

Ngā Hapū o Ōtaki

*He waka eke noa
We are all in this waka together*

88 Mill Road
Ōtaki
5512

Address for service

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Kāpiti Coast District Council
district.planning@kapiticoast.govt.nz

24 November 2022

Form 6: Submission on Proposed Plan Change 2 - Intensification to the Operative Kapiti Coast District Plan 2021

*Ka waihape atu ki te pūtake o Tararua
Ki Te Tuara o Te Rangihaeata
E kautere atu ana ngā wai tuku kiri
o Ōtaki, o Waitohu
Ki ngā whenua tuku iho i mahuetia ai e rātou mā
E whakawhenua ai te noho a ngā uri whakatupu
o Huia, o Maiotaki, o Pare, o Koroki, o Kapumanawawhiti
E tau nei e!*

At the northern end of the Kapiti District, Ōtaki sits in a varied and vibrant natural environment including the Tararua ranges, Te Tai-o-Rehua, rivers, streams and lakes and fertile land. With a population of 3,489 and a Māori population of 41.4% or 1,443 people¹, three marae, four kohanga reo, two kura Māori, one immersion unit at a school and a Wānanga; Otaki is a healthy kaupapa, tikanga and te reo Māori space and a vibrant kohanga to wānanga education environment.

The five hapū of the area work together as Ngā Hapū o Ōtaki to advance the aspirations of the hapū and care for the environment.

¹ 2018 StatsNZ figures @ <https://www.stats.govt.nz/tools/2018-census-place-summaries/otaki>

Ngā Hapū o Ōtāki seeks to work with our partners to design growth and development in the area that prioritises restoration of mauri and mana of both te taiao and ngā tangata as a critical step towards repairing some of the damage of the past 200 years.

Getting the balance of enabling rules to provide for sufficient, affordable and healthy kāinga whilst caring for te taiao and our ability to connect to and grow our taonga is the current challenge. It is a critical step towards hauora and rangatiratanga.

Ngā Hapū o Ōtāki submitted on the KCDC DP PC2 and now provides this document as a 'further submission'.

About further submissions

A 'further submission' on the KCDC proposed district Plan changes PC2 is a submission that supports or opposes other submissions on the proposed plan change. It is an opportunity to have a say on the changes sought by others.

Further submissions must be limited to the matters raised by others in their submissions on PC2. New points may not be raised about the Plan Change.

To make a further submission, you must either :

- be someone who represents a relevant aspect of the public interest
- have an interest in PC2 greater than the general public (as outlined in clause 8, Schedule 1 of the [Resource Management Act 1991](#) (RMA)).

Ngā Hapū o Ōtāki is submitting as a person (or entity) that has an interest in the proposal that is greater than the interest that the general public has.

The submissions are as follows overleaf.

I wish to be heard in support of the further submission.

Email to district.planning@kapiticoast.govt.nz

Qualifying matters Coastal

We support the submission of:	Submission number: SO 15
Name: Manhire, William	Address: bill.manhire@vuw.ac.nz
Submission point and matter supported: SO 15.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged areas as they have been identified with potential of being affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 15
Name: Manhire, William	Address: bill.manhire@vuw.ac.nz <bill.manhire@vuw.ac.nz>;
Submission point and matter supported: SO 15.02	
Reason: We agree that the Takutai Kāpiti Coastal Hazards Adaptation Zones are areas that will potentially be affected by coastal hazards (such as sea level rise, coastal erosion, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 18
Name: Maclean Streat Apartments	Address: gordon.shroff@icloud.com <gordon.shroff@icloud.com>;
Submission point and matter supported: SO 18.01	
Reason: All residents as far as practicable should be able to enjoy the views of Kāpiti Island (a significant cultural site). Climate change and coastal hazards including erosion, inundation, tsunami risks etc provide the basis of this and our argument to not increase building heights in coastal beach areas.	
Decision sought: Amend the Coastal Qualifying Matter Precinct to include the beach areas of Kāpiti coast, and retain existing building heights as they are currently.	

We support the submission of:	Submission number: SO 19
Name: Moxon, Christopher	Address: chris.moxon@moxonpartners.com <chris.moxon@moxonpartners.com>;
Submission point and matter supported: SO 19.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged areas as they have been identified with potential of being affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100	

years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.

Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.

