

**FURTHER SUBMISSION ON PROPOSED PLAN CHANGE 2 (INTENSIFICATION) OF THE
OPERATIVE KĀPITI COAST DISTRICT PLAN PURSUANT TO CLAUSE 8 OF THE FIRST SCHEDULE
OF THE RESOURCE MANAGEMENT ACT 1991**

To: Kāpiti Coast District Council
175 Rimu Road
Paraparaumu 5032

Via email only: district.planning@kapiticoast.govt.nz

Submitter: Z Energy Limited
PO Box 2091
WELLINGTON 6140

BP Oil New Zealand Limited
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AUCKLAND 1149

Mobil Oil New Zealand Limited
PO Box 1709
AUCKLAND 1140

Hereafter referred to as the Fuel Companies

Address for service: 4Sight Consulting Limited
201 Victoria Street West
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Victoria St West
Auckland 1142

Attention: Jarrod Dixon

Phone: 021 948 073

Email: jarrod.dixon@4sight.co.nz

The Fuel Companies were a submitter (submitter number: S114) and their further submissions are as contained in the attached Table

- 1. The Fuel Companies' interest in the proposed plan is greater than the interest of the general public.**
- 2. The Fuel Companies do wish to be heard in support of these further submissions.**
- 3. If others make similar submissions, the Fuel Companies may be prepared to consider presenting a joint case with them at any hearing.**

Signed on behalf of Z Energy Limited, BP Oil New Zealand Limited and Mobil Oil New Zealand Limited



Jarrod Dixon
Senior Planner
24 November 2022

**FURTHER SUBMISSION ON BEHALF OF THE FUEL COMPANIES
ON SUBMISSIONS TO PLAN CHANGE 2 (INTENSIFICATION) OF THE OPERATIVE KĀPITI COAST DISTRICT PLAN**

Name of person/group making original submission	Original submission number	Provision	Relief sought by submitter (additions in underline, deletions in strike through)	Position of further submitter	Reason for position and relief sought
Part 3 – Area Specific Matters/Zone/Residential Zones/General Residential Zone					
Survey + Spatial New Zealand Wellington Branch	S153.03	GRZ-Rx6	<p>Amend GRZ-Rx6 as follows:</p> <p><i>Matters of Discretion</i></p> <ol style="list-style-type: none"> <i>1. The matters contained in the Residential Design Guide in Appendix x1.</i> <i>2. The matters contained in the Land Development Minimum Requirements.</i> <i>3. Site layout.</i> 4. Building density, form and appearance. <i>5. Streetscape.</i> <i>6. Landscaping.</i> 7. Reverse sensitivity. 8. Transport effects. <i>9. Where the site is located adjacent to a Place and Area of Significance to Māori identified in Schedule 9, effects on cultural values.</i> <i>10. Where the site is located adjacent to a site containing a historic heritage feature, effects on historic heritage values.</i> 11. Cumulative effects. <i>12. The imposition of financial contributions in accordance with the Financial Contributions Chapter.</i> 	Oppose	<p>The Fuel Companies oppose this submission point as it removes Council's discretion to assess reverse sensitivity effects on existing lawfully established non-residential activities for developments involving the construction and use of more than three dwellings.</p> <p>The Fuel Companies acknowledge that consideration of reverse sensitivity effects are not appropriate in relation to the construction and use of up to three dwellings per site to enable greater housing supply in accordance with the National Policy Statement for Urban Development (NPS: UD) and Medium Density Residential Standards (MDRS).</p> <p>The Fuel Companies consider that higher density residential developments (i.e. more than three dwellings) have the potential to generate greater reverse sensitivity effects (e.g. noise) compared to, for example, an existing standalone</p>

					<p>dwelling. As such, the Fuel Companies consider that the consideration of reverse sensitivity effects is appropriate and will enable the ongoing operation of existing non-residential activities and result in better amenity outcomes for future residents. The consideration of reverse sensitivity matters is also consistent with the <i>National Medium Density Design Guide (Ministry for the Environment, May 2022)</i>¹.</p> <p>Relief: Retain GRZ-Rx6 as notified</p>
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¹ <https://environment.govt.nz/publications/national-medium-density-design-guide/> accessed on 13 September 2022

From: [Jarrod Dixon](#)
To: [Mailbox - District Planning](#)
Subject: The Fuel Companies - Further submission on Plan Change 2 of the Operative Kapiti Coast District Plan
Date: Thursday, 24 November 2022 4:14:54 pm
Attachments: [image001.png](#)
[image002.png](#)
[Fuel Companies Further Submission on Plan Change 2 of the Kapiti District Plan.pdf](#)

Kia ora,

Please find attached to this email a further submission on Plan Change 2 Operative Kapiti Coast District Plan prepared on behalf of Z Energy Limited, BP Oil New Zealand Limited and Mobil Oil New Zealand Limited (The Fuel Companies).

Ngā mihi

Jarrod Dixon

Senior Planner

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