

Submission on notified proposal for plan change



About preparing a submission on a proposed plan change

You must use the prescribed form

- [Clause 6](#), Schedule 1 of the Resource Management Act 1991 (RMA) requires submissions to be on the prescribed form.
- The prescribed form is set out in [Form 5](#), Schedule 1 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.
- This template is based on Form 5. While you do not have to use this template, your submission must be in accordance with Form 5.

Your submission and contact details will be made publicly available

- In accordance with [clause 7](#) of Schedule 1 of the RMA, the Council will make a summary of your submission publicly available. The contact details you provide will also be made publicly available, because under [clause 8A](#) of Schedule 1 of the RMA any further submission supporting or opposing your submission must be forwarded to you by the submitter (as well as being sent to Council).
- [Section 352](#) of the RMA allows you to choose your email to be your address for service. If you select this option, you can also request your postal address be withheld from being publicly available. To choose this option please tick the relevant boxes below.

Reasons why a submission may be struck out

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious
- it discloses no reasonable or relevant case
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- it contains offensive language
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

To Kāpiti Coast District Council

Submission on Proposed Plan Change 2 to the Operative Kapiti Coast District Plan 2021

Submitter details

Full name of submitter: Bellabby Ltd C/- Cuttriss

Contact person (name and designation, if applicable): Elliott Thornton

Postal address (or alternative method of service under section 352 of the RMA):

elliott.thornton@cuttriss.co.nz

Telephone: 021 449 053

Electronic address for service of submitter (i.e. email): elliott.thornton@cuttriss.co.nz

I would like my address for service to be my email *[select box if applicable]*



I have selected email as my address for service, and I would also like my postal address withheld from being publicly available *[select box if applicable]*



Scope of submission

The specific provisions of the proposed plan change that my submission relates to are:
[give details]

See attached letter.

Continue on a separate sheet if necessary

Submission

My submission is: *[include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views]*

See attached letter.

Continue on a separate sheet if necessary

I seek the following decision from the Kāpiti Coast District Council: *[give precise details]*

Continue on a separate sheet if necessary

Hearing Submissions [select appropriate box]

I wish to be heard in support of my submission.	<input checked="" type="checkbox"/>
I do not wish to be heard in support of my submission.	<input type="checkbox"/>
If others make a similar submission, I will consider presenting a joint case with them at a hearing.	<input checked="" type="checkbox"/>
If others make a similar submission, I will not consider presenting a joint case with them at a hearing.	<input type="checkbox"/>

14/09/2022

Signature of Submitter
(or person authorised to sign on behalf of submitter)

Date

A signature is not required if you make your submission by electronic means.

Trade Competition [select the appropriate wording]

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by [clause 6\(4\)](#) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could ☐ / I could not ☒ gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission, please complete the following:

I am ☐ / I am not ☒ directly affected by an effect of the subject matter of the submission that—

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

Email your submission to district.planning@kapiticoast.govt.nz or post/deliver to:

Attn: District Planning Team
Kāpiti Coast District Council
175 Rimu Road
Paraparaumu 5032

For office use only

Submission No:

93



ref: Thornton/22867

13th September 2022

Kapiti Coast District Council
Private Bag 60601
Paraparaumu

Via Proposed District Plan submissions

Dear Kapiti Coast District Council

SUBMISSION TO PROPOSED KAPITI COAST DISTRICT PLAN

This is a submission on behalf of our client Bellabby Ltd (the applicant) generally in support of Proposed Plan Change 2 (PC2) however they oppose not rezoning their land at 73 Ratanui Road to General Residential Zone.

On behalf of the applicant, we are seeking to have their property at 73 Ratanui Road, rezoned to General Residential. We have offered reasoning for your consideration below:

National Policy Statement on Urban Development 2020

This site is part of a larger block of land that sits at the corner of Ratanui Road and Otaihangā Road. The existing General Residential Zone is located to the north, west and east of the block. We consider it appropriate to rezone this entire block of land to General Residential, as enabled by the section 77G(4) of the Resource Management Act 1991 (the Act) to give effect to policy 2 of the **National Policy Statement on Urban Development 2020** (NPS-UD) requiring the Kāpiti Coast District Council, as a tier 1 Council, to enable sufficient development capacity to meet expected demand for housing over the short and medium term.