We support the submission of:	Submission number: SO 19
Name: Moxon, Christopher	Address: chris.moxon@moxonpartners.com <chris.moxon@moxonpartners.com>;
Submission point and matter supported: SO 19.02	
Reason: We agree that the Takutai Kāpiti Coastal Hazards Adaptation Zones are areas that will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 20
Name: Treadwell, Mical	Address: mical@treadwells.co.nz <mical@treadwells.co.nz>;
Submission point and matter supported: SO 20.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged areas as they have been identified with potential of being affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 20
Name: Treadwell, Mical	Address: mical@treadwells.co.nz <mical@treadwells.co.nz>;
Submission point and matter supported: SO 20.02	
Reason: We agree that the Takutai Kāpiti Coastal Hazards Adaptation Zones are areas that will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 21
Name: Cunningham, Stephen	Address: raja@xtra.co.nz <raja@xtra.co.nz>;
Submission point and matter supported: SO 21.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged areas as they have been identified with potential of being affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 21
Name: Cunningham, Stephen	Address: raja@xtra.co.nz <raja@xtra.co.nz>;
Submission point and matter supported: SO 21.02	
Reason: We agree that the Takutai Kāpiti Coastal Hazards Adaptation Zones are areas that will potentially be affected by coastal hazards (such as sea level rise, erosion, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We oppose the submission of:	Submission number: SO 28
Name: Infill Tapui Limited	Address: ben.addington@infill.nz <ben.addington@infill.nz>;
Submission point and matter opposed: SO28.54	
Reason: Rather than follow the recommendations within this submission to reduce the Coastal Environment to the Coastal Qualifying Matter Precinct, we believe the Coastal Environment area throughout the district should be increased. We believe that the Takutai Kāpiti Coastal Hazards Adaptation Zones are areas that will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 29
Name: Cole, Pauline	Address: lynncole86@gmail.com <lynncole86@gmail.com>;
Submission point and matter supported: SO 29.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged areas as they have been identified with potential of being affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 29
Name: Cole, Pauline	Address: lynncole86@gmail.com <lynncole86@gmail.com>;
Submission point and matter supported: SO 29.02	
Reason: We agree that the Takutai Kāpiti Coastal Hazards Adaptation Zones are areas that will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 30
Name: Gratten Investments Ltd	Address: wayne@otakicold.co.nz <wayne@otakicold.co.nz>;
Submission point and matter supported: SO 30.1	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 34
Name: Jones, Peter and Paul, Heather	Address: peter@ourbeach.nz <peter@ourbeach.nz>;
Submission point and matter supported: SO 34.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Coastal Hazards Adaptation Zones and believe those areas that will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 35
Name: Hazlit, Joanne	Address: djhazlitt@xtra.co.nz <djhazlitt@xtra.co.nz>;
Submission point and matter supported: SO 35.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Coastal Hazards Adaptation Zones and believe those areas that will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 38
Name: Whiteley, Timothy	Address: [REDACTED]
Submission point and matter opposed: SO 38.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 38
Name: Whiteley, Timothy	Address: [REDACTED]
Submission point and matter opposed: SO 38.02	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Coastal Hazards Adaptation Zones and believe those areas that will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 40
Name: Poole, Joanna	Address: joanna.poole@poolecom.co.nz <joanna.poole@poolecom.co.nz>;
Submission point and matter supported: SO 40.2	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Coastal Hazards Adaptation Zones and believe those areas that will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 44
Name: Heyne, Axel	Address: heyne.axel@gmx.de
Submission point and matter supported: SO 44.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Adaptation Zones those areas will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 48
Name: Driver, Hugh	Address: hugh.driver.nz@gmail.com <hugh.driver.nz@gmail.com>;
Submission point and matter supported: SO 48.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Adaptation Zones those areas will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 50
Name: Poole, Quentin	Address: quentin@academyapparel.co.nz <quentin@academyapparel.co.nz>;
Submission point and matter supported: SO 50.02	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Adaptation Zones those areas will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 55
Name: McIntyre, Andrew	Address: andy@seaside.co.nz <andy@seaside.co.nz>;
Submission point and matter supported: SO 55.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Adaptation Zones those areas will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation,	

flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.

Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.

We support the submission of:	Submission number: SO 56
Name: Damp, Rod	Address: camp.fam@xtra.co.nz <camp.fam@xtra.co.nz>;
Submission point and matter supported: SO 56.1	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Adaptation Zones those areas will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 57
Name: Scholl, Stephan	Address: stephen.scholl@gmail.com <stephen.scholl@gmail.com>;
Submission point and matter supported: SO 57.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Coastal Adaptation Zones those areas will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 58
Name: Davis, Briony and Lloyd	Address: brionydaviesnz@gmail.com <brionydaviesnz@gmail.com>;
Submission point and matter supported: SO 58.1	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Adaptation Zones those areas will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 59
Name: Feast, Deborah	Address: deb.fest@gmail.com <deb.fest@gmail.com>;
Submission point and matter supported: SO 59.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Adaptation Zones those areas will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 60
Name: Feast, John	Address: feast.waikanae@gmail.com <feast.waikanae@gmail.com>;
Submission point and matter supported: SO 60.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Coastal Adaptation Zones those areas will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 61
Name: Dickson, Stuart and Fiona	Address: stuartdickson.nz@gmail.com <stuartdickson.nz@gmail.com>;
Submission point and matter supported: SO 61.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree the most residents would consider allowing higher development along the Kāpiti coast to be inappropriate, and it would be inconsistent with non-statutory Council documents and previous Council decisions. We agree that Council is required to preserve remaining natural character, noting that in our iwi perspective the coastline should all be consider 'high natural character' as well as of 'high cultural value'. We agree with reference to the Takutai Kāpiti Adaptation Zones those areas will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions. We support the reference that it is appropriate to consider the cumulative effects of natural hazards and natural character, and to make an overall assessment on the requirement for a qualifying matter.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 62
Name: Pritchard, Mary	Address: admin@sepnz.co.nz <admin@sepnz.co.nz>;
Submission point and matter supported: SO 62.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Coastal Adaptation Zones those areas will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 63
Name: Pritchard, Stuart	Address: stuart@sepnz.co.nz <stuart@sepnz.co.nz>;
Submission point and matter supported: SO 63.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Coastal Hazards Adaptation Zones those areas will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 64
Name: Milne, Philip	Address: philip.milne@waterfront.org.nz <philip.milne@waterfront.org.nz>;
Submission point and matter supported: SO 64.02	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with the submitter that providing for 3 story dwellings along most of the coastline will fail to maintain (preserve) the remaining natural character of this iconic coast and culturally valuable ancestral landscape. We are of the opinion that the Takutai Kāpiti Coastal Hazards Adaptation Zones are currently predicted to be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 65
Name: Woon, James	Address: jameswoon@icloud.com <jameswoon@icloud.com>;
Submission point and matter supported: SO 65.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with	

reference to the Takutai Kāpiti Coastal Hazards Adaptation Zones those areas will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.

Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.

We support the submission of:	Submission number: SO 66
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Name: Bismark, Matthew	Address: matthew.bismark@gmail.com <matthew.bismark@gmail.com>;
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Submission point and matter supported: SO 66.01

Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Coastal Hazards Adaptation Zones those areas will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.

Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.

We support the submission of:	Submission number: SO 67
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Name: Manly Flats Ltd	Address: philip.milne@waterfront.org.nz <philip.milne@waterfront.org.nz>;
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Submission point and matter supported: SO 67.01

Reason: We agree that the proposed Coastal Qualifying Matter Precinct be enlarged. We recommend the Takutai Kāpiti Coastal Hazards Adaptation Zones as those areas will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.

Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.

