properties in the area to have more than one residential building per site.

Furthermore, the proposed 10,000 litres buried concrete water tank will also comply with yard setback requirements (1m from the side boundary) and is located at the south-west corner of the proposed dwelling. The design and bulk of the building will also compliment the surrounding neighbourhood.

For the above reasons, the character and amenity of the proposal is therefore considered to be consistent with the existing environment and the adverse effects on the character, amenity and density of the proposed dwelling will be less than minor, with no parties considered to be adversely affected.

Flood Hazard Effects

The following assessment has been adopted from the application:

The proposed building will be constructed within Lot 2 that is identified as a Fill Control Area (FCA).

As lawfully established by the subdivision consent RM200033, there is sufficient space within the application site to provide for compensatory storage to offset filling of part of the identified FCA without creating additional adverse flooding effects on the application site or the surrounding area.

Stormwater from the proposed dwelling can be dealt with within Lot 2 on-site through onsite storage and ground soakage using the approved stormwater soakpit design. A suitable stormwater design for the dwelling has been approved under building consent BC220011, approved Engineering Design attached at Appendix 3.

Based on the above, stormwater from the proposed dwelling will be able to be managed onsite generating less than minor adverse flooding and stormwater effects.

The consented environment has given due consideration to the management of this hazard. The earthworks component of resource consent RM200033 has been approved to enable any subsequent residential development atop this FCA to take into account the findings and recommendations of the Miyamoto report. The approved building consent BC220011 demonstrates compliance with this mitigation measure as the proposed foundations have been designed in accordance with the Miyamoto Report. As a result, the consented environment established that adequate compensatory storage has been provided on the site to ensure that there is no increase in the risk associated with the flood hazard and that the site will maintain hydraulic neutrality.

In addition, as stated in section 2.1 of this report, the proposed earthworks will be changed to 110m³ of cut and 15m³ of fill therefore it will increase the flood storage capacity from that which

was originally consented under RM200033 which has already demonstrated hydraulic neutrality of the development on site. Subsequently, the proposed earthworks and retaining walls were deemed to be in general accordance with RM200033 and was approved by the Council's Development Engineer on 27 October 2021.

Even though the proposed earthworks are not part of this resource consent, based on the meeting on 25 July 2022 with Council's Planner and Development Engineer, the applicants' agents has offered a condition that any earthworks shall be undertaken in accordance with the Engineering Approved Plan for RM200033 on 27 October 2021, drawing titled "Earthworks Plan", Project 169 Manly Street, 2 Lot Subdivision, Project No. 624, Drawing No. J624-EW-102, REV 1 and dated 17 September 2021. This will be included as condition in section 12 of this report. In addition, an earthwork plan showing volumes of cut and fill to be read in conjunction with the Engineering Approved Plans was provided (see Figure 2 above).

Furthermore, another Council's Development Engineer has reviewed the application and raised no concern on the proposal provided that the consent holder will need to comply with the original consent RM200033 conditions.

The building floor level of the proposed attached non-habitable garage will be 3.52m AMSL Wellington Datum 1953 which is below the 1% AEP level (3.8m AMSL) by 0.28m. However, given that the proposed accessory building will not be used as habitable space rather than for vehicle parking, laundry and storage room, it would be unlikely to be significantly affected by this minor depth of flooding. The potential damages to other property and risk to human lives from this level of flooding are also considered to be less than minor.

An adequate stormwater disposal system including a 10,000L water demand management tank and soak pit are proposed by the applicant in the Assessment of Environment Effects, to ensure the site remains hydraulically neutral.

Therefore, based on the advice provided by Land Matters and Council's Development Engineers, I consider that any potential environmental effects of the proposal within the flood hazard FCA will be less than minor.

Liquefaction and Coastal Hazard Effects

The following assessment has been adopted from the application:

The application site is on sandy soils. As part of the consented environment, the applicant obtained geotechnical information from a suitably qualified person in relation to the proposed subdivision. That information (contained in the Miyamoto report) confirms the use of specific foundation design options will be "geotechnically feasible and appropriate for an NZS 3604:2011 compliant residential dwelling at the site".

By granting building consent (BC220011), it is understood that specific foundation designs have been employed in accordance with the recommendations set out in the Miyamoto report. As a result, the nature and intensity of development proposed on the application site is considered suitable in relation to the level of risk from the liquefaction hazard.

The site is located within the Coastal Environment and as part of the consented environment, a coastal hazard assessment was undertaken by 4 Sight Limited. The purpose of the assessment was to determine whether the property was at risk from coastal hazards over the 100-year timeframe. This assessment was peer reviewed by an independent coastal specialist (ECoast Limited) commissioned by the Council. Following this review, a revised report was provided by 4-sight Limited, dated 10 August 2010. It was determined that the site is at very low risk of coastal erosion over the new 100 years, when based on a 1m high sea level rise (Ministry for the Environment 2017 Guidelines). These matters were considered and determined in the subdivision consent RM200033.

We therefore consider the proposal will have less than minor adverse effects in relation to the natural hazard risk to the property and the surrounding area.

I concur with the above assessment. The property is within the Coastal Qualifying Matter Precinct (see Figure 13 above) as per the Proposed Plan Change 2 of the Kapiti Coast Operative District Plan 2021, however, the above mentioned Coastal Hazard Assessment is moresite specific to the subject site and was also peer reviewed by an indepent coastal specialist of which a conclusion that the site is at very low risk of coastal erosion over the next 100 years was acceptable as per the consented RM200033.

Therefore, I am of the opinion that any potential effects resulting from the liquefaction and coastal hazard on the proposal are acceptable for the reasons as stated above.

Traffic and Parking Effects

The following assessment has been adopted from the application:

Both dwellings will use the existing vehicle crossing from Manly Street. Lot 1 (containing the existing dwelling) has an existing car park a the front of the property and will continue to use this car park. The new dwelling will have an integral garage along the consented southern boundary.

The existing carport in the south of the property adjoining the existing dwelling will be removed as part of the subdivision consent to provide a straight access along the side of the existing dwelling to the new dwelling via a right of way (ROW). At its narrowest point, the accessway will be 3.5m in legal width with a physical width of at least 2.5m.

