

Submissions

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PC84-1: Mr Chris Hansen: Coastlands Shopping Limited

Summary

The activity status of one supermarket, the activity status of one department store, and the activity status of more than one store 151m²-1500m².

Provision(s) [e.g. objective, rule]:

Summary:

The reason for my view are: -

PPC84 does not include an adequate assessment of environmental effects. It is incomplete in terms of requirements of Schedule 1 of the RMA. It is contrary to the RMA, and to the purpose of the RMA. It does not promote the sustainable management of Paraparaumu Town Centre. It does not meet s32(1)(a) and contains an inadequate evaluation of costs and benefits. It is contrary to section 7(b), (c) and (f) of the RMA. It does not allow Council to meet its functions under section 31(1)(a) of the RMA.

PPC84 is not consistent with the operative Wellington Regional Policy Statement, overall it is considered proposed PPC 84 is contrary to these relevant provisions as it does not give effect to a regional policy statement which intends to consolidate regionally significant centres (including the Paraparaumu Town Centre) as required by section 75(3) of the RMA.

PPC 84 is contrary to the objectives, policies and methods of the operative District Plan in that it undermines the role and function of the Paraparaumu Town Centre; it is contrary to the purpose of the Airport Zone which had an aviation activity focus.

PPC 84 is contrary to objectives, policies and methods of the Proposed District Plan.

PPC 84 is contrary to previous KCDC strategic planning between 2003 and 2005 when the vision for the Paraparaumu District Centre was developed as part of the 'Kapiti Coast: Choosing Futures' process. Plan Change 72A for part of the Paraparaumu Town Centre to facilitate retail/mixed use growth and consolidate the function of the Town Centre, the appropriateness of PPC72A was confirmed by the Environment Court late last year.

PPC 84 is also contrary to the intention and provisions of PC 73 as it was approved by Council and confirmed by the Environment Court [Ref: W082/2009].

Furthermore, proposed PPC 84 is contrary to a legally binding agreement previously entered into by the Paraparaumu Airport Ltd (PAL) with Coastlands in respect of PC 73.

PPC 84 fails to adequately identify or assess any actual or potential adverse environmental effects that might occur from the implementation of the proposal. It is considered the following significant adverse environmental effects arise from the request: economic effects, retail effects, traffic effects, and effects on urban design and form.

The reasons stated for why PPC 84 is needed does not justify the amendments proposed.

PPC 84 is only a partial solution to the concerns raised by the requester. Should proposed PPC 84 be approved, the amended provisions are not carried through into the PDP and this would need to be addressed. The timing and isolated nature of the request are problematic, give rise to an abuse of process and duplication and are matters that should be more appropriately considered in their entirety in the PDP.

I seek the following decision from the Kapiti Coast District Council: - Decline the Plan Change Summary:

Yes

Decline proposed PPC 84 in its entirety, and retain the specific provisions of the Airport Mixed use zone the subject of proposed PPC 84 as they are currently written.

If the Proposed Plan Change is not declined Summary:

Further supporting information

PC84-2: Ngahina Developments Ltd

Summary: The activity status of one supermarket, the activity status of one department store, and the activity status of more than one store 151m²-1500m².

Provision(s) [e.g. objective, rule]: or

Summary

The reason for my view are: -

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Yes

Summary

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If the Proposed Plan Change is not declined -

PC84-3: Alpha Corporation Ltd

Summary

The activity status of one supermarket, the activity status of one department store, and the activity status of more than one store 151m²-1500m².

Provision(s) [e.g. objective, rule]: or

Summary:

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decision from the Kapiti
Coast District Council: -
Decline the Plan Change
Summary**

Yes

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**If the Proposed Plan
Change is not declined**

PC84-4: Sheffield Properties Ltd

Summary

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Provision(s) [e.g. objective, rule]: or

Summary

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Summary**

Yes

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**If the Proposed Plan
Change is not declined**

PC84-5: Richard Mansell

Summary

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Provision(s) [e.g. objective, rule]: or

Summary

The reason for my view are:

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If the Proposed Plan Change is not declined -

PC84-6: Ngahina Trust

Summary

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Provision(s) [e.g. objective, rule]: or

Summary

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Decline the Plan Change
Summary**

Yes

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**If the Proposed Plan
Change is not declined -**

PC84-7: NZ Transport Agency, Angela Penfold

Summary Plan Change 84 in its entirety.

Provision(s) [e.g. objective, rule]: or Summary

The transport implications of PPC84 are not fully understood for either the MacKays to Peka Peka Expressway, particularly the Kapiti Road interchange, or for the local transport network. PPC84 contains no consequential provisions about information requirements for resource consent applications. Changes to Chapter F of the District Plan might be a useful component of PPC84.

The reason for my view are: -

Yes

I seek the following decision from the Kapiti Coast District Council: - Decline the Plan Change Summary

Decline the Proposed Plan Change 84 in its entirety.

If the Proposed Plan Change is not declined

In the event that resolution is found between the parties, the NZTA requests the necessary relief to support that resolution.