We support the submission of:	Submission number: SO 70
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Name: Brewerton, Paul	Address: thebrewertonz@gmail.com <thebrewertonz@gmail.com>;
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Submission point and matter supported: SO 70.01

Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Coastal Hazards Adaptation Zones that those areas will likely be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.

Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.

We support the submission of:	Submission number: SO 72
Name: Wyatt, Warwick	Address: warwick@thewyattfamily.net <warwick@thewyattfamily.net>;
Submission point and matter supported: SO 72.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Coastal Hazards Adaptation Zones to be areas that will likely be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 74
Name: Hazelton, Andrew	Address: andrew.hazelton@hazelton.co.nz <andrew.hazelton@hazelton.co.nz>;
Submission point and matter supported: SO 74.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Coastal Hazard Susceptibility Assessment maps are areas that will likely be affected by coastal erosion, sea level rise, increased precipitation, groundwater saturation, flooding etc. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 75
Name: Brain, Peter	Address: andrew.hazelton@hazelton.co.nz <andrew.hazelton@hazelton.co.nz>;
Submission point and matter supported: SO 75.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti GIS Map Viewer Maps show areas that will potentially be affected by coastal hazards (such as sea level rise, coastal erosion, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 78
Name: Lynch, Winifred and Bruce	Address: bruce.lynch@xtra.co.nz <bruce.lynch@xtra.co.nz>;
Submission points and matter supported: SO 78.1 & 78.2	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Coastal Hazards Adaptation Zones that our Coastal	

Environment areas will be affected by sea level rise, coastal erosion, increased precipitation, groundwater saturation, inundation, flooding etc within the next 100 years. Limiting intensification in these coastal environments is aligned with current Government Policy and wise future decision making based on current known predictions.

Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.

We support the submission of:	Submission number: SO 80
Name: Mealings, Marion	Address: marionmealings@gmail.com <marionmealings@gmail.com>;
Submission points and matter supported: SO 80.01 & 80.2	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Coastal Hazards Adaptation Zones being coastal environments that will be affected by sea level rise, coastal erosion, increased precipitation, groundwater saturation, inundation, flooding etc) within the next 100 years. Limiting intensification in these coastal environments is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 81
Name: Mealings, Michael	Address: mikemealings@gmail.com <mikemealings@gmail.com>;
Submission point and matter supported: SO 81.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Coastal Hazards Adaptation Zones being coastal environments that will be affected by sea level rise, coastal erosion, increased precipitation, groundwater saturation, inundation, flooding etc within the next 100 years. Limiting intensification in these coastal environments is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 83
Name: Bevan, Helen	Address: helen-tom.bevin@xtra.co.nz <helen-tom.bevin@xtra.co.nz>;
Submission points and matter supported: SO 83.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Coastal Hazards Adaptation Zones being coastal environments that will be affected by sea level rise, coastal erosion, increased precipitation, groundwater saturation, inundation, flooding etc within the next 100 years. Limiting intensification in these coastal environments is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 84
Name: Bevan, Thomas	Address: helen-tom.bevin@xtra.co.nz <helen-tom.bevin@xtra.co.nz>;
Submission points and matter supported: SO 84.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Coastal Hazards Adaptation Zones being coastal environments that will be affected by sea level rise, coastal erosion, increased precipitation, groundwater saturation, inundation, flooding etc within the next 100 years. Limiting intensification in these coastal environments is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 86
Name: Houston, David	Address: dhouston66@gmail.com <dhouston66@gmail.com>;
Submission points and matter supported: SO 86.02	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti Coastal Hazards Adaptation Zones being coastal environments that will be affected by sea level rise, coastal erosion, increased precipitation, groundwater saturation, inundation, flooding etc within the next 100 years. Limiting intensification in these coastal environments is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 90
Name: Starr, Alex	Address: patandalex@xtra.co.nz <patandalex@xtra.co.nz>;
Submission points and matter supported: SO 90.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. With reference to the Takutai Kāpiti Coastal Hazards Adaptation Zones being coastal environments that will be affected by sea level rise, coastal erosion, increased precipitation, groundwater saturation, inundation, flooding etc within the next 100 years. Limiting intensification in these coastal environments is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 92
Name: Antcliff, Norman	Address: norm.antcliff@live.com <norm.antcliff@live.com>;
Submission points and matter supported: SO 92.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. With reference to the Takutai Kāpiti Coastal Hazards Adaptation Zones being coastal environments that will be affected by sea level rise, coastal erosion, increased	

precipitation, groundwater saturation, inundation, flooding etc within the next 100 years. Limiting intensification in these coastal environments is aligned with current Government Policy and wise future decision making based on current known predictions.

Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.

We support the submission of:	Submission number: SO 95
Name: Berthold, Thomas and Fiona	Address: thosberthold@gmail.com <thosberthold@gmail.com>;
Submission points and matter supported: SO 95.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti GIS Maps and Adaptation Areas being coastal environments that will be affected by sea level rise, coastal erosion, increased precipitation, groundwater saturation, inundation, flooding etc within the next 100 years. Limiting intensification in these coastal environments is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 96
Name: Brady, Diane and Steve	Address: bradybunchnz@gmail.com <bradybunchnz@gmail.com>;
Submission points and matter supported: SO 96.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to the Takutai Kāpiti GIS Maps and Adaptation Areas being coastal environments that will be affected by sea level rise, coastal erosion, increased precipitation, groundwater saturation, inundation, flooding etc within the next 100 years. Limiting intensification in these coastal environments is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 97
Name: Greater Wellington Regional Council	Address: Mika.Zollner@gw.govt.nz <Mika.Zollner@gw.govt.nz>;
Submission points and matter supported: SO 97.48	
Reason: We agree that minor buildings, papakāinga and historic buildings are excluded from the rule governing development in the Coastal Qualifying Matter Precinct.	
Decision sought: Retain as notified.	

We support the submission of:	Submission number: SO 98
Name: Wiggs, Glen	Address: glen@wiggsy.com
Submission points and matter supported: SO 98.02	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with reference to coastal environments that will be affected by sea level rise, coastal erosion, increased precipitation, groundwater saturation, inundation, flooding etc within the next	

100 years. Limiting intensification in these coastal environments is aligned with current Government Policy and wise future decision making based on current known predictions. We agree with the reference to the Takutai Kāpiti Coastal Hazard Susceptibility Assessment maps and Adaptation zones.

Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.

We support the submission of:	Submission number: SO 100
Name: Ātiawa ki Whakarongotai	Address: claire@tekona.co.nz
Submission points and matter supported: SO 100.64	
Reason: We support the policy of not enabling further development in the Coastal Qualifying Matter Precinct.	
Decision sought: Retain the Coastal Qualifying Matter Precinct as notified.	

We support the submission of:	Submission number: SO 100
Name: Ātiawa ki Whakarongotai	Address: claire@tekona.co.nz
Submission points and matter supported: SO 100.66	
Reason: We support papakainga being excluded from the Coastal Qualifying Matter Precinct rules which limit development.	
Decision sought: Retain the exclusion of papakainga from GRZ-R6 as notified.	

We support the submission of:	Submission number: SO 100
Name: Ātiawa ki Whakarongotai	Address: claire@tekona.co.nz
Submission points and matter supported: SO 100.67	
Reason: We agree that the effects of climate change are evident in the District. We agree it is inappropriate to enable intensification in this area .	
Decision sought: Agree to the recommendation of Plan Change 2 to extend the Coastal Qualifying Matter Precinct requirements to prevent any further subdivision in the precinct.	

We support the submission of:	Submission number: SO 100
Name: Ātiawa ki Whakarongotai	Address: claire@tekona.co.nz
Submission points and matter supported: SO 100.68	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We acknowledge that our coastal environments will be affected by sea level rise, coastal erosion, increased precipitation, groundwater saturation, inundation, flooding etc within the next 100 years. Limiting intensification in these coastal environments is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: We agree that the landward (eastern) boundary of the Coastal Qualifying Matter Precincts for the District to be landward boundary of the areas shown as Coastal Environment in the District Plan.	

We support the submission of:	Submission number: SO 102
Name: Hollett, Stephen	Address: steve.hollett@outlook.com
Submission points and matter supported: SO 102.1	

Reason: We agree that PC2 includes a Coastal Qualifying Matter Precinct but that is confined to a narrow strip of coast and solely related to erosion risk. The relief sought is that the Precinct landward boundary should be much further east to include the entire area subject to the hazard of coastal inundation.

Decision sought: Recommend the landward (eastern) boundary of the Coastal Qualifying Matter Precincts for the District (marked PREC x3) to be landward boundary of the areas shown as Coastal Environment in the District Plan.

We support the submission of:

Submission number: SO 102

Name: Hollett, Stephen

Address: steve.hollett@outlook.com

Submission points and matter supported: SO 102.02

Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree to the reference of the Takutai Kāpiti and Adaptation Zones. We realise that Adaptation Zones are coastal environments that will be affected by sea level rise, coastal erosion, increased precipitation, groundwater saturation, inundation, flooding etc within the next 100 years. Limiting intensification in these coastal environments is aligned with current Government Policy and wise future decision making based on current known predictions.

Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.

We support the submission of:

Submission number:105

Name: Waikanae Beach Residents Society Inc.

Address: pat.duignan@outlook.com

Submission points and matter supported: 105.01

Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree the most residents would consider allowing higher development along the Kāpiti coast to be inappropriate, and it would be inconsistent with non-statutory Council documents and previous Council decisions. We agree that Council is required to preserve remaining natural character, noting that in our iwi perspective the coastline should all be consider 'high natural character' as well as of 'high cultural value'. We agree with reference to the Takutai Kāpiti Adaptation Zones those areas will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions. We support the reference that it is appropriate to consider the cumulative effects of natural hazards and natural character, and to make an overall assessment on the requirement for a qualifying matter.

Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.

We support the submission of:

Submission number: SO 106

Name: Munro Duignan Trust

Address: pat.duignan@outlook.com

Submission points and matter supported: SO 106.01

Reason: We agree that allowing intensification prior to the implementation of a flood risk/stormwater management plan change compromises policy 3 of the NZCPS, which requires a precautionary approach.

Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.

We support the submission of:	Submission number: SO 108
Name: Yager, Graeme	Address: g.yager@xtra.co.nz
Submission points and matter supported: SO 108.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged beyond that identified in the Jacobs Report. We agree with reference to the Takutai Kāpiti Adaptation Zones that those areas will potentially be affected by coastal hazards (such as sea level rise, coastal erosion, inundation, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification along our coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 109
Name: Yager, Elizabeth	Address: libbyyager@icloud.com
Submission points and matter supported: SO 109.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged beyond that identified in the Jacobs Report (volume 2). We agree with reference to the Takutai Kāpiti Adaptation Zones, those areas will likely be affected by coastal hazards (such as sea level rise, coastal erosion, inundation, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification along our coastal regions is aligned with current Government Policy and precautionary approaches to decision making.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 113
Name: Herrington, Garry	Address: garry.herrington@gmail.com
Submission points and matter supported: SO 113.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged beyond that identified in the Jacobs Report and the current draft KCDC Plan change. We agree with reference to the Takutai Kāpiti project, that Adaptation Zone areas will be future areas affected by coastal hazards (such as sea level rise, coastal erosion, inundation, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification along our coastal regions is aligned with current Government Policy and a precautionary approach to decision making.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 119
Name: Coastal Ratepayers United Inc	Address: bippergriff@gmail.com
Submission points and matter supported: SO 119.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged beyond that	

identified in the Jacobs Report (Volume 2). We agree with reference to the Takutai Kāpiti GIS Map Viewer areas and Adaptation Zones, those areas will be affected by coastal hazards (such as sea level rise, coastal erosion, inundation, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification along our coastal regions is aligned with current Government Policy and precautionary approaches to decision making.

Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.