The addition of one dwelling unit will create the potential for additional vehicle movements on Manly Street and the surrounding road network. Manly Street and the wider network are considered more than capable of accommodating the potential additional vehicle movements from the addition of one residential allotment without creating any capacity or safety issues. The sight lines to the south will exceed the minimum requirements in the district plan.

I concur with the above assessment. The proposed second dwelling will have adequate access onto Manly Street via the shared ROW (as shown in Figure 10 above). The vehicle assess will be constructed to be compliant with the standard stated in the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012. On-site manoeuvrability is achievable, and the nearest intersection is more than 75 metres away. In addition, each subdivided lot will also have enough capacity to accommodate off street two-car parking space as per the consented resource consent RM200033.

I therefore consider the effects of the proposed second dwelling on traffic and parking are less than minor.

Construction Effects

It is likely given that engineering plans have been approved that the subdivision approved under RM200033 will be given effect to and therefore, the adverse effects are considered to be less than minor.

In addition, the construction of the dwelling, prior to certification of the subdivision, does not change the assessment of effects that was undertaken for RM200033, as physically there will be no change to the proposal.

No additional measures beyond those that were imposed on RM200033 are required to avoid, remedy or mitigate the adverse effects of this proposal. Those conditions that are considered relevant to the construction of the additional dwelling, prior to certification of the subdivision, are included in the recommended consent conditions in section 12 of this report.

Therefore, I am of the opinion that any potential construction effects will be temporary in nature and less than minor on the surrounding environment.

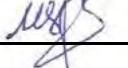
8.5 Conclusion on Adverse Effects

As per the detail assessment above, it is anticipated that any potential adverse effects resulting from the proposal on the neighbouring properties and surrounding environment will be less than minor.

8.6 s95A Public Notification

Recommendation:

That the application **need not be publicly notified** in accordance with Sections 95A and 95C-95D of the Resource Management Act 1991 as although not precluded from public notification, the adverse effects are less than minor and there are no special circumstances.

Reported and Recommended by:  Sophas Uch
Resource Consents Planner

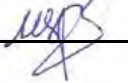
Decision: *"That the above recommendation be adopted."*

Delegated Officer (Peer Reviewer):  Yolanda Morgan
Resource Consents Team Leader

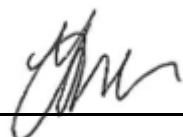
8.7 s95B Limited Notification

Recommendation:

That the application be processed on a **non-notified** basis in accordance with Sections 95B and 95E of the Resource Management Act 1991, as all parties considered to be affected has provided approvals, the adverse effects are less than minor and no special circumstance apply.

Reported and Recommended by:  Sophas Uch
Resource Consents Planner

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

Delegated Officer (Peer Reviewer):  Yolanda Morgan
Resource Consents Team Leader

9 SECTION 104 ASSESSMENT

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*
 - (ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from 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 [or 165ZH(1)(c)], the consent authority must have regard to the value of the investment of the existing consent holder.*
- (2B) *When considering a resource consent application for an activity in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, a consent authority must have regard to any resource management matters set out in that planning document.*
- (2C) *Subsection (2B) applies until such time as the regional council, in the case of a consent authority that is a regional council, has completed its obligations in relation to its regional planning documents under section 93 of the Marine and Coastal Area (Takutai Moana) Act 2011.*
- (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;*
 - (b) *[Repealed]*
 - (c) *grant a resource consent contrary to—*
 - (i) *section 107, 107A, or 217;*
 - (ii) *an Order in Council in force under section 152;*
 - (iii) *any regulations;*
 - (iv) *wāhi tapu conditions included in a customary marine title order or agreement;*

- (v) section 55(2) of the Marine and Coastal Area (Takutai Moana) Act 2011:
- (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.

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

Adequate information was provided to process the application.

9.1 Internal Consultation

Development Engineer

Council's Development Engineers have reviewed the application and raise no concern provided that the earthworks and servicing comply with conditions imposed under RM200033. There are also no further engineering conditions for this application.

Roading Engineer

Council's Traffic Engineer has reviewed the application as subdivision and access were dealt with as per consented RM200033. The consent holder still needs to comply with the conditions from that consent and upgrade the vehicle crossing. Existing carport would need to be removed for the proposed ROW.

Parks Team

A consultant working on behalf of Council's Parks Team has reviewed the application and raised no concern in regard to the encroachment onto the rear boundary adjoining the esplanade strip.

9.2 Actual or potential effects on the environment

Section 104(1)(a) of the RMA requires the council to have regard to any actual and potential effects on the environment of allowing the activity. This includes both the positive and the adverse effects.

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

Almost all of the effects related to the proposed development have been discussed in detail above at section 5 of this report. Aspects which have not already been covered are discussed below.

9.3 Positive Effects

The application will have the positive effect of providing additional residential dwelling in the area catered for increasing population growth and housing demand in the district.

9.4 Summary of Actual and Potential Effects

The actual and potential effects of the proposal can be adequately avoided, remedied or mitigated by the imposition of the conditions to ensure they are acceptable.

9.5 National Environmental Standards – s104(1)(b)(i)

There are currently six operative National Environmental Standards, these relate to the air quality, sources of drinking water, telecommunication facilities, electricity transmission activities, contaminants in soil and plantation forestry.

None of these are considered relevant to the proposal.

9.6 National Policy Statements – s104(1)(b)(iii)

There are currently five operative National Policy Statements, these relate to the Coastal Environment, Urban Development, Freshwater Management, Renewable Electricity Generation and Electricity Generation.

There are National Policy Statement on Urban Development (NPSUD) and New Zealand Coastal Policy Statement (NZCPS) related to the proposal which are described below.

9.6.1 National Policy Statement on Urban Development (NPSUD)

The National Policy Statement on Urban Development 2020 (NPSUD) sets out the objectives and policies for planning for well-functioning urban environments under the Resource Management Act 1991.

The NPSUD came into effect on 20 August 2020.

The Kapiti Coast is a Tier 1 local authority and the NPSUD must be considered when making planning decisions that affect an urban environment.

