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## Submission on notified proposal for plan change



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

#### You must use the prescribed form

- , Schedule 1 of the Resource Management Act 1991 (RMA) requires submissions to be on the prescribed form.
- The prescribed form is set out in 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 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 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).
- 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 Kāpiti Coast District Plan 2021

#### Submitter details

Full name of submitter: Karl Farrell (Ngāti Haumia ki Paekakariki)

Contact person (name and designation, if applicable):

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

[REDACTED]

Telephone: 021 100 5543

Electronic address for service of submitter (i.e. email): farrellwhanau@hotmail.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]

*Ref: policies 1 and 9 of the NPS-UD.*

***Policy 1:** Planning decisions contribute to well- functioning urban environments, which are urban environments that, as a minimum have or enable a variety of homes that: (1) meet the needs , in terms of type, price and location, of different households; and (2) enable Maori to express their cultural traditions and norms.*

***Policy 9:** local authorities, in taking account of the principles of the treaty of Waitangi in relation to urban environments, must: involve Hapu and Iwi in the preparation of RMa planning documents and any FDSs by undertaking effective consultation that is early, meaningful and as far as practicable, in accordance with Tikanga Maori; and when preparing RMa planning documents and FDSs, take into account the values and aspirations of Hapu and Iwi for urban development; and provide opportunities in appropriate circumstances for Maori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Maori and issues of cultural significance; and operate in a way that is consistent with Iwi participation legislation.*

Essential character attributes/patterns/relationships:

Primary attributes - the Paekakariki Beach Residential Precinct has a strong sense of place derived from its coastal location and associated landscape setting. This, together with the existing low-density residential development that integrates well into the landscape setting, contribute to the low-key beach character of the precinct and its collective amenity value.

**(1) Landscape character attributes:**

- *Distinctive steep relict, and largely intact foredune landforms (dominated by slopes steeper than 1.5 over 76% of the sites);*
- *an extensive vegetation cover of tall trees (8m + ) that creates a largely continuous mature vegetation pattern accentuating the landform (vegetation cover above 30% for 84% of the sites)*

**(2) Built character attributes:**

- *Low-density/low-rise built form comprising 1-2 storey stand alone dwellings on individual lots that integrates well into and is compatible with the landscape setting.*
- *as integral parts of their coastal setting, landform and vegetation patterns are strongly interrelated. Working in unison with the low-density built form, they represent the precinct's primary character. It is the relationship between the primary landscape and built form attributes of the precinct that define its distinctive character. Managing this relationship is important if the precinct's primary attributes are to be maintained.*

The primary character attributes are experienced throughout the precinct, as well as in views from various locations within the wider area.

*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]

Toitu Te Whenua Toitu Te Moana Toitu Te Tangata

Tena Koutou Katoa

Ngati Haumia Ki Paekakariki (NHKP) are recognized as the Manawhenua and ahi Kaa in the small township of Paekakariki. We Whakapapa to Ngati Toa RaNgatira, Te ali awa Ki Whakarongotai and Nga Hapu o Otaki. While we accept KCDC is bound by Central Government's NPS which have forced the current discussions on possible District plan changes, there are concerns on the effects some of these changes may have on our people and the Environment. NHKP have been alienated from our Whenua for generation's and it continues to this day. Many of our people are in the lower socio economic population and Intensified housing in Paekakariki will do little to encourage them back to their whenua as cost and unaffordability is key to this issue. So the question is who will benefit from this, the people of the land, the needy, or the people who can afford it.

We appreciate and resonate with the need for housing, as clearly outlined by the stories and statistics in the undertaken by the Council this year (2022).

We believe it is vital that this housing is provided in the right places, for the right people and at the right price.

So - let's unpack.

