

## Submission on notified proposal for plan change

**You must use the prescribed form**

**Your submission and contact details will be made publicly available**

**Reasons why a submission may be struck out**

**About preparing a submission on a proposed plan change**

- *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.*

- *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.*

*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):*

- o it is frivolous or vexatious*

- o it discloses no reasonable or relevant case*

- o it would be an abuse of the hearing process to allow the submission (or the part) to be taken further*

- o it contains offensive language*

- o 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:** Ian and Jean Gunn

**Contact person (name and designation, if applicable):** Ian Gunn

**Telephone:** 021567134

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

**Postal address (or alternative method of service under section 352 of the RMA):** email address above is fine

**I would like my address for service to be my email** *[select box if applicable]* AS stated above I like you to use our email address.

**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]* Were relaxed about having our address publicly notified-4B Mckay St. Paraparaumu Beach.

**Scope of submission**

**The specific provisions of the proposed plan change that my submission relates to are:** The designation of precinct B situated north of Kapiti road, Paraparaumu Beach ie related to the Paraparaumu Beach local centre area, specifically the height designation of 4 storeys.

### **Submission**

**My submission is:** *[include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views]*

We oppose the establishment of Precinct B extending north of Kapiti road( identified as Precinct Golf-Manly in this submission) and wish to restrict the area designated for 6 storeys to the land where 6 storeys have already been constructed on Kapiti road, ie reducing the seaward boundary to the base of the existing high rise building.

The reasons stated for the establishment for higher density housing are not applicable, as follows;

- DO-03#1 desires to create efficient services and to integrate with the existing township- due to Kapiti road and its high traffic density flows Precinct Golf-Manly will never be integrated into the township area. It is already very difficult to cross this major arterial route to visit the township-the current crossing arrangements are impractical and threaten all pedestrians crossing this thoroughfare. Any change which increases traffic flows along Kapiti road increases the danger to pedestrians and cyclists.
- The Paraparaumu Beach town centre is not an area with high employment numbers -DO-03#3 If this is an important criteria then such zones need to be established next to the light industrial zones created throughout the district. We know that following the impact of Covid there has been a huge change in where people want to work ie at home not in concentrated business areas.
- DO-03#4 desire to increase resilience and not increase the risk to life or severity of danger to property from natural hazards. The Kapiti road area is identified as a ponding area due flooding from both the land and sea level rise(see Takutai map assessments). Any buildings constructed in this identified zone -even with higher base floors- will reduce the area of flooding resulting in both higher flood water levels and will redirect the flow increasing velocities causing further vulnerabilities to dwellings fronting Kapiti road. These vulnerabilities further highlight the inability to integrate the Precinct Golf-Manly into Precinct B-there is a lack of connectivity.
- DO-03#6 notes the desire to protect the special character of the areas proposed to have a change in designation status. The Precinct Golf-Manly is underlain by a sand dune complex resulting in either special character views either to the west to Kapiti Island or towards the Tararua ranges or to a limited extent south towards the Marlborough Sounds. Throughout these dwellings there are a variety of specimen trees which provide natural character and additional biodiversity values.
- 1.3 Local Issues- “Achieving an urban form that balances the need to meet the many housing needs of the District’s residents with the preservation recognition of valued character and the achievement of *infrastructure* integration efficiencies is an additional, complex challenge. “ The Precinct Golf-Manly area has special character values plus the vulnerabilities of the Kapiti road area make the integration of this area with the town ship area impractical.
- 1.12 the qualifying coastal matter zone is narrow and doesn’t include the lower reaches of the Tikotu stream. In our experience the lower reaches of streams are vulnerable to incursions from the sea, and flooding and needs to be included in the qualifying coastal matter zone.

- 2.4 UFD-P3-“ Residential intensification will give consideration to the effects of *subdivision* and *development* on character and *amenity values*, where these are provided for in the District Plan.” Can you please clarify if the character values provide for the protection of iconic views.
- 10.1 Stormwater provisions. The increased intensification of the Precinct Golf-Manly will not be able to achieve the hydraulic connectivity rules due to the dune complex terrain. In fact its very likely that there will be a substantial increase in stormwater runoff due to the increase in impermeable surfaces. Recent rainfall data provided by Greater Wellington Regional Council on the assessment of rainfall intensities due to climate change highlight that the current stormwater arrangements will be grossly overwhelmed.

**I seek the following decision from the Kāpiti Coast District Council:**

1. The removal of the designation Precinct B from the area defined in this submission as Precinct Golf-Manly.
2. The Precinct Golf-Manly area be designated as a general residential area.
3. The high rise area in lower Kapiti road be reduced to the existing high rise building footprint.
4. That the coastal qualifying matter area be extended inland to the entrance to Paraparaumu Beach Golf Course entrance to include the ponding area, sea incursion area.
5. That the special character definition include the protection of iconic views such as to the west, east and south of the defined area Precinct Golf-Manly, across the whole district.
6. That all ponding areas be identified as flooding/ponding qualifying matter as any buildings in these areas will impact on the local flooding/ponding.

**Hearing Submissions [select appropriate box]**

**YES** I wish to be heard in support of my submission.

I do not wish to be heard in support of my submission.

**YES** If others make a similar submission, I will consider presenting a joint case with them at a hearing.

If others make a similar submission, I will not consider presenting a joint case with them at a hearing.

Signature of Submitter **Ian and Jean Gunn** Date 25<sup>th</sup> September 2022

*(or person authorised to sign on behalf of submitter)*

*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 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:***

**Don't understand this provision 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 <a href="mailto:district.planning@kapiticoast.govt.nz">district.planning@kapiticoast.govt.nz</a> 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:** [Ian Gunn](#)  
**To:** [Mailbox - District Planning](#)  
**Subject:** Submission of I&JSP Gunn to intensification proposals.  
**Date:** Sunday, 25 September 2022 10:40:17 pm  
**Attachments:** [Doc1.pdf](#)

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Kia ora,  
Please find our submission to the proposed land intensification rule changes.  
Thanks for the opportunity to make a submission.  
Nga mihi nui  
Ian and Jean Gunn