

# 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: Margaret Eila Stevenson-Wright

Contact person (name and designation, if applicable):

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

Telephone: 027 546 1630

Electronic address for service of submitter (i.e. email): faun@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]*

1) The Takiwa Precinct provisions proposed in the plan change have been accepted as a 'qualifying matter' recognising that the cultural and traditional practices that occur at marae are likely to be sensitive to the effects of surrounding development. The precinct seeks to manage these effects by providing for a lower level of development to occur adjacent to marae as a permitted activity.

It is recognised that one group of people who came and settled in Waikanae are likely to be sensitive to the proposed intensification, yet to anyone else who settled in Waikanae who shares a similar connection to the mountains, river and land, are not. Where the hills and mountains provide a spiritual quality of special character to people living in an area such as Waikanae, then access to that should be provided for all.

2) In the feedback from the earlier 'draft' submissions council have asserted that Waikanae station meets the definition of a 'rapid transit stop' outlined in the NPS-UD.

It is not clear that this is the case. One of the requirements in the NPS-UD rapid transit service definition is that it is 'quick'.

The majority of people using the train service from Waikanae travel to Wellington station. Sitting on a train for two hours a day is not a 'quick' service. The PREC<sub>x1</sub> for Waikanae (proposed Map 10) should at least be more restricted in area, in recognition of the long travel time.

*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]*

1) I am opposed to the extent of the proposed PRECx1 for Waikanae (map 10). I am also opposed to the application of the MDRS to the General Residential Zone in Waikanae where it would completely block view of the hills and significantly reduce the green space, which is what many came all the way to Waikanae for. Sensitivity to the effects of development should be allowed for all in Waikanae, not just in the Takiwa Precinct.

The Central Government mandates that have been 'served' to local Councils / Territorial Authorities in terms of medium to high density housing are acknowledged. (RMA-EHS; NPS-UD; MDRS and others).

In my view:

The implicit expectation is that each Council will adopt this initiative in terms of both extent / scope and speed best suited to the ratepayers that they are appointed /elected and paid to serve.

Critical ingredients of local discussion must include-

- a) Accessible and timely public consultation by Council supported by widely disseminated clear, unambiguous information – both diagrammatic and written.
- b) Proposed changes that explicitly respect – regardless of precinct, ethnicity or the invidious chronological argument based on comparative arrival via canoe, ship or plane, the fact that each and everyone's home and their immediate surroundings are their tūrangawaewae, the place to stand empowered and connected to kin.

Lack of regard or acceptance to the tūrangawaewae based rights of each of us demonstrates a palpable and divisive lack of inclusion to the right of unfettered views to the hills, sunshine and green space – all of which are essential to nature's green cathedral of health and healing.

I invite you to carefully consider Psalm 121 (King James Bible):

121.1 I will lift mine eyes unto the hills, from whence cometh my help.

121.2 My help cometh from the Lord, which made heaven and earth.

121.3 He will not suffer thy foot to be moved: he that keepeth thee will not slumber.'

And within your decision-making focus on true inclusivity versus the quicker contingent route of exclusivity within the changing of the status of land to suit 'perceived' immediate gain.

Decisions made now will be irreversible and impact on both current ratepayers and future generations. Hold no doubt that the decisions that you make will be your legacy and not forgotten.

In anticipation of both your evidence-based response and rational future action.

2) I am opposed to Waikane being taken as a rapid transit stop when the majority of passenger journeys on the train take two hours, which is not quick. Residents make that journey because of the special quality of the hills, river and green space they value and relate to. The MDRS as proposed will diminish that. There are stations close to Wellington station where the journey would be quick, yet proposed intensification is no greater than what is proposed for Waikanae. Council is too keen to implement government policy in haste, without adequate justification for the immediate extent and uncontrolled effect.

*Continue on a separate sheet if necessary*

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

- 1) Reduce the extent of PRECx1 for Waikanae to be within 400m walking distance from the Waikanae Station until such time as an extending need from Wellington city and Porirua city intensification has been established.
- 2) Further restrict the MDRS rules to ensure some view of the hills and green space is maintained for buildings that currently have it in Waikanae.
- 3) Retain the existing Waikanae special zoning areas in the interim, with the MDRS intensification rules experimentally applied to the non-precinct general residential areas until issues and problems with the MDRS intensification can be fully appreciated and handled.

*Continue on a separate sheet if necessary*

**Hearing Submissions [select appropriate box]**

I wish to be heard in support of my submission.	<input type="checkbox"/>
I do not wish to be heard in support of my submission.	<input checked="" 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"/>

27 September 2022

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

\_\_\_\_\_  
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:

192

**From:** [Margaret](#)  
**To:** [Mailbox - District Planning](#)  
**Subject:** Submission on Proposed Plan Change 2 to Operative Kapiti Coast District Plan 2021  
**Date:** Tuesday, 27 September 2022 8:23:25 am  
**Attachments:** [220927 MSW UD submission.pdf](#)

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My submission is attached in Form 5

**Margaret Stevenson-Wright JP**



027 546 1630