Urban environment is defined in the NPSUD as:

any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:

a) is, or is intended to be, predominantly urban in character; and

- b) is, or is intended to be, part of a housing and labour market of at least 10,000 people.*

The application is considered to be consistent with the intent of the NPSUD as the proposal allows for the creation of an additional residential dwelling in the established urban area to supply the growing housing market and optimised urban land use.

Following on from this National Policy Statement the Resource Management Enabling Housing Supply and Other Matters Act gained royal ascent 20 December 2021.

Plan Change 2 (Intensification) of the Kapiti Coast Operative District Plan 2021 was publicly notified on 18 August 2022 in response to this direction. In respect of any land use resource consent received after 18 August 2022, the rules contained within the Proposed Plan Change 2 have immediate legal effect. The zoning of the site has not changed but the subject site is within coastal qualifying matter precinct. Therefore, no relevant rules would have immediate legal effects associated with the application.

9.6.2 New Zealand Coastal Policy Statement (NZCPS) – s104(1)(b)(iv)

The purpose of the NZCPS is to state policies in order to achieve the purpose of the RMA in relation to the coastal environment of New Zealand.

The Objectives of the New Zealand Coastal Policy Statement 2010 are:

- To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land;
- To preserve the natural character of the coastal environment and protect natural features and landscape values through:
- To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment:
- To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment:
- To ensure that coastal hazard risks taking account of climate change:
- To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development:
- To ensure that management of the coastal environment recognises and provides for New Zealand's international obligations regarding the coastal environment, including the coastal marine area.

It is considered that the proposed subdivision of this property will be in keeping with the above objectives of the New Zealand Coastal Policy Statement. The risks associated with the proposed subdivision, being in close proximity to the coast, needs to be balanced with enabling communities to still provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development. In this instance it is considered that proposal meets this balance.

The applicant's Assessment of Environmental Effects (AEE) includes a detail assessment against the Objectives of the NZCPS associated with the proposal that I adopt. The applicant's proposal assessment should be read in conjunction with this report.

As per the planning report of original subdivision RM200033, a detail assessment of the Objectives of the NZCPS and Coastal Hazard had been undertaken which should be read in conjunction with this report.

As also stated in section 8.4 of the report, in summary, Lot 2 has demonstrated that there is sufficient area within the lot to construct the proposed second dwelling prior to the certification. The property will be at a low or less than minor risk from coastal erosion over the next 100 years, as per the coastal hazard assessment report, and the proposal is therefore consistent with the Objectives and Policies of the NZCPS and surrounding environment. Any potential effects on the amenity and character of the Coastal Environment are considered to be less than minor.

9.7 Wellington Regional Policy Statement – s104(1)(b)(v)

The Wellington Regional Policy Statement (RPS) sets out the strategic framework for managing the use, development and protection of the natural and physical resources of the Wellington region in an integrated and co-ordinated manner.

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.

Objectives 19 and Policy 29 of the RPS are relevant to this proposal, as follows.

- *Objective 19 - The risks and consequences to people, communities, their businesses, property and infrastructure from natural hazards and climate change effects are reduced.*
- *Policy 29 - Avoiding inappropriate subdivision and development in areas at high risk from natural hazards – district and regional plans.*

As discussed above, the site is not at a “high risk” from the coastal hazard and it is not anticipated that the development of the site, in the way that is proposed, will increase the risk to people, the community or property from the coastal hazard.

The site is located within a fill control area. However, only 15m³ of fill is proposed to be placed within the flood hazard area on the site, and the applicant has shown that adequate compensatory storage will be provided at other locations of the site. Therefore, there will be no net loss in flood storage on the site and no increase in flood waters that will affect any other property in terms of an increase in duration, frequency, depth or lateral spread of flood water.

For the above reasons, it is considered appropriate that the proposed second dwelling could be constructed without creating a high risk to the occupiers of the site, neighbouring properties, or to the wider environment.

9.8 Plan or Proposed Plan – s104(1)(b)(vi)

Operative District Plan 2021

The following Objectives and Policies of the Operative District Plan 2021 are of particular relevance to this application:

District Objectives:

DO-01 Tāngata Whenua

DO-03 Development Management

DO-04 Coastal Environment

DO-05 Natural Hazards

DO-011 Character and Amenity Values

DO-012 Housing Choice and Affordability

DO-013 Infrastructure

DO-014 Access and Transport

DO-019 Housing Bottom Lines

Urban Form and Development (UFD) Policies:

UFD-P1 Growth Management

UFD-P2 Housing Choice

UFD-P3 Managing Intensification

UFD-P4 Residential Density

UFD-P7 Accessibility

UFD-P9 Esplanades

UFD-P11 Amenity Values

General Residential Zone Policies:

GRZ-P9 Residential Activities

GRZ-P10 Residential Amenity

GRZ-P11 Residential Streetscape

Natural Hazard Policies:

NH-P2 Risk Based Approach

NH-P3 Managing Activities in Natural Hazard Prone Areas

NH-P4 Precautionary Approach

NH-FLOOD-P4 Flood and Erosion Free Building Areas

NH-FLOOD-P8 Flood Mapping

NH-FLOOD-P11 Flood Risk Levels

NH-FLOOD-P13 Ponding, Residual Ponding, Shallow Surface Flow, Flood Storage and Fill Control Areas

Infrastructure Policies:

INF-MENU-P17 Hydraulic Neutrality - Stormwater

INF-MENU-P18 Stormwater Quantity and Quality

INF-MENU-P19 Water Demand Management

INF-MENU-P20 Water Supply

INF-MENU-P21 Wastewater

TR-P6 – Safety

TR-PARK-P8 Parking

For the full text of the above provisions, reference can be made to the Kapiti Coast Operative District Plan 2021.

Proposed Plan Change 2

The Objectives and Policies of the Proposed Plan Change 2 do have relevance in the consideration of this application

Other additional Objectives and Policies of the Proposed Plan Change 2 (IP2) than those stated above and particular relevant to this application are as follow:

District Objectives:

DO-Ox1 Well-functioning Urban Environments

DO-Ox2 Housing in Relevant Residential Zones

Urban Form and Development (UFD) Policies:

UFD-Px Urban Built Form

UFD-P13 Zoning Framework

Financial Contribution Policies:

FC-P3 Financial contribution to offset or compensate for adverse effects

For the full text of the above provisions, reference can be made to the Proposed Plan Change 2 of the Kaitiaki Coast Operative District Plan 2021.