We support the submission of:	Submission number: SO 120
Name: Brown, Melissa	Address: mellojbrown@hotmail.com
Submission points and matter supported: SO 120.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged beyond that identified in the Kapiti Coast Coastal Hazards Susceptibility and Vulnerability Assessment Report, Jacobs Report Volume 2. We agree with reference to the Takutai Kāpiti project and Adaptation Areas, those zones will be affected by coastal hazards (such as sea level rise, coastal erosion, inundation, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification along our coastal regions is aligned with current Government Policy and precautionary approaches to decision making.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 121
Name: Gunston, Robin	Address: robin.gunston@gmail.com
Submission points and matter supported: SO 121.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged beyond that identified in the Jacobs Report (Volume 2). We agree with reference to the Takutai Kāpiti Adaptation Areas seen in GIS Viewer maps online, those areas will be affected by coastal hazards (such as sea level rise, coastal erosion, inundation, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification along our coastal regions is aligned with current Government Policy and precautionary approaches to decision making.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We oppose the submission of:	Submission number: 122
Name: Kainga Ora Homes and Communities	Address: developmentplanning@kaingaora.govt.nz
Submission point and matter opposed: 122.16	
Reason: We disagree that development in the proposed Coastal Qualifying Matter Precinct continue. We also disagree that future development continue beyond the current proposed area of known predicted areas of coastal erosion, inundation, flooding etc identified in the Takutai Kāpiti project Adaptation Zones.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 124
Name: Patterson, Andrena and Bruce	Address: andrena.patterson.ap@gmail.com
Submission points and matter supported: SO 124.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree to increasing the precinct to the referenced published Takutai Kāpiti project Adaptation Zones. We realise these culturally significant coastal environments that will be affected by sea level rise, coastal erosion, increased precipitation, groundwater saturation, flooding etc within the next 100 years. Limiting intensification in these coastal environments is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 126
Name: Rye, Susan	Address: velvita@xtra.co.nz
Submission points and matter supported: SO 126.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged landward of the proposed eastern boundary. We agree that 'Coastal Environments' should not be confined to a narrow strip of coast subject only to coastal erosion the area identified should include other known coastal hazards being identified and predicted to affect our district such as flooding, ground saturation, storm surge etc. We also agree that the outstanding amenity of the Kapiti Coast are sensitive areas which should be protected from further intensification and we further point out the areas are culturally significant.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 126
Name: Rye, Susan	Address: velvita@xtra.co.nz
Submission points and matter supported: SO 126.02	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree to increasing the precinct to the referenced published Takutai Kāpiti project Adaptation Zones. We have technical iwi environmental scientists who agree with the point of flooding being an accumulated and inter-related factor to sea level rise and erosion that will impact on our coast as per known predictions of climate change.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 127
Name: Cochrane, Andrew and Merus	Address: john.cochrane@xtra.co.nz
Submission points and matter supported: SO 127.01	
Reason: We agree the Coastal Qualifying Matter Precinct needs to be enlarged landward of the proposed eastern boundary. We agree that the 'Coastal Qualifying Matter Precinct' should not be confined to a narrow strip of coast subject to coastal erosion, the area identified should include other known coastal hazards being identified and predicted to affect our district such as flooding, ground saturation, storm surge etc. We also agree that the outstanding amenity of the Kapiti Coast are sensitive areas which need be protected	

from further intensification and we further point out the areas are culturally significant.
 Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.

We support the submission of:	Submission number: SO 127
Name: Cochrane, Andrew and Merus	Address: john.cochrane@xtra.co.nz
Submission point and matter supported: SO 127.02	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged beyond what has been proposed in the draft plan. We agree to increasing the precinct to the referenced published Takutai Kāpiti project Adaptation Zones. We have technical iwi environmental scientists who agree with the point of flooding and other climate change impacts being compounded, accumulated and inter-related with sea level rise and along our coast environments.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 129
Name: Wakem, Leon	Address: leonwakem@gmail.com
Submission points and matter supported: SO 129.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged beyond the Takutai Kāpiti Vulnerability Assessment Report Volume 2. We agree to increasing the precinct to the referenced published Takutai Kāpiti project Adaptation Zones. Our culturally significant coastal environments along with our all our communities will be affected by sea level rise, coastal erosion, increased precipitation, groundwater saturation, flooding etc within the next 100 years. Limiting intensification in these coastal environments is aligned with current Government Policy and wise future decision making.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 152
Name: Davey, Frederick	Address: fdavey@actrix.co.nz
Submission points and matter supported: SO 152.02	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged beyond a narrow strip of coast solely related to coastal erosion risk. The relief sought is that the Precinct landward boundary should be 3-400m extended inland but also beyond to align with the Adaptation Zones identified in the Published Takutai Kāpiti project	
Decision sought: We recommend the Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 159
Name: Quentin Poole - Trustee	Address: quentin@academyapparel.co.nz
Submission points and matter supported: SO 159.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged beyond the narrow strip of coastal margin and that the current proposed Coastal Qualifying Matter Precinct is insufficient. The relief sought is that the Precinct landward boundary should be	

much further east to include the entire Takutai Kapiti Adaptation Zone areas subject to coastal hazards in the future.

Decision sought: We recommend the Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.

We support the submission of:	Submission number: SO 161
Name: Te Rūnanga o Toa Rangatira on behalf of Ngāti Toa Rangatira	Address: onur.oktem@ngatittoa.iwi.nz
Submission points and matter supported: SO 161.34	
Reason: We agree that the reference to GRZ-R6 rule as a permitted activity in the Coastal Qualifying Matter Precinct is astonishing. The KCDC plan needs to responsibly limit new building activities and structures in that zone moving forward with current known climate change impacts and predictions.	
Decision sought: Amend the provisions associated with the Coastal Qualifying Matter Precinct to reflect climate change and sea level rise, and strengthen wording to ensure less development in coastal environments that is needed in the District. In addition extend the Coastal Qualifying Matter Precinct and marked Coastal Environment in the District to align with the Takutai Kāpiti Coastal Hazards Adaptation Zones.	

