

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: Keith Brian Lewis

Contact person (name and designation, if applicable):

Postal address (or alternative method of service under section 352 of the RMA):
12B Ventnor Drive, Paraparaumu

Telephone: 021 767441

Electronic address for service of submitter (i.e. email): keithlewis247@icloud.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]

The proposed rezoning of the area between Old SH1, Buckley Grove and Ventnor Drive from Low Density Residential to General Residential.

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 area between Buckley Grove, Ventnor Drive and Old SH1 was zoned Low Density Residential some 25 years ago because large parts of it were within a Ponding Area caused by the deliberately restricted size of the culvert beneath the railway line near Lindale. The ponding area, was 'sacrificial', to limit flooding in then proposed new subdivisions on the seaward side of the railway line. So far as I am aware this situation of a restricting culvert and a 'sacrificial' ponding area has not changed since.

Those parts of the present Low Density Residential Area that are above the "true" (see explanation later) Ponding Area could indeed be used safely for General Residential purposes. Those within the "true" ponding area should not be. If areas are infilled to raise them above the ponding level of 10.1m above mean sea level to provide building sites, then this will increase the danger of flooding in properties around the edge of the ponding area. I therefore wish to have the designation of General Residential for this area specifically amended to prohibit any reduction of the ponding volume by infilling for building or other purposes.

I have used the word "true" ponding area to refer to the ponding area shown in earlier versions of the district scheme, which show an area limited by the 10.1m height contour. This is logical as the surface of a pond will be pretty much the same level everywhere. The latest district scheme shows a ponding area whose edges slope steeply up to Ventnor Drive. Obviously ponds do not have sloping surfaces. We discussed this at length with the Stormwater and Coastal Engineers in February and August/September 2018. It was my and our neighbours understanding that "Jacobs" would amend the error to show the difference between ponding and 'shallow surface runoff' if there was extreme rainfall and blocking of all other runoff paths - nothing like that has happened in the 30 years we have lived here. However, a few days ago, when I clicked on the link within the Proposed Change 2 website, I again got the map that showed "Ponding" where it was agreed that 'Jacobs' would correct it to show 'sheet surface flow'. Clearly Jacobs have done nothing in 4 years. Surface sheet flow in extreme events is a minor hazard for homes on piles and those able to maintain drains that deflect sheet surface flow. There is no chance of our home sitting, however briefly, in a pond. I request that the district schemes hazard maps be corrected as agreed in 2018 so that insurance companies and potential purchasers of our properties in Ventnor Drive will not get an entirely false impression of flood risk.

Continue on a separate sheet if necessary


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

1. To prevent infilling and only allow building that does not require infilling in the (true) ponding area of the present Low Density Residential Area between Buckley Grove and Ventnor Drive after it is rezoned General Residential
2. To correct Flood Hazard maps that show areas of potential Shallow Surface Flow as areas of Ponding, particularly in those first available to the public, as promised 4 years ago.

Continue on a separate sheet if necessary

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"/>


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

Date

14/09/22.

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:

171

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Received by
Kapiti Coast District Council
at Paraparaumu

15 SEP 2022

By Noelene Time 11:18

Kapiti Coast District Council
175 Rimu Rd
Paraparaumu 5032

Re Proposed Plan Change 2.