To meet the definition of sufficient, the development capacity must be plan enabled, infrastructure ready, feasible and reasonably expected to be realised, and meet the expected demand plus appropriate competitiveness margin.

Plan-enabled

As per clause 3.2(2)(a) of the NPS-UD, Kāpiti Coast District Council must provide sufficient development capacity that is plan-enabled. Under clause 3.4(1) of the NPS-UD, plan enabled means land identified for growth in the medium term is zoned for housing in the PDP. The **Kapiti Coast District Council Te Tupu Pai – The Growing Well Strategy** indicated this block of land should be a medium priority growth area which is a clear indication that Council have already identified the land as being appropriate for urban development. To meet policy 2 of the NPS-UD the land should be rezoned General Residential as part of PC2 in order to meet clause 3.4(1)(b) of the NPS-UD.

Not rezoning the land as now would otherwise likely result in further fragmentation of the land into lifestyle blocks, similar to what has already started to occur as shown in Figure 1 below, which will limit the ability to provide more cohesive future urban development and limit the potential of this land meet the demand for housing. Based on the current Rural Lifestyle zoning, the standards specify a minimum lot size of 4,000m² and an average area requirement of 1 ha across any subdivision, which will limit the ability the land to accommodate urban growth in the future.

Infrastructure-ready

As per clause 3.2(2)(b) of the NPS-UD, Kāpiti Coast District Council must provide sufficient development capacity that is infrastructure-ready. The site already meets the definition of being infrastructure-ready under clause 3.4(3) of the NPS-UD in that there is already adequate existing development infrastructure. This includes:

- **Network infrastructure** including power, telecommunications, wastewater and water services are already running along Otaihanga Road and along the southwestern corner of Ratanui Road; and
- **Transportation infrastructure** with roads abutting two sides of the block of land, access to the site and connectivity through the property can be easily achieved.

Feasible and reasonably expected to be realised

As per clause 3.2(2)(c) of the NPS-UD, Kāpiti Coast District Council must provide sufficient development capacity that is feasible and reasonably expected to be realised. Given the demand for housing, availability of infrastructure and surrounding context being already zoned General Residential, there is no indication that development of the site for residential would not be feasible or reasonably expected to be realised.

In addition to the matters raised above, the ground conditions for development of the larger block of land is suitable for development comprising primarily of sand, with some pockets of peat present. In addition, this block of land is largely flood free as shown in Figure 2 below with the northern extent adjacent to The Drive experiencing ponding.

Meet expected demand plus appropriate competitive margin

As per clause 3.2(2)(d) of the NPS-UD, Kāpiti Coast District Council must provide sufficient development capacity that to meet expected demand plus appropriate competitive margin. As already mentioned, the site has been identified by Council as a medium priority grown area suggested that there is likely to be sufficient need for housing. Clause 3.22 of the NPS-UD requires that in addition to expected demand, a 20% margin be applied to provide for competition.

Qualifying Matters

Having regard to section 770 of the Act, there are no qualifying matters that would preclude the rezoning of the above land to General Residential Zone.

Summary

This block of land including the land the applicant's site at 73 Ratanui Road is some of the most desirable development land available on the Kapiti Coast. Comprising of sand, infrastructure readily available, largely flood free and access available and it is surrounded on three sides by the General Residential Zone making it a logical block of land to rezone.

Rezoning this land is consistent with the NPS-UD as it will add to the development capacity, satisfying Councils requirements to provide or realise development capacity along with enabling enhanced competitiveness which will assist with housing affordability.

