



**To:** The Registrar  
Environment Court  
Wellington

1 Coastlands Shoppingtown Limited (**Coastlands**) wishes to be a party pursuant to section 274 of the RMA to the following proceedings:

*Ballinger Industrial Limited v Kapiti Coast District Council (ENV-2018-WLG-000009)* being an appeal against decisions of the Kapiti Coast District Council on the proposed Plan.

2 Coastlands made a submission and further submissions on the Proposed Plan that gave rise to the Appeal.<sup>1</sup>

3 Coastlands has an interest in the proceedings that is greater than the general public in that it has an interest in land and buildings zoned district centre within the Paraparaumu Sub-Regional Centre that will be directly and adversely affected by the relief sought in the appeal.

4 Coastlands is not a trade competitor for the purposes of section 308C of the RMA. In any event, Coastlands is directly affected by the effects of the subject matter of the appeal that:

(a) Directly affect the environment; and

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

5 Out of an abundance of caution, Coastlands will seek a declaration confirming its status that it is not a trade competitor for the purposes of the appeal and s274 party involvement.

6 Coastlands is interested in the appeal in its entirety.

7 The Appellant seeks:

- Amendments to the Industrial/Service Zone by adding following land uses as restricted discretionary activities:
  - i. Restaurants and food and beverage outlets;
  - ii. On-licence premises;

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<sup>1</sup> Submission 218 (1 March 2013); Further Submission 55 (7 May 2013)

- iii. Retail sale of bulky goods; and
  - iv. Supermarkets;
  - The properties zoned Industrial/Service Zone on Kapiti Road fronting Kapiti Road (on plan provided with Appeal Notice) be rezoned for mixed use, either as:
    - i. A Mixed Use Precinct within Industrial/Service Zone; or
    - ii. A Mixed Use Zone, such as the Outer Business Centre Zone (or a modified Outer Business Centre Zone) and amendment of Table 6B.3 by adding new sub-clause 3A which reads: "*Retail activities in the Kapiti Road Precinct that do not meet the permitted activity standards for the Ihakara Street West Precinct.*"
- 8 Coastlands is concerned that the substantial amendments to the policies, rules and Structure Plan for the District Centre are contrary to the *Consolidation Approach* developed for the District Centre Zone and the intention to ensure the vitality and vibrancy of the existing Paraparaumu Town Centre is provided for and will have a significant detrimental effect on the amenity values of the Town Centre.
- 9 Coastlands considers that the amendments and relief sought in the Appeal:
- (a) Fail to achieve the sustainable management of the natural and physical resources required under the RMA, and in particular the sustainable management of the District Centre resources;
  - (b) Are contrary to Part 2 of the RMA, in that it will not enable social, economic and cultural wellbeing;
  - (c) Are not appropriate in terms of s32 of the Act;
  - (d) Do not give effect to national, regional and district planning objectives and policies;
  - (e) Will preclude the safe, efficient and effective development of the District Centre and associated traffic network;
  - (f) Will result in a significant decline in the efficiency, amenity, vitality and functionality of the Sub -Regional centre; and
  - (g) Are inconsistent with the grounds and relief sought as set out in the Coastlands Notice of Appeal.
- 10 Coastlands seeks for the Appeal to be disallowed.

- 11 Coastlands seeks such further or other relief as may be appropriate to give effect to its submission and further submissions on the Proposed Plan.
- 12 Coastlands agrees to participate in mediation or other alternative dispute resolution of the proceedings.
- 13 Coastlands seeks costs in respect of this appeal.

Dated this 16th day of February 2018



Penelope Ryder-Lewis

Solicitor for Coastlands Shoppingtown Limited

**Address for service of person wishing to be a party**

M F McClelland QC / PD Tancock  
Level 10, 111 Equinox House  
111 The Terrace, PO Box 10-242  
The Terrace, Wellington  
p + 04 499 2684 | f + 04 499 2705  
phernne.tancock@legalchamber.co.nz

Contact person: Phernne Tancock

**Advice**

If you have any questions about this notice, contact the Environment Court in Wellington.