9.8.1 Assessment

As the outcomes are the same under the Operative District Plan 2021 and Proposed Plan Change 2 frameworks, no weighting is necessary.

The proposal will not detract from the character and amenity of the area as outlined in section 8.4 of the report in response to the housing needs and demands in this well-established urban environment. Legal and physical access and services will be provided to the proposed second dwelling complying with the sight distance, off-street parking and other permitted activity standards of the District Plan and Subdivision and Development Principle and Requirements (SDPR) 2012. The proposal therefore will be consistent with Objectives DO-Ox1, DO-Ox2, DO-O11, DO-O14, DO-O13 and Policies UFD-Px, GRZ-P10, TR-P6 and TR-PARK-R8.

Financial contribution will be paid prior to the issue of Code of Compliance Certificate for the proposed second dwelling or before the certification of the subdivision consent RM200033. Therefore, the proposal is considered to be consistent with Policies FC-P3.

A detail assessment of the relevant Objectives and Policies has been provided with the application which I adopt and should be read in conjunction with this report. Some excerpts are as follows:

Application site is within an existing urban area and will result in the consolidation of the urban zone. The proposed new dwelling will be of a density consistent with the district plan standards and the existing surrounding environment. The dwelling will not place unmanageable pressure on the existing public infrastructure. It is therefore considered the proposal is consistent with Policies UFD-P1 and UFD-P4.

The application site is zoned for residential development and is therefore generally appropriate for the type of activity proposed. Amenity values of the application site and surrounding area will be retained. It is therefore considered the proposal is consistent with Policy UFD-P11.

The proposed development will contribute to the District's housing stock in a residentially zoned area. The existing and new dwellings will be well connected to transport networks and local services. The proposal is therefore considered to be consistent with Policy UFD-P2.

There will be no significant change to the streetscape of Manly Street as the dwelling will be located to the rear of the site. The site will retain their predominantly residential character following the consented subdivision which will formally separate the existing residential development that is already present on the site. All lots will be able to accommodate vehicle parking on site. The built development does not dominate the streetscape of Manly Street. The proposal is therefore considered to be consistent with Policy GRZ-P11.

Given the consented environment, we consider that a precautionary approach has been adopted through the assessment of flood risk and the design, location and construction of the

dwelling that have been informed by suitably qualified experts. The proposal is therefore considered to be consistent with Policy NH-P4.

Hydraulic neutrality for stormwater run-off can be achieved by disposing of stormwater through on site soakage on each lot which has been demonstrated and approved as part of the building consent. The proposed stormwater management solution demonstrates hydraulic neutrality and is therefore consistent with Policy INF-MENU-P17.

The consented environment will provide for the existing and proposed residential development to be adequately serviced by reticulated networks without creating capacity or efficiency issues. The proposal is therefore considered to be consistent with Policies INF-MENU-P19, INF-MENU-P20 and INF-MENU-P21.

Overall, the proposal is considered to be consistent with the relevant Objectives and Policies of both the Proposed Plan Change 2 and the Kapiti Coast Operative District Plan 2021.

Wellington Regional Proposed Natural Resources Plan

The Proposed Natural Resources Plan for the Wellington Region was notified on 31 July 2015 with decisions released on 31 July 2019.

Policy P27 of the PNRP refers to “High hazard areas” otherwise known as areas at high risk from natural hazards and states that the use and development, including hazard mitigation methods, in high hazard areas shall be avoided.

As the site does not fall within the definition of high hazard area, none of the provisions of the plan relating to natural hazards apply to this application.

9.9 Any Other 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 matters that are relevant to this application that need to be considered.

10 OTHER RELEVANT RESOURCE MANAGEMENT ACT SECTIONS

10.1 Conditions of Resource Consents – s108 or s220

S.108AA Requirements of conditions of resource consents

(1) A consent authority must not include a condition in a resource consent for an activity unless—

(a) the applicant for the resource consent agrees to the condition; or

(b) the condition is directly connected to 1 or both of the following:

(i) an adverse effect of the activity on the environment;

(ii) an applicable district or regional rule, or a national environmental standard; or

(c) the condition relates to administrative matters that are essential for the efficient implementation of the relevant resource consent.

(2) Subsection (1) does not limit this Act or regulations made under it.

(3) This section does not limit section 77A (power to make rules to apply to classes of activities and specify conditions), 106 (consent authority may refuse subdivision consent in certain circumstances), or 220 (condition of subdivision consents).

(4) For the purpose of this section, a district or regional rule or a national environmental standard is applicable if the application of that rule or standard to the activity is the reason, or one of the reasons, that a resource consent is required for the activity.

(5) Nothing in this section affects section 108(2)(a) (which enables a resource consent to include a condition requiring a financial contribution).

As stated in section 8.4 of this report, even though no earthworks have been proposed as part of this resource consent but based on the meeting on 25 July 2022 with Council's Planner and Development Engineer, the applicants' agents has offered a condition that any earthworks shall be undertaken in accordance with the Engineering Approved Plan for RM200033 on 27 October 2021, drawing titled "Earthworks Plan", Project 169 Manly Street, 2 Lot Subdivision, Project No. 624, Drawing No. J624-EW-102, REV 1 and dated 17 September 2021. This will be included as condition in section 12 of this report.

No additional conditions will be added above those recommended by the Development Engineer for RM200033 and included in section 12 of this report. The conditions meet the requirements of Section 108AA as they relate to standards in District Plans for the provision of services in accordance with Council's Subdivision and Development Principles and Requirements 2012 and payment of reserve contributions.

The draft conditions were sent to the applicant on 22 August 2022 and they have confirmed via email on 24 August 2022 that the conditions are acceptable, thereby meeting the requirements of section 108AA.

10.2 Review Condition – s128

No review condition is recommended.

