

# 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:

Helen Patricia Ridley

Contact person (name and designation, if applicable):

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

[Redacted]

Telephone:

021-02382899

Electronic address for service of submitter (i.e. email):

helenridley3@gmail.com

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]

① The consultation process for the Intensification Streamlined submissions.

② Proposed Plan Change 2: Intensification (PC2)

4.4 Residential Intensification Precincts

New policy GRZ-Px6

- as relating to ① building heights

② boundary precincts  
in Otaki.

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]

First, I acknowledge the importance of change to allow more effective and urgent housing provision in Otaki.

However in the plan change proposal, it appears that a 'one size fits all' approach has been applied across all Kapiti districts in establishing criteria for levels of intensification and in deciding on boundaries of precincts.

The special nature of Otaki is under threat.

Although in the plan, Otaki is acknowledged as a special area 'unique for its tangata whenua presence', the plan changes fail to recognise the fundamental significance of Maori presence in the town (with its educational establishments, burgeoning and normalisation of Te Reo, Maori business, creativity, arts, marae, historical areas etc.) as Otaki's special and differentiating characteristic.

Changes to building heights in the area around the Old Town, reaching right along the 'sea to mountain' pathway, and including historical whanau residential areas need to be considered carefully in terms of likely negative impacts on Otaki's 'difference' and <sup>also</sup> is likely to affect both economic & social change to disadvantage those other than developers and business sector.

The current height restrictions should remain 'frozen' until there is more discussion (led by local hapū and others involved in social effects of housing intensification) — before changes are made.

\*Continue on a separate sheet if necessary

Policy 4.4.

Delete addition of new policy GRZ-Px6 regarding Residential Intensification Precincts in Otaki township. (not around S.H.I. and Railway).

\* ie. retain 3 & 2<sup>residential</sup> height levels in Precinct A & Precinct B.

↓  
until further consideration with Otaki hapū etc

\* Also consider extension of marae protected area to extend to Dunstan St. along Mill Rd. and nearby residential streets.



**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"/>

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

27-9-2022  
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](mailto: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:

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**From:** [Helen Ridley](#)  
**To:** [Mailbox - District Planning](#)  
**Subject:** Helen Ridley submission  
**Date:** Tuesday, 27 September 2022 2:49:13 pm  
**Attachments:** [Ridley Intensification Plan submission.pdf](#)

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Attached,  
Submission Intensification Plan