

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: Jennifer Daphne Rowan

Contact person (name and designation, if applicable): NA

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

[REDACTED]

Telephone: 0279662753

Electronic address for service of submitter (i.e. email): jenjools@xtra.co.nz

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]

Tena koutou katoa,

My submission will mostly relate to Policies 3 and 9, and in specific relation to Paekakariki.

I support the submissions of Karl Farrell, and Allie Webber

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]*

The over-riding principle for my submission is that provision be made to ensure that future planning developments to meet mana whenua needs in the district can be managed within this Plan Change 2.

As Paekakariki is almost all General Residential Zoning, allowing for the MDRS to apply, one has to ask, who do these changes really benefit in a village like Paekakariki. This is a small and intimate village, where land is scarce especially around the railway station, and in the village generally, and whatever is built there should be blended into the landscape sensitively. Provision for the building of high rise apartments does not benefit anyone, except the developer, and will ruin the look and feel of the village.

More importantly, is to consider the impact of the proposed changes on Ngati Haumia ki Paekakariki (NHKP), who have been alienated from their land for many generations now, and most of the hapu have left the village because of the encroaching gentification and unaffordability of the housing stock in the village. Ten years ago there were 64 members of NHKP living in the area, now there are just four remaining.

As we move into the next decade, I would trust that an 'iwi lens' is put on the policies to include a wider appreciation of the social and cultural impacts that these types of developments can have in a real way.

Case in point is when the council has to 'take into account' the principles of the Treaty of Waitangi, in this case in urban environments, local iwi and hapu must be involved in the preparation of planning documents now.

Note: It would be prudent if the council paid voluntary iwi and hapu members for the time and information they bring to the table.

Central Government has now imposed a 'one stop shop' process through their National Policy Statements on Urban Development. These are intended for local government to amend and incorporate into their District Plans. Whilst I can see why this has happened, I do not accept that this 'blanket approach' is acceptable in some parts of our district, especially Paekakariki. The bar is set in Paekakariki with the two storeyed buildings already there now with the Holtoms building and the hotel apartments. It would be more prudent to use the MDRS rules to allow for more small detached flats as well tiny homes into the village, which would enhance its amenity and character value.

Any further low density/low-rise buildings, comprising 1-2 storey stand alone dwellings, would integrate well into the limited spaces provided in and around the railway station, and be compatible with the surrounding landscape.

This approach would continue to enhance and define the distinctive character of Paekakariki.

Note: One criteria for assessment of urban development is "Heritage" factors. The Paekakariki railway station comprises several heritage buildings with strong history in the District, and what goes on around this precinct has to retain and support that mana.

I believe the constraints on the height restrictions need to be tight, and require consenting. Because the village is landlocked the land is valuable, so what is built in the future must sit comfortably and appropriately in the environs.

I am aware in making these comments that there is the possibility of Paekakariki township boundaries being expanded in the next decade to include land which may become available from the acquiring of land from the Transmission Gully surplus land tidy-up. These discussions are currently taking place within the Wainuiwhenua project, and include not only local village stakeholders but also Ngati Toa, Greater Wellington Regional Council, as well as KDC.

How this land is defined, its ownership and its future uses is yet to be decided, but there is the potential for some 25 hectares to be suitable for housing and light industrial activity. Some of this land runs along the Tilley Road boundary, and which is ideal for further housing development.

Qualifying matters.

I support these tools to help monitor the growth developments in the District. Because my emphasis is on supporting the local hapu and iwi generally in the District, I endorse the 'qualifying matters', and wish to see the identified 'coastal precinct' and 'wahi tapu' sites added to the list. I trust this includes any future sites that will be identified as well, and the new areas for a Marae Takiwa Precinct, and the Karewarewa Urupa at Waikanae.

Continue on a separate sheet if necessary

I seek the following decision from the Kāpiti Coast District Council: *[give precise details]*

That a height restriction for Paekakariki be placed at no more than two stories, across the village of Paekakariki.

That provision be made so that it is easier for smaller flats and tiny homes to be added to properties in the village.

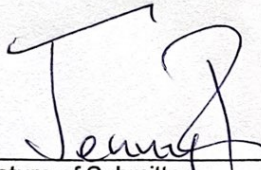
That provision be made for the establishment of Papakianga development across the District.

That the list of Qualifying matters include and provision for 'coastal precinct' and 'wahi tapu'.

Continue on a separate sheet if necessary

Hearing Submissions [select appropriate box]

I wish to be heard in support of my submission.	<input checked="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 type="checkbox"/>
If others make a similar submission, I will not consider presenting a joint case with them at a hearing.	<input type="checkbox"/>


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

13 September 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 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: [jenjools](#)
To: [Mailbox - District Planning](#)
Subject: Plan Change 2 Submission, JD Rowan
Date: Wednesday, 14 September 2022 1:05:33 pm
Attachments: [Kapiti Coast.pdf](#)

Please find attached below my submission on notified proposal for KCDC Plan Change 2.
Jenny Rowan
(ph 0279662753)

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