### Right places:

- Our whanau and the wider community have been having kōrero about the potential for a **Marae** at the northern end of Paekakariki so any new developments should happen with cognisance and consideration for these aspirations.
- We also have aspirations to explore and engage with the potential of papakainga developments for Paekakariki, working alongside the Council to make this a reality. any intensification that hinders potential for these aspirations to be actualised, is something we would be significantly concerned by.
- We must ensure any intensification is supported with the infrastructure to enable people to live sustainable, socially connected lives eg. near the train station, EV chargers etc.

### Right people:

- The number of Ngati Haumia ki Paekakariki whanau living in the village has dwindled, from being over 30 to now only 4. The health of the whenua and culture of our community could be further enhanced if there were where for our people to move home into. any new development of intensified housing should have input from a Community Land Trust, which Council is considering establishing, to ensure those who most need housing right now, are able to get that roof over their head.
- We provide social and affordable housing, with different ways of living, renting or owning a home; through mechanisms like papakainga, so we house a diversity of people and those who're local, first.
- We have to make sure that our wider community benefits from the growth that's projected, and doesn't lose out.

*Continue on a separate sheet if necessary*

**District Plan Operative Provisions;**

The Kapiti Coast District Plan identifies Paekakariki Beach Residential Precinct as one of four special character areas/precincts with a coastal location. The District Plan describes these precincts as settlements with ' a linear form, low key beach' character and expressive topography enhanced by prominent mature vegetation. Their memorable natural setting contributes to a strong sense of place. Further to this, the District Plan provides a list of the common patterns that underpin the beach character which relate to both built and natural features and characteristics (ref District Plan, General Residential Zone, Beach Residential Zone, page 3). To ensure appropriate management of the special character of these precincts the District Plan has made them subject to specific rules and standards ' to ensure that new development is sensitive to its landscape setting and enhances the collective character, amenity value and the significance of each area.

**Right price:**

- The average house price in our District in June 2022 was \$945,695. For many in our community, this is simply out of reach.
- Enabling intensification should again be done with the goal of providing housing at a price, through a mechanism such as a Community Land Trust, which makes housing attainable.

**Enabling Papakainga:**

- We look forward to seeing the redefining of  
through this Plan Change hopefully helping to enable the delivery of practical options for Ngati Haumia ki Paekakariki whanau to move home. We look forward to working with the Council in the future to make this a reality.

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

**Ngati Haumia Ki Paekakariki propose;**

- 1. *That any intensification be limited to two storeys in the whole Paekakariki township.***
  - a. In our view, the NPSUD can't and shouldn't be one size fits all. It should instead consider the unique challenges faced in different parts of Aotearoa, what housing is already built but not being maximized and whether there's infrastructure to support continued growth.
  - b. Currently in Paekakariki, there are dwellings which sit empty for the majority of the year. We need to be making better use of the housing that already exists, and recognising safe, dry, warm shelter as a basic right that all whanau should be entitled to.
  - c. For us, our whanau have to have housing to move back to Paekakariki if we are to take the concept of having a Marae in the village further.
  
- 2. *That a full study be carried out on the effects to our waterways and environment increased population and development will have.***
- 3. *A detailed development plan including infrastructure development and building rules be completed before any intensification.***
  - a. We need to understand how many people Paekakariki's infrastructure can sustainably support into the future.
  - b. It would also be interesting to better understand how many people we're actually trying to house in the various townships across the coast, and how to do this most effectively.
  
- 4. *KCDC takes into account the effects any intensification in Paekakariki will have on our Marae/ papakainga development aspirations.***
  - a. Explore the potential for papakainga in some parts of the Open Space Zone, to the northern end of Paekakariki..
  - b. As intensification is occurring, we see it to be important that the infrastructure is not maxed out so there's potential to support the development of papakainga.

*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 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)

26/09/22

\_\_\_\_\_  
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 \_\_\_\_\_ 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  
post/deliver to:  
  
Attn: District Planning Team  
Kāpiti Coast District Council  
175 Rimu Road  
Paraparaumu 5032

or

For office use only

Submission No:

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