10.3 Financial Contribution Conditions

Reserve contributions and development contributions will be required for the one new unit of demand. Contributions will only be required to be paid once. If the second dwelling is constructed on the property prior to the subdivision, then the contributions will be payable at the time of the code of compliance certificate for the dwellings. If the subdivision occurs prior to the code of compliance being issued, then the contributions will be payable prior to the section 224 certification.

The reserve contribution is set out in condition 3 below (section 12 of the report) and the development contribution is included in the advice notes below. If the reserve contribution was based on the date that this application was received, they would be at an increased cost due to the inflation required to be calculated in the District Plans. As they have already been calculated for the subdivision, it was considered that the existing calculated fees should be imposed as part of this application.

10.4 Monitoring

No monitoring conditions will be included in this consent.

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 in accordance with Section 5 of the Act as it allows for the construction of a second dwelling, without having a detrimental impact on the residential environment or any neighbouring properties.

11.2 Section 6-Matters of National Importance

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

The assessment of relevant Matters of National Importance has been provided with the application which I adopt as follow:

- *The proposed residential development will be undertaken in an area that is zoned general residential and will not be considered inappropriate.*
- *There will be no change to the provision of public access along the coastline of Paraparaumu Beach. There are numerous access points to and along the coast in this location and the proposed dwelling will have no impact on this.*
- *The management of risks from natural hazards has been addressed through the Miyamoto and 4Sight reports appended to this application that were lodged as part of the consented subdivision (RM200033). These reports address the earthquake and coastal erosion risk respectively. In both cases, it has been demonstrated that the proposed dwelling can be constructed within Lot 2 without generating significant risk from natural hazards. The approved building consent (BC220011) demonstrates how the foundation design of the proposed dwelling has been designed in accordance with the findings and recommendations of the Miyamoto report. On this basis, mitigation measures have been incorporated into the design to manage any risk from an earthquake.*

Based on the above, we considered the proposed activity is consistent with Section 6 of the RMA.

I concur with the above assessment.

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.

There are three matters relevant with the proposal as follow:

- b. the efficient use and development of natural and physical resources
- c. the maintenance and enhancement of amenity values
- f. maintenance and enhancement of the quality of the environment

The proposal allows for the efficient use and development of a finite resource with reference to parts (b), (c) and (f) above because this proposal to construct the second dwelling is in keeping with the existing residential nature of the subject site and the surrounding environment.

11.4 Section 8-Treaty of Waitangi

The proposal is considered to be in accordance with the principles of te Tiriti o Waitangi as the site is not identified as having cultural significance.

11.5 Conclusion on Part 2 matters

Overall, the proposal is consistent with Part 2 matters because this proposal allows for the construction of a second dwelling without having a detrimental effect on the surrounding environment.

12 RECOMMENDATION

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 a second dwelling in the fill control area not complying with yard setback and height in relation to boundary standards and the building floor level of the attached non-habitable garage below the 1% AEP flood levels at 169 Manly Street, Paraparaumu (being Lot 13 DP 13488 R/T WN531/275) subject to the following conditions which were imposed under Section 108 of the Resource Management Act 1991.

Conditions:

General

1. The activity shall be undertaken in general accordance with the information, plans and specification supplied with application RM220115 and the further information supplied by Land Matters on 1st, 10th and 22nd of June, 6th and 12th of July, and 2nd of August 2022 except where modified by conditions of consent with reference to the following plans prepared by Drafted Architectural Design under Project No. 2920 and dated February 2022
 - Site Plan, Drawing No. 1;
 - Floor Plan Lower, Drawing No. 2;
 - Floor Plan Upper, Drawing No. 3;
 - Elevations, Drawing No. 4;
 - Elevations, Drawing No. 5.

Stamped as "Final Approved Plans" on 25 August 2022, except where modified by conditions of consent.
2. Any earthworks shall be undertaken in accordance with the Engineering Approved Plan for RM200033 on 27 October 2021, drawing titled "Earthworks Plan", Project 169 Manly Street, 2 Lot Subdivision, Project No. 624, Drawing No. J624-EW-102, REV 1 and dated 17 September 2021.
3. A Reserve Contribution is payable and has been assessed at \$14,165.33 including GST.
Note: The contribution must be paid prior to the issue of a code of compliance certificate under the Building Act 2004, unless it is paid prior under the conditions of subdivision consent RM200033.
4. The consent holder shall comply with the requirements of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012 (KCDC's SDPR: 2012), unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.

5. The consent holder shall make adequate provision for the control of stormwater run-off during the construction period and shall apply the appropriate recommendations found in Greater Wellington Regional Council's Erosion and Sediment Control Guidelines for the Wellington Region" and "Small earthworks – Erosion and sediment control for small sites to the satisfaction of the Council's Development Engineer. Silt retaining structures or ponding areas shall be constructed and maintained throughout the duration of the works to the satisfaction of the Council's Development Engineer.
6. The consent holder must ensure that no nuisance effect, including dust, may be caused by discharge of material beyond the boundary of the subject site. For the avoidance of doubt material includes but is not limited to silt, sediment, vegetation and aggregate.

Advice Notes:

- The proposed buried water tank should not be subject to surcharge from the building(s) and shall be designed and constructed to ensure that flotation does not occur.
- 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 post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.
- 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.
- All costs arising from any of the above conditions shall be borne by the consent holder, pursuant to section 36 of the Resource Management Act 1991.
- 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.
- 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.
- The consent holder is responsible for obtaining all other necessary consents, permits, and licences. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- Works within the legal road will only be approved where they comply with Council procedures and processes which are set out below:
 - a. Before undertaking work in the legal road you must make a Corridor Access Request (CAR) and receive a Works Access Permit (WAP) from us. 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.
 - b. Before any excavations are undertaken a "Before U Dig" inquiry must be 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 to protect your site, contractors, and the public during operations. Corridor Access Requests require 5 working days' notice before work can commence and Traffic Management Plans for road closures and events must be received 42 working days in advance of the closure or event. Please note: The "Before U Dig" service has no information on council's buried water, wastewater or stormwater assets. Our mapping tools show the location of the buried council assets.