We support the submission of:	Submission number: SO 161
Name: Te Rūnanga o Toa Rangatira on behalf of Ngāti Toa Rangatira	Address: onur.oktem@ngatittoa.iwi.nz
Submission points and matter supported: SO 161.36	
Reason: We agree that the Coastal Qualifying Matter Precinct cannot responsibly permit further development in the proposed small coastal margin proposed in the draft plan given the predictions the council is well aware of through the Takutai Kāpiti project and earlier climate change decisions sought as well as modelling.	
Decision sought: Amend the text in the Zone introduction that describes the purposed of the Coastal Qualifying Matter Precinct, as follows: The Coastal Qualifying Matter Precinct covers parts of the Working Zones near to the coast that have been identified as being potentially susceptible to coastal erosion hazard. The purpose of this precinct is to identify the area within which the level of subdivision and development otherwise required by policy 3 of the NPS-UD will not be enabled due to serious coastal hazard risks posed in this precinct that will be worsened by climate change impacts. The future of development and or the management of present development in this precinct will be worked through with public and Mana Whenua through a future plan change as to not to encourage further and/or more development in this precinct. In addition extend the Coastal Qualifying Matter Precinct and marked Coastal Environment in the District to align with the Takutai Kāpiti Coastal Hazards Adaptation Zones.	

We support the submission of:	Submission number: SO 161
Name: Te Rūnanga o Toa Rangatira on	Address: onur.oktem@ngatittoa.iwi.nz

behalf of Ngāti Toa Rangatira	
Submission points and matter supported: SO 161.40	
Reason: We agree that the reference to a new policy TCZ-Px1 that says ‘an urban built form not exceeding three storey is anticipated’ needs to be firmer and exclude such structures in the Coastal Qualifying Matter Precinct.	
Decision sought: Amend the policy to ensure that the level of development specified in the NPS-UD is not enabled within this zone by this plan change.	

We support the submission of:	Submission number: SO 162
Name: Lee, Angela	Address: angesteph19@gmail.com
Submission points and matter supported: SO 162.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree that coastal environments that will be affected by sea level rise, coastal erosion, increased precipitation, groundwater saturation, inundation, flooding etc within the next 100 years. Limiting intensification in these coastal environments is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: Extend the landward (eastern) boundary of the The Coastal Qualifying Matter Precincts for the District (marked PRECx3) to be the landward boundary of the area shown as Coastal Environment in the draft District Plan. Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 162
Name: Lee, Angela	Address: angesteph19@gmail.com
Submission points and matter supported: SO 162.02	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. Our communities are well aware that coastal environments that will be affected by sea level rise, coastal erosion, increased precipitation, groundwater saturation, inundation, flooding etc within the next 100 years. We agree with the reference to the Takutai Kāpiti Coastal Hazard Susceptibility Assessment maps and Adaptation zones.	
Decision sought: Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 163
Name: Cooper, Dianne	Address: dcooper.mason@gmail.com
Submission points and matter supported: SO 163.01	
Reason: We agree with questioning the draft plan recommendation of allowing intensification in areas close to Kāpiti Coast Beaches and in low-lying areas prone to flooding along our coastal region. We agree that limiting intensification in coastal environments is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: Extend the landward (eastern) boundary of the Coastal Qualifying Matter Precincts for the District (marked PRECx3) to be the landward boundary of the area shown as Coastal Environment in the draft District Plan. We further recommend that Takutai Kāpiti Coastal Hazards Adaptation Zones be marked	

as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.

We support the submission of:	Submission number: SO 163
Name: Cooper, Dianne	Address: dcooper.mason@gmail.com
Submission points and matter supported: SO 163.02	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree that coastal environments that will be affected by sea level rise, coastal erosion, increased precipitation, groundwater saturation, inundation, flooding etc within the next 100 years. Limiting intensification in these coastal environments is aligned with current Government Policy and wise future decision making based on current modelling and Takutai Kāpiti publications on KCDC website.	
Decision sought: Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 165
Name: Robertson, David	Address: d.t.c.robertson@gmail.com
Submission points and matter supported: SO 165.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree that the proposed Coastal Qualifying Matter Precincts referenced in Jacobs Volume 2 report is not sufficient to address the predicted climate change impacts that our coastal environments will experience in the next 100 years, such as sea level rise, storm surges, coastal erosion, increased precipitation, groundwater saturation, inundation, flooding etc. Limiting intensification in these coastal environments is aligned with current Government Policy and wise future decision making based on current known predictions.	
Decision sought: Extend the landward (eastern) boundary of the Coastal Qualifying Matter Precincts for the District (marked PRECx3) to be the landward boundary of the area shown as Coastal Environment in the draft District Plan. Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 166
Name: Munro, Steven	Address: darbymunro_3@hotmail.com
Submission points and matter supported: SO 166.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree that the draft Plan and proposed Coastal Qualifying Matter Precincts referenced in Jacobs Volume 2 report is insufficient to address the predicted climate change impacts that our coastal environments will experience in the next 100 years, such as sea level rise, storm surges, coastal erosion, increased precipitation, groundwater saturation, inundation, flooding etc. The new KCDC Plan must limit intensification in these coastal environments, which will align with current Government Policy and wise future decision making based on current known climate impact modelling.	
Decision sought: Extend the landward (eastern) boundary of the Coastal Qualifying Matter Precincts for the District to be the landward boundary of the area shown as Coastal Environment in the draft District Plan. We recommend the Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal	

