

Further submission in support of, or in opposition to, submission on notified proposed plan change



About preparing a further submission on a proposed plan change

You must use the prescribed form

- [Clause 8](#), Schedule 1 of the Resource Management Act 1991 (RMA) requires further submissions to be on the prescribed form.
- The prescribed form is set out in [Form 6](#), Schedule 1 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.
- This template is based on Form 6. While you do not have to use this template, your submission must be in accordance with Form 6.

Certain persons may make further submissions

- Under clause 8, Schedule 1 of the RMA the following persons may make a further submission, in the prescribed form, on a proposed plan to the relevant local authority:
 - any person representing a relevant aspect of the public interest
 - any person that has an interest in the proposed policy statement or plan greater than the interest that the general public has
 - the local authority itself.
- You will need to explain why you meet one of these categories (space is provided in the form for this below).

Your further submission and contact details will be made publicly available

- [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.

Note to person making the submission

- A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority (Kāpiti Coast District Council).

Reasons why a further submission may be struck out

Please note that your further submission (or part of your further submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the further submission (or part of the further 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

Further Submission in Support of (or Opposition to) a Submission on Proposed Plan Change to the Operative Kapiti Coast District Plan 2021

Plan Change Number: 2

Plan Change Name: Intensification

Further submitter details

Full name of person making further submission: Vince/Eric/Raechel Osborne
Contact person (name and designation, if applicable): Marie Payne/Paul Turner (Landlink Ltd)
Postal address (or alternative method of service under section 352 of the RMA): marie@landlink.co.nz paul@landlink.co.nz (Landlink agent)
Telephone: 04 902 6161
Electronic address for service of person making further submission (i.e. email): marie@landlink.co.nz paul@landlink.co.nz
I would like my address for service to be my email <i>[select box if applicable]</i> <input checked="" type="checkbox"/>
I have selected email as my address for service, and I would also like my postal address withheld from being publicly available <i>[select box if applicable]</i> <input type="checkbox"/>

State whether you are *[select appropriate box]*

a person representing a relevant aspect of the public interest. <input type="checkbox"/>
<i>In this case, also please specify the grounds for saying that you come within this category</i>
a person who has an interest in the proposal that is greater than the interest the general public has. <input checked="" type="checkbox"/>
<i>In this case, also please explain the grounds for saying that you come within this category</i> An immediate landowner in the area who has the potential to be directly effected by the proposals contained within the plan change and subsequent submissions. Please also note the relevant public interest i.e. to meet the housing capacity for the region and to ensure effect is given to the NPS-UD.
the local authority for the relevant area. <input type="checkbox"/>

Scope of further submission

I support <input checked="" type="checkbox"/> oppose <input type="checkbox"/> the submission of: <i>[select the appropriate wording]</i>
Original Submitter's Name and Address for Service: Treadwell, Mical, Cole, Pauline, Whiteley Timothy, Dickon Stewart/Fiona, Hazelton Andrew, Patterson Andrena and Bruce , Cunningham, Stephen
Submission number of original submission: S020, S021, S029, S038, S061, S074, S124

Particular parts of the submission I support (or oppose) are:

Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal. While it is not a requirement, it would be helpful if you could state the submission point number as listed in the summary of decisions requested document.

Support in part points of the respective submissions listed above.

S020.04, S021.04, S029.04, S038.04, S061.05, S074.05, S124.05

Continue on a separate sheet if necessary

The reasons for my support (or opposition) are:

[give reasons]

Support in part - Support that the local centre zone at Ngrara, is identified in Plan Change 2 and that a residential intensification precinct is applied around this zone - i.e. walkable catchment. For further rationale please see Landlink's initial submission 209.

We support this proposal as the identification of Ngrara as a local centre (and subsequently an intensification precinct focal point) - provides the beach and surrounding Te Moana communities with a pragmatic community focal point around a local centre (as already identified in the District Plan) with room for future growth.

The currently proposed 'bakery' area as a local centre is modest and very limited in terms of expansion potential. Such a modest scale of commercial activity ,arguably, would not provide the remit to provide higher densities of urban form e.g. higher building heights (enabled by the intensification precinct) through NPS-UD. Given consideration of the mixed use zone at Ngrara, its comparable size and anticipated future development its identification as a local centre and a subsequent surrounding intensification precinct is much more feasible. The identification of a local centre at Ngrara will give effect to Policy 3 NPS-UD (d). Identifying Ngrara as a local centre zone would provide further rationale for rezoning and thus utilising development capacity at 100-110 Te Moana Road as a site within walkable distance which would give further effect to Policy 3 of the NPS-UD.

Continue on a separate sheet if necessary

I seek that [select appropriate box]

The whole or part of the original submission be allowed disallowed

[describe precisely which part below]

The identification of Ngrara as a local centre in proposed Plan Change 2 in place of the current location proposed around the bakery area, Waikanae Beach.

Continue on a separate sheet if necessary

Hearing Submissions [select appropriate box]

I wish to be heard in support of my further submission.

I do not wish to be heard in support of my further submission.

If you wish to be heard, please tick one of the following

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

If others make a similar submission, I will not consider presenting a joint case with them at a hearing.

23/11/2022 - MPayne

Signature of person making a further submission
(or person authorised to sign on behalf
of person making further submission)

Date

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

Email your further 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

Further submission No:

From: [Marie Payne](#)
To: [Mailbox - District Planning](#)
Subject: [#LL-2584] Submission Osborne
Date: Thursday, 24 November 2022 10:41:20 am
Attachments: [image002.png](#)
[image004.png](#)
[Futher Submission Osbornes 23112022.pdf](#)

Kia Ora.

Please find the attached further submission.

Kind regards,

Marie



Marie Payne
Senior Planner + [Landlink Ltd](#)
04-902-6161