- c. Work must be undertaken in accordance with Councils guides and standard drawings. Examples of forms, guides and standards drawings, an information sheet, application form and standard drawings (engineering plans) are available for download or print from the Council website and examples include:
 - Vehicle Installation Information;
 - Vehicle Crossing Application Form;
 - Roding Standard Drawings; and
 - Vehicle Crossing Guidelines
- If any waahi tapu or other cultural site or an archaeological site(s) are uncovered during physical works, the consent holder shall require the contractor to adopt the following protocol:
 - a. Work shall cease immediately at that place;
 - b. The consent holder shall advise the Project Archaeologist, representatives of the Atiawa ki Whakarongotai, and Heritage New Zealand Pouhere Taonga
 - c. Materials discovered will be removed by the iwi responsible for the tikanga appropriate to their removal and preservation, or re-internment
 - d. Works affecting the archaeological site shall not resume until Heritage New Zealand Pouhere Taonga, the Police (if koiwi or skeletal remains are involved) and iwi representatives have each given the appropriate approval for work to continue; and
 - e. The contractor shall allow the iwi representative(s) and the archaeologist(s) access to the site to carry out the responsibilities of this protocol.

Where an archaeological authority from Heritage New Zealand Pouhere Taonga applies, and it conflicts with this accidental discovery protocol, the archaeological authority shall take precedence.

- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2019/2020 Development Contribution Policy for the additional lot being created. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time consent is lodged. The fees are listed below:

Items	Fees including GST(NZD)
Roading - District	\$2019.40
Water Treatment - Central	\$4,945.18
Water Reticulation – Paraparaumu/Raumati	\$1594.86
Wastewater - Central	\$597.43
Wastewater Reticulation – Paraparaumu	\$0.00
Stormwater – Paraparaumu/Raumati	\$1557.01
Stormwater - District	\$501.27
Community Infrastructure - District	\$1,716.59
Total per lot	\$12,931.74

There is 1 additional dwelling being created under this resource consent.

The contribution must be paid prior to the issue of code of compliance under the Building Act 2004, unless it is paid prior to any certificate pursuant to section 224(c) of the Resource Management Act 1991 been granted.

13 DECISION

That the above recommendation be adopted under delegated authority.

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 and Proposed District Plans.


Sophas Uch
Resource Consents Planner


Yolanda Morgan
Resource Consents Team Leader

RMPB250012
FINAL APPROVED PLANS
6.8.2025

DEEMED PERMITTED BOUNDARY ACTIVITY SIGN OFF:
FULL NAME AS IT APPEARS ON CERTIFICATE OF TITLE:
FULL SIGNATURE OF ALL OWNERS: 
DATE: 16/7/25

**NEW HOUSE
FOR
M PRITCHARD & J BREMER
LOT 2
169 MANLY STREET,
PARAPARAUMU BEACH**

CONTENTS:

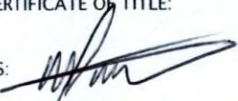
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02:SUBDIVISION PLAN
03:SITE PLAN
04:FLOOR PLAN
05:ELEVATIONS
06:ELEVATIONS



RMPB250012
FINAL APPROVED PLANS
6.8.2025

DEEMED PERMITTED BOUNDARY ACTIVITY SIGN OFF:


FULL NAME AS IT APPEARS ON CERTIFICATE OF TITLE:

FULL SIGNATURE OF ALL OWNERS: 

DATE: 16/7/25



LOT 2-169 MANLY STREET, PARAPARAUMU BEACH, LOCATION OF NEW HOUSE ON SUBDIVIDED SECTION, SITE DEVELOPMENT IN ACCORDANCE WITH APPROVED RESOURCE CONSENT RM200033



DRAFTED ARCHITECTURAL DESIGN
11 TE HARAWIRA STREET
OTAKI, NZ
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NOTES

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-PLANS ARE TO BE CROSS REFERENCED & READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION
-ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT
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PROJECT:
NEW TWO STOREY DWELLING
LOT 2, 169 MANLY STREET,
PARAPARAUMU

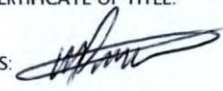
CLIENT:
M PRITCHARD &
J BREMER

TITLE:
LOCATION PLAN

SCALE AT A3: N.T.S	DATE: DEC 24	DRAWN: JS	CHECKED: JS	STATUS: AMEND
PROJECT NO: 3224	REVISION: ----	DRAWING NO: 01		

RMPB250012
FINAL APPROVED PLANS
6.8.2025

DEEMED PERMITTED BOUNDARY ACTIVITY SIGN OFF:
FULL NAME AS IT APPEARS ON CERTIFICATE OF TITLE:

FULL SIGNATURE OF ALL OWNERS: 

DATE: 16/7/25

INDICATIVE LOCATION
OF EXTERIOR SHOWER,
CONFIRM LOCATION WITH
OWNER ONSITE

STACKING SLIDING DOORS

FEATURE 90x40 CEDAR
BATTENS

RECESSED ENTRY

SECTIONAL GARAGE DOOR
WITH AUTO OPENER

LOW LEVEL TIMBER DECK
CONSTRUCTED UNDER
SCHEDULE 1 OF NZBA

PREFORMED ACRYLIC SHOWER
WITH SAFETY GLASS SCREEN/
DOOR

NEW LOW LEVEL LANDING/STEP
CONSTRUCTED UNDER SCHEDULE
1 OF NZBA, LANDING TO PROJECT
400mm BEYOND SWING OF DOOR

LAUNDRY ALCOVE WITH
SHELVING OVER BY
SPECIALIST

INDICATIVE LOCATION OF
WORK BENCH & STORAGE
SHELVING

PROPOSED FLOOR PLAN-LOWER

SCALE 1:100

FLOOR AREA: 136M (Incl. brick rebate & columns)

LEGEND:

- TIMBER FRAMING
- NOMINATED BRICK VENEER
CLADDING
- SMOKE DETECTORS INSTALLED
WITHIN 3M OF ALL SLEEPING SPACES

- CONCRETE DRIVEWAY/PATIOS
- TIMBER DECKS

*FLOOR PLAN DIMENSIONS MAY VARY SLIGHTLY,
ROOM DIMENSIONS HAVE BEEN ROUNDED UP OR
DOWN TO THE NEAREST MEASUREMENT

ELEVATION KEY:



**DRAFTED ARCHITECTURAL
DESIGN**
11 TE HARAWIRA STREET
OTAKI, NZ
PHONE: 022 607 0234
EMAIL: drafted.nz@gmail.com
www.drafted.nz

NOTES

DO NOT SCALE FROM DRAWINGS
-CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR
TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES
-PLANS ARE TO BE CROSS REFERENCED & READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS,
CONSULTANT REPORTS & SPECIALIST DOCUMENTATION
-ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING
CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT
-THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE
REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY
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PROJECT:

NEW TWO STOREY DWELLING
LOT 2, 169 MANLY STREET,
PARAPARAUMU

CLIENT:

M PRITCHARD &
J BREMER

TITLE:

FLOOR PLAN-LOWER

SCALE AT A3:	DATE:	DRAWN:	CHECKED:	STATUS:
1:100	DEC 24	JS	JS	AMEND
PROJECT NO:	REVISION:	DRAWING NO:		
3224	---	03		

RMPB250012
FINAL APPROVED PLANS
6.8.2025

DEEMED PERMITTED BOUNDARY ACTIVITY SIGN OFF:

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FULL SIGNATURE OF ALL OWNERS:

DATE:

16/8/25

CLERESTORY WINDOWS OVER
ALFRESCO, LIVING & DINING
ROOM JOINERY

SAFETY GLASS SCREEN
OVER ALFRESCO ROOM
SLIDING DOORS

VELUX SKYLIGHT INSTALLED TO
MANUFACTURERS SPECIFICATIONS
(FCM-224G)

ALFRESCO ROOM WITH
IN-BUILT ELECTRIC BBQ
HOTPLATE & RANGEHOOD
& GAS FIRE

TILED WET AREA SHOWER

DOUBLE GLAZED
ALUM. JOINERY

W/C WITH SELECTED VANITY

OUTLINE OF ROOF OVER

PROPOSED FLOOR PLAN-UPPER

SCALE 1:100

FLOOR AREA: 133m2 (incl. alfresco)


LEGEND:

- TIMBER FRAMING
- 1.0M HIGH TIMBER SAFETY BARRIER
- PITCHED CEILING/SOFFIT AREAS
- SMOKE DETECTORS INSTALLED
WITHIN 3M OF ALL SLEEPING SPACES

ELEVATION KEY:



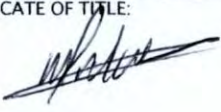
*FLOOR PLAN DIMENSIONS MAY VARY SLIGHTLY,
ROOM DIMENSIONS HAVE BEEN ROUNDED UP OR
DOWN TO THE NEAREST MEASUREMENT

	DRAFTED ARCHITECTURAL DESIGN	NOTES -DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK. CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ON-SITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.	PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU	CLIENT: M PRITCHARD & J BREMER	TITLE: FLOOR PLAN-UPPER				
	11 TE HARAWIRA STREET OTAKI,NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz				SCALE AT A3: 1:100	DATE: DEC 24	DRAWN: JS	CHECKED: JS	STATUS: AMEND
					PROJECT NO: 3224	REVISION: ----	DRAWING NO: 04		

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FINAL APPROVED PLANS
6.8.2025

DEEMED PERMITTED BOUNDARY ACTIVITY SIGN OFF:

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FULL SIGNATURE OF ALL OWNERS: 

DATE: 16/7/25

VELUX SKYLIGHT INSTALLED TO
MANUFACTURERS SPECIFICATIONS
(FCM-224G)