Qualifying Matter Precinct in the District Plan.
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We support the submission of:	Submission number: SO 169
Name: Small, David	Address: daviesmail@yahoo.com
Submission points and matter supported: SO 169.01	
Reason: We agree to the submission opposing the utilisation of the Kapiti Coast Coastal Hazards Susceptibility and Vulnerability Assessment Report Volume 2: Results as the basis for the Coastal Qualifying Matter Precinct. We agree the Precincts be enlarged.	
Decision sought: Extend the landward (eastern) boundary of the Coastal Qualifying Matter Precincts for the District (marked PRECx3) to be the landward boundary of the area shown as Coastal Environment in the District Plan. At a minimum use the Takutai Kāpiti Coastal Hazards Adaptation Zones to be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 172
Name: Clode, Brian	Address: brianclode@hotmail.com
Submission points and matter supported: SO 172.01	
Reason: We agree to the submission opposing the utilisation of the Kapiti Coast Coastal Hazards Susceptibility and Vulnerability Assessment Report Volume 2: Results as the basis for the Coastal Qualifying Matter Precinct. We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree limiting intensification in these coastal environments is aligned with current Government Policy and wise future decision making.	
Decision sought: Extend the landward (eastern) boundary of the Coastal Qualifying Matter Precincts for the District to be the landward boundary of the area shown as Coastal Environment in the draft District Plan. We recommend that the Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 173
Name: Smith, John	Address: jas304@hotmail.com
Submission points and matter supported: SO 173.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged landward of the proposed eastern boundary. We agree to the submission opposing the utilisation of the Kapiti Coast Coastal Hazards Susceptibility and Vulnerability Assessment Report Volume 2: Results as the basis for the Coastal Qualifying Matter Precinct. We agree limiting intensification in our coastal environments is aligned with the intentions of current Government Policy (such as NZCPS Policy 24 and 25 and section 6 of the RMA).	
Decision sought: Replace the proposed Coastal Qualifying Matter Precincts with enlarged areas, at a minimum the Takutai Kāpiti Coastal Hazards Adaptation Zones.	

We support the submission of:	Submission number: SO 174
Name: Abemethy, Evan	Address: eabernethy@xtra.co.nz
Submission points and matter supported: SO 174.01	
Reason: We agree that the proposed Coastal Environment and the Coastal Qualifying Matter Precincts are too limiting and a narrow coastal strip. We also recommend that the Coastal Environment area throughout the district should be increased. We know	

predictions show that our Coastal areas will be affected by climate change impacts, such as sea level rise, erosion, increased precipitation, groundwater saturation, flooding etc within the next 100 years. Limiting intensification in our coastal region is aligned with the intention of current Government Policy (such as Part 2 of RMA) and wise future decision making.

Decision sought: Extend the landward (eastern) boundary of the Coastal Qualifying Matter Precincts for the District (marked PRECx3) to be the landward boundary of the area shown as Coastal Environment in the District Plan. At a minimum use the Takutai Kāpiti Coastal Hazards Adaptation Zones to be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.

We support the submission of:	Submission number: SO 174
Name: Abemethy, Evan	Address: eabernethy@xtra.co.nz
Submission points and matter supported: SO 174.02	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree to increasing the precinct to the referenced published Takutai Kāpiti project Adaptation Zones. Our culturally significant coastal environments along with our all our communities will be affected by increasing and compounding climate change impacts that will cause significant damage within the next 100 years. Limiting intensification in these coastal environments is aligned with precautionary approaches and best practice decision making	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 175
Name: Abemethy, Sally	Address: sallyabernethy@xtra.co.nz
Submission points and matter supported: SO 175.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged landward of the proposed eastern boundary. We agree to the exposed coastal hazards such as inundation and sea level rise needs to ensure that flooding and futher climate change impacts are used as the basis for determining the Coastal Qualifying Matter Precinct. We agree to limiting intensification in our coastal environments is aligned with the intentions of current Government Policy (such as NZCPS Policy 25 and Part 2 of the RMA).	
Decision sought: Replace the proposed Coastal Qualifying Matter Precincts with enlarged areas, at a minimum the Takutai Kāpiti Coastal Hazards Adaptation Zones.	

We support the submission of:	Submission number: SO 175
Name: Abemethy, Sally	Address: sallyabernethy@xtra.co.nz
Submission points and matter supported: SO 175.02	
Reason: We agree that the District Plan Coastal Qualifying Matter Precincts be enlarged. We agree to increasing the precinct to the referenced published Takutai Kāpiti Hazard Susceptibility Assessment Adaptation Zones that are areas highly likely to 'affected by coastal hazards over at least the next 100 years'.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked at a minimum for the Coastal Environment and become Coastal Qualifying Matter Precincts in the District Plan.	

We support the submission of:	Submission number: SO 176
Name: Padamsey, Salima	Address: spadamsey@yahoo.com
Submission points and matter supported: SO 176.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged beyond that identified in the Jacobs Report Volume 2. We agree with reference to the Takutai Kāpiti Adaptation Zones that those areas will potentially be affected by coastal hazards (such as sea level rise, coastal erosion, inundation, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification along our coastal regions is aligned with current Government Policy (NZCPS Policy 24 and 25 and section 6 of the RMA) and precautionary decision making based on known predictions.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 177
Name: Cathie, Richard	Address: r.cathie@xtra.co.nz
Submission points and matter supported: SO 177.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged. We agree with limiting intensification in our coastal environments due to known climate change impacts is aligned with Government Policy (such as Policy 25 and Part 2 of the RMA), precautionary approaches and best practice decision making.	
Decision sought: Extend the landward (eastern) boundary of the Coastal Qualifying Matter Precincts for the District (marked PRECx3) to be the landward boundary of the area shown as Coastal Environment in the District Plan. Takutai Kāpiti Coastal Hazards Adaptation Zones be marked at a minimum as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 177
Name: Cathie, Richard	Address: r.cathie@xtra.co.nz
Submission points and matter supported: SO 177.02	
Reason: We agree with reference to the Takutai Kāpiti project published Adaptation Zones that those areas will potentially be affected by coastal hazards (such as sea level rise, coastal erosion, inundation, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification along our coastal regions is thus subject to Policy 25.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 178
Name: O'Regan, John and Margaret	Address: johnoregan28@gmail.com
Submission points and matter supported: SO 178.01	
Reason: We agree with this submission that the Coastal Qualifying Matter Precincts be enlarged. We agree known predicted climate change impacts will severely affect our Coastal Environments and thus limiting intensification in the Precincts is aligned with Government Policy (such as Policy 25 and Part 2 of the RMA).	
Decision sought: Extend the landward (eastern) boundary of the Coastal Qualifying Matter Precincts for the District (marked PRECx3) to be the landward boundary of the	

area shown as Coastal Environment in the District Plan. Further we recommend the Takutai Kāpiti Coastal Hazards Adaptation Zones be marked at a minimum as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.