Yours faithfully



Elliott Thornton, BUrbEnvPlan, MNZPI
Principal Planner

CUTTRISS CONSULTANTS LTD

Elliott.Thornton@cuttriss.co.nz

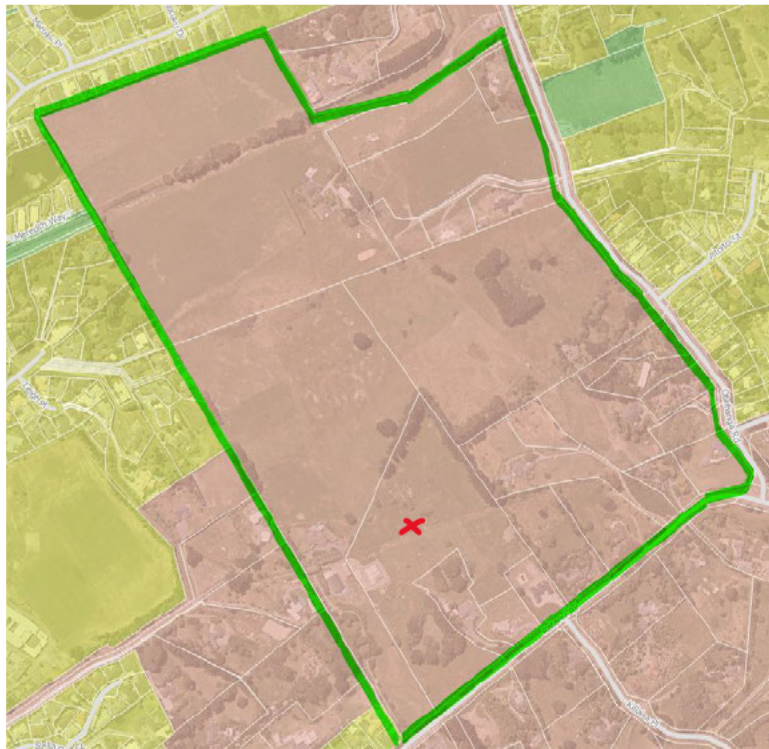


Figure 1: Rural Lifestyle Zone at the corner of Ratanui Road and Otaihanganga Road (site marked in red)

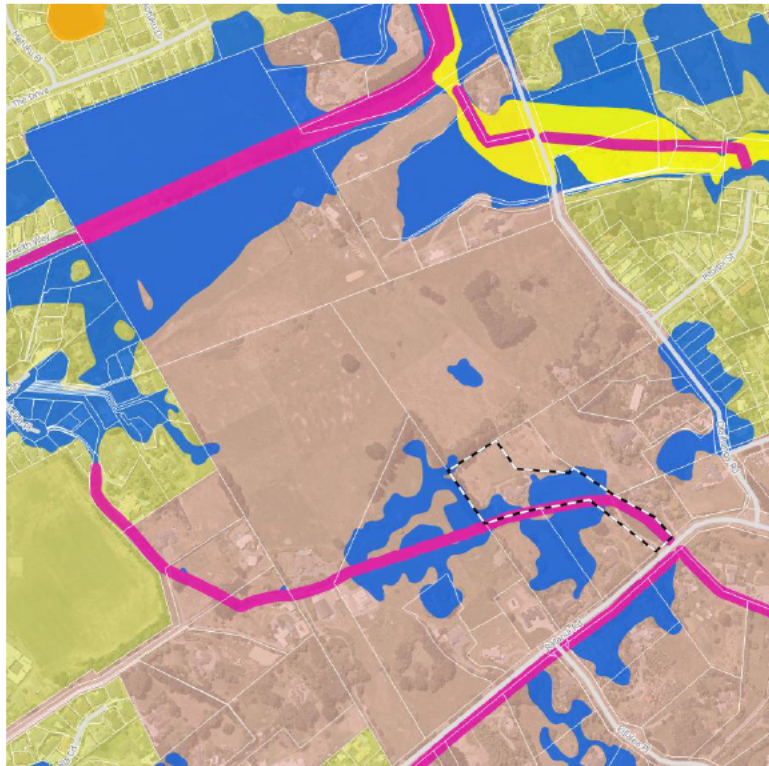


Figure 2 Flood hazards – Ponding (blue) and Stream Corridor (pink)

From: [Nicola Todd](#)
To: [Mailbox - District Planning](#)
Cc: [Elliott Thornton](#); ["Shane Murland"](#); zaidaholdingsltd@gmail.com; [Nick Taylor](#)
Subject: RE: [#CCL20864] Submission on PC2 by Bellabby Ltd, 73 Ratanui Road
Date: Thursday, 15 September 2022 12:51:38 pm
Attachments: [proposed-plan-change-2-submission-form 73 Ratanui Rd.pdf](#)
[22867- Submission to Draft KCDC Plan.pdf](#)

Tēna koe

Please find attached the submission form for PC2 along with an accompanying letter. Please direct your correspondence to Elliott Thornton elliott.thornton@cuttriss.co.nz

Ngā mihi nui | Thank you

Nicola Todd | Director | BSurv (Hons) | MS+SNZ |

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