FULL HEIGHT WING WALLS

PROPRIETARY GLASS
BALUSTRADE OVER
STACKING SLIDER

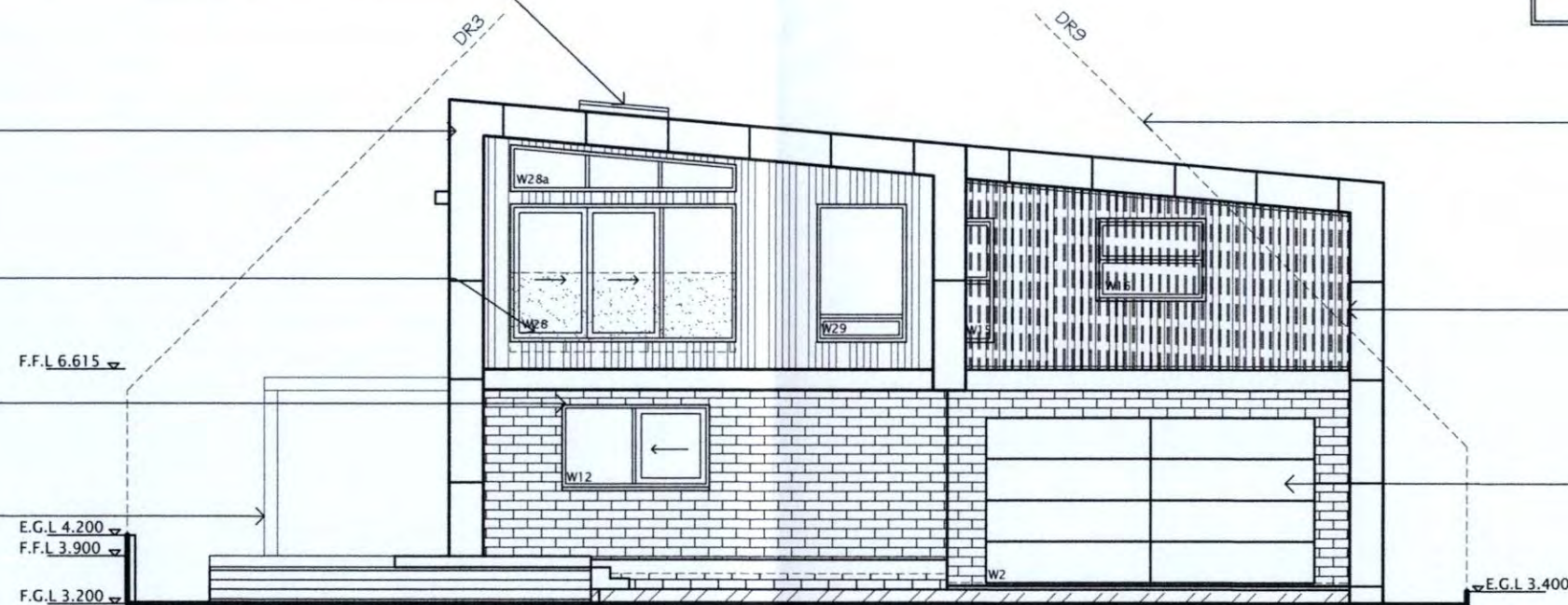
DOUBLE GLAZED ALUMINIUM
JOINERY

FUTURE LOUVERTEC ROOF
SYSTEM

DAYLIGHT RECESSON PLANES
TAKEN FROM EXISTING GROUND
LEVELS, REFER SITE PLAN FOR
LOCATIONS

FEATURE ALUMINIUM SCREEN
INSTALLED UNDER SCHEDULE 1
OF THE NZBA

NOMINATED ALUMINIUM
COMPOSITE GARAGE DOOR
WITH AUTO OPENER



ELEVATION-1
SCALE 1:100

DAYLIGHT RECESSON PLANES
TAKEN FROM EXISTING GROUND
LEVELS, REFER SITE PLAN FOR
LOCATIONS

FIXED ALUMINIUM SUN LOUVERS
INSTALLED UNDER SCHEDULE 1
OF THE NZBA

FEATURE BRICK VENEER
CLADDING

CLERESTORY WINDOWS OVER
ALFRESCO, LIVING & DINING
ROOM JOINERY

PROPRIETARY GLASS
BALUSTRADE OVER
STACKING SLIDER


STACKING SLIDING DOORS



ELEVATION-2
SCALE 1:100

LEGEND:


-  NOMINATED BGC STRATUM
RANDOM PATTERN CAVITY
CLADDING
-  BGC NULINE PLUS
WEATHERBOARDS
(205mm WIDE)
-  NOMINATED COLORSTEEL
TRIMLINE ROOFING

	DRAFTED ARCHITECTURAL DESIGN	NOTES -DO NOT SCALE FROM DRAWINGS -CONTRACTORS TO VERIFY ALL MEASUREMENTS & LOCATION OF SERVICES ON SITE PRIOR TO COMMENCING WORK, CONTACT DRAFTED.NZ FOR ANY CONTRADICTIONS OR ONSITE ANOMALIES -PLANS ARE TO BE CROSS REFERENCED & READ IN CONCURRENCE WITH PROJECT SPECIFICATIONS, CONSULTANT REPORTS & SPECIALIST DOCUMENTATION -ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE, RELEVANT DISTRICT PLAN REQUIREMENTS & OR RESOURCE MANAGEMENT ACT -THE COPYRIGHT OF THIS DRAWING IS VESTED IN DRAFTED.NZ & IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDER.	PROJECT: NEW TWO STOREY DWELLING LOT 2, 169 MANLY STREET, PARAPARAUMU	CLIENT: M PRITCHARD & J BREMER	TITLE: ELEVATIONS																				
	11 TE HARAWIRA STREET OTAKI, NZ PHONE: 022 607 0234 EMAIL: drafted.nz@gmail.com www.drafted.nz					<table><tr><td>SCALE AT A3:</td><td>DATE:</td><td>DRAWN:</td><td>CHECKED:</td><td>STATUS:</td></tr><tr><td>1:100</td><td>DEC 24</td><td>JS</td><td>JS</td><td>AMEND</td></tr><tr><td>PROJECT NO:</td><td>REVISION:</td><td>DRAWING NO:</td><td colspan="2"></td></tr><tr><td>3224</td><td>----</td><td>05</td><td colspan="2"></td></tr></table>	SCALE AT A3:	DATE:	DRAWN:	CHECKED:	STATUS:	1:100	DEC 24	JS	JS	AMEND	PROJECT NO:	REVISION:	DRAWING NO:			3224	----	05	
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6.8.2025

DEEMED PERMITTED BOUNDARY ACTIVITY SIGN OFF:

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FULL SIGNATURE OF ALL OWNERS: 

DATE: 16/7/25

DAYLIGHT RECESSION PLANES
TAKEN FROM EXISTING GROUND
LEVELS, REFER SITE PLAN FOR
LOCATIONS

VERTICAL SHIPLAP JOINTS
TO JH AXON PANEL MANUAL
FIG 6

START POINT FOR JH ALUMINIUM
HORIZONTAL "H" MOULD JOINTERS
TO COLUMNS, SPACE EQUALLY
FORM THIS COLUMN & ALIGN
AROUND HOUSE

JH ALUMINIUM EXTERNAL
CORNERS TO COLUMNS

JH AXON PANEL CAVITY
FIXED CLADDING TO FASCIA
& COLUMNS

BGC STRATUM VERTICAL
SHIPLAP WEATHERBOARD
CLADDING

FIXED ALUMINIUM SUN LOUVRE
BEYOND

FUTURE LOUVERTEC ROOF
SYSTEM

ALUMINIUM INTER-STOREY "Z"
FLASHING WITH 15° SLOPE

LOW LEVEL DECK INSTALLED
UNDER SCHEDULE 1 OF NZBA

ELEVATION-3
SCALE 1:100

DAYLIGHT RECESSION PLANES
TAKEN FROM EXISTING GROUND
LEVELS, REFER SITE PLAN FOR
LOCATIONS

FEATURE ALUMINIUM SCREEN

OUTLINE OF FULL HEIGHT
WING WALL BEYOND


COLORSTEEL ALTIMATE
TRIMLINE ROOF CLADDING

FULL HEIGHT WING WALLS

LOW LEVEL DECK/LANDING
INSTALLED UNDER SCHEDULE 1
OF NZBA

ELEVATION-4
SCALE 1:100
LEGEND:

-  NOMINATED BGC STRATUM
RANDOM PATTERN CAVITY
CLADDING
-  BGC NULINE PLUS
WEATHERBOARDS
(205mm WIDE)
-  NOMINATED COLORSTEEL
TRIMLINE ROOFING

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