We support the submission of:	Submission number: SO 178
Name: O'Regan, John and Margaret	Address: johnoregan28@gmail.com
Submission points and matter supported: SO 178.02	
Reason: We agree with reference to the Takutai Kāpiti project identified Adaptation Zones that those areas will potentially be affected by coastal hazards within the next 100 years (such as sea level rise, erosion, inundation, increased precipitation, groundwater saturation, flooding etc). Limiting intensification along our coastal regions is thus subject to Policy 25.	
Decision sought: Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We oppose the submission of:	Submission number: SO 179
Name: Dunmore, Paul	Address: paul@dunmore.nz
Submission point and matter opposed: 179.01	
Reason: We disagree that the Coastal Qualifying Matter Precincts (especially those currently identified in the Draft Plan) are not areas that are potentially at risk of coastal erosion. They are as identified in the Takutai Kāpiti Vulnerability Assessment Report Volume 2. We are well aware that predicted climate change impacts will severely affect our Coastal Environments and thus limiting intensification in the Precincts is aligned with Government Policy (such as Policy 25 and Part 2 of the RMA).	
Decision sought: Ensure Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 181
Name: Nicholl, Gregory	Address: gregjnicholls@hotmail.com
Submission points and matter supported: SO 181.01	
Reason: We also supported Waikanue Beach Residents Society Inc and William Glen Turner Wiggs submissions to enlarge the Coastal Qualifying Matter Precincts. We agree with reference to the Takutai Kāpiti project identified Adaptation Zones that those areas will potentially be affected by climate change impacts within the next 100 years. Limiting intensification along our coastal regions is thus in alignment with Government Policy.	
Decision sought: Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 190
Name: Tselentis, Evangelia	Address: leahlambertnz@gmail.com
Submission point and matter supported: SO 190.01	
Reason: We agree that the District Plan Coastal Qualifying Matter Precincts be enlarged. We agree the most residents would consider allowing higher development along the Kāpiti coast to be inappropriate, and it would be inconsistent with non-statutory Council documents and previous Council decisions. We agree that Kāpiti Coast District Council is required to preserve remaining natural character, noting that in our iwi perspective the	

entire coastline is considered 'high natural character' as well as of 'high cultural value'. We agree with reference to the Takutai Kāpiti Adaptation Zones those areas will potentially be affected by coastal hazards (such as sea level rise, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions. We support the reference that it is appropriate to consider the cumulative effects of natural hazards and natural character, and to make an overall assessment on the requirement for a qualifying matter.

Decision sought: Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precincts in the District Plan.

We support the submission of:	Submission number: SO 191
Name: Lambert, Nicholas	Address: nicksing10@gmail.com
Submission point and matter supported: SO 191.01	
Reason: We agree that the Coastal Qualifying Matter Precincts be enlarged. We also agree that most residents would consider allowing higher development along the Kāpiti coast to be inappropriate, and it would be inconsistent with non-statutory Council documents and previous Council decisions. We agree that Council is required to preserve remaining natural character. In addition we note that in our iwi perspective the coastline should all be consider 'high natural character' as well as of 'high cultural value'. We agree with reference to the Takutai Kāpiti Adaptation Zones those areas will potentially be affected by climate change and coastal hazards within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and precautionary decision making.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 199
Name: Godwin, Laurian	Address: laurian@silkliving.com
Submission point and matter supported: SO 199.01	
Reason: We agree that the Coastal Qualifying Matter Precincts be enlarged landward of the eastern boundary. We agree that Council is required to preserve remaining natural character, noting that in our iwi perspective the coastline should all be consider 'high natural character' as well as of 'high cultural value'. We agree the most of our residents would consider allowing higher development along the Kāpiti coast to be inappropriate, and it would be inconsistent with non-statutory Council documents and previous Council decisions. We agree with reference to the Takutai Kāpiti Adaptation Zones those areas will potentially be affected by coastal hazards (such as sea level rise, erosion, increased precipitation, groundwater saturation, flooding etc) within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy and wise future decision making based on current known predictions. We support the reference that it is appropriate to consider the cumulative effects of natural hazards and natural character to make an overall assessment on the requirement for a qualifying matter.	
Decision sought: The Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 200
Name: George, Christopher	Address: georgec@bsd405.org
Submission point and matter supported: SO 200.01	
Reason: We support that our Council is required to preserve remaining natural character, noting that in our iwi perspective the entire coastline be considered 'high natural character' as well as of 'high cultural value'. We agree the most of our Kāpiti residents would consider allowing higher development along the coast to be inappropriate, and it would be inconsistent with non-statutory Council documents and previous Council decisions. We agree with reference to the Takutai Kāpiti Adaptation Zones are areas that will potentially be affected by coastal hazards and climate change impacts within the next 100 years. Limiting intensification in these coastal regions is aligned with current Government Policy (e.g. NZCPS Policies 6, 7, 14 and RMA Part 2) and wise future decision making based on current known predictions. We support the reference that it is appropriate to consider the cumulative effects of natural hazards and natural character to make an overall assessment on the requirement for a qualifying matter. We agree that the Coastal Qualifying Matter Precincts be enlarged landward of the eastern boundary.	
Decision sought: Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precincts in the District Plan.	

We support the submission of:	Submission number: SO 201
Name: George, Andrew	Address: andrew.george@xtra.co.nz
Submission point and matter supported: SO 201.01	
Reason: We agree the most of our Kāpiti residents would consider allowing higher development along the coast to be inappropriate. We support that Council must make decisions to preserve remaining natural character. Noting that in our iwi perspective the entire coastline be considered 'high natural character' as well as of 'high cultural value'. We agree with reference to the Takutai Kāpiti Adaptation Zones as areas that will potentially be affected by coastal hazards and climate change impacts within the next 100 years (e.g. sea level rise, coastal erosion, severe storm surges, groundwater saturation, flooding etc). Limiting intensification in these coastal regions is aligned with current Government Policy requirements and wise future decision making based on current known predictions. We support the reference