

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: Anastasiia (pref Stacey) Liakhovskaia

Contact person (name and designation, if applicable):

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

[REDACTED]

Telephone: 0224576747

Electronic address for service of submitter (i.e. email): alalykina@gmail.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]

Proposed District Plan Change 2, Appendix A. Proposed amendments to the District Plan maps, Map 14 Zones & Precincts

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]*

Please, withdrawn my previous submission made on Have Your Say website.

I wish the provisions to be amended with the whole Rongomau Lane neighbourhood to be re-zoned to General Residential zone, 47 Rongomau Lane in particular.

The Rongomau Lane is adjacent to well-established residential Leinster Avenue community. It has approximately 20 dwellings with the recent development added a few dwellings. Since SH1 was built, it is no longer rural. For rates and postal purposes it is already classified as Urban.

The sections with residential buildings or potential, previously acquired by the Crown for SH1 construction, are now disposed to private owners and NZTA designation is removed (like 45 and 47 Rongomau Lane). The community has a sealed road access and all the services (water supply, sewer, stormwater, fiber and power) on the road. It is in a close proximity to Raumati South community center.

The geotech study for 47 Rongomau Lane got evidence that the building platform is on a good ground and the risk of liquefaction is quite low due to high density of the soil (under the 40-60 cm of loose top soil). The council confirmed the site is suitable for residential construction issuing the building consent in June 2022.

Continue on a separate sheet if necessary

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

- 1) add 47 Rongomau Lane to the re-zoning map (and maybe 45 Rongomau Lane too if the owner wants it this way).
- 2) make a plan for further Rongomau Lane development to fit for growing community: open the direct access to Rongomau Lane from the roundabout (now the access is via Leinster Avenue), confirm that the services' (power, fiber, water, sewer) capacity is enough for 100+ proposed dwellings, extend the sewer pipes to the end of cul de sac, build a kids play ground in this area (Maybe the Crown could dedicate 244 or 252 Main Road for this?).

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)

15/09/2022

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.

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(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:

123 - updated



From: [Stacey Liakhovskaia](#)
To: [Mailbox - District Planning](#)
Subject: Re: Submission for Proposed District Plan Changes 2
Date: Friday, 30 September 2022 5:16:22 pm

Kia ora Abbey,

Thank you very much for your kind advice and options offered.
I would like to keep my initial submission (which I sent over email on 15th) and include the note on late submission please (option 2 as per your email).

Cheers,

Stacey Liakhovskaia
+64 22 457 6747

On Fri, 30 Sept 2022 at 16:25, Mailbox - District Planning
<District.Planning@kapiticoast.govt.nz> wrote:

Hi Stacey

Thank you for showing further interest in Plan Change 2.

Please note that your request to update your submission and withdraw your previous submissions will mean that your submission (updated) would be treated as a late submission due to the submission deadline being 5pm 27 September 2022. Your update email request was received at 11.33pm on 27 September 2022. When it comes to late submissions, it is up to the Independent Hearing Panel (IHP) to determine if they will accept them or not. I cannot advise you on what they will decide.

An option is to keep your initial submissions and then include, with a note, your updated submission. That way your initial submissions must be considered, and then the (IHP) still have the option to accept or reject your late submission.

Please let me know what you would like to do?

Kind regards

Abbey Morris
Planning Technical Support Officer

Kāpiti Coast District Council
Tel 04 296 4725
Mobile 027 3037 312

www.kapiticoast.govt.nz

From: Stacey Liakhovskaia <alalykina@gmail.com>
Sent: Tuesday, 27 September 2022 11:33 pm
To: Mailbox - District Planning <District.Planning@kapiticoast.govt.nz>
Cc: Abbey Morris <Abbey.Morris@kapiticoast.govt.nz>
Subject: Re: Submission for Proposed District Plan Changes 2

Kia ora koutou,

Please accept my submission (v.3. - I withdrawn my initial submission made via Have Your Say and the one emailed to you on 15/09. This version is basically same, just providing more details.)

Cheers,

Stacey Liakhovskaia

+64 22 457 6747

On Thu, 15 Sept 2022 at 16:59, Stacey Liakhovskaia <alalykina@gmail.com> wrote:

Kia ora koutou,

Please accept my submission (v.2. - I withdrawn my initial submission made via Have Your Say, it is basically same, just providing more details with this version)

Cheers,

Stacey Liakhovskaia

+64 22 457 6747

The material in this email is confidential to the individual or entity named above, and may be protected by legal privilege. If you are not the intended recipient please do not copy, use or disclose any information included in this communication without Kāpiti Coast District Council's prior permission.

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[Redacted]

Telephone: 0224576747

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

Please, withdrawn my previous submissions made on 1) Have Your Say website, 2) via email on 15/09/2022.

* * *

I wish the provisions to be amended with the whole Rongomau Lane neighbourhood to be re-zoned to General Residential zone, 47 Rongomau Lane in particular.

The 47 Rongomau Lane section is soundly aligned with the proposed basis for areas within the district to be rezoned as General Residential Zone, namely:

1. 47 Rongomau Lane is already located in an urban area and is connected to the infrastructure services. Evidence: OKDCP 2021 maps for urban/non-urban areas and services, council rates classification.
2. It has a relatively low degree of constraints. The main building platform sits on elevation and the ponding constraint can be managed through existing District Plan rules. The designation to NZTA has been lifted upon the land disposal to the private owner.
3. The section is not sufficiently large or complex enough to require a "structure planned" approach. The section is much smaller than the other lots in the area already proposed for re-zoning.
4. Re-zoning is appropriate to regularise the area into the surrounding zoning pattern with most of the sections on Rongomau Lane already zoned as Residential or proposed for re-zoning. 45 and 47 Rongomau Lane are the only two sections on the lane that are not designated to NZTA, have all the properties of residential land but yet remain rural.

A few more details:

The Rongomau Lane is adjacent to well-established residential Leinster Avenue community. It has approximately 20 dwellings with the recent development added a few dwellings. Since SH1 was built, it is no longer rural. For rates and postal purposes it is already classified as Urban. It is in a close proximity to Raumati South community center.

The sections with residential buildings or potential, previously acquired by the Crown for SH1 construction, are now disposed to private owners and NZTA designation is removed (like 45 and 47 Rongomau Lane). The community has a sealed road access and all the services (water supply, sewer, stormwater, fiber and power) on the road.

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

27/09/2022

Date

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Attn: District Planning Team
Kāpiti Coast District Council
175 Rimu Road
Paraparaumu 5032

For office use only

Submission No:

123 - original



From: [Stacey Liakhovskaia](#)
To: [Mailbox - District Planning](#)
Subject: Submission for Proposed District Plan Changes 2
Date: Thursday, 15 September 2022 5:00:03 pm
Attachments: [proposed-plan-change-2-submission-form-form-5 - LAV.pdf](#)

Kia ora koutou,

Please accept my submission (v.2. - I withdrawn my initial submission made via Have Your Say, it is basically same, just providing more details with this version)

Cheers,

Stacey Liakhovskaia
+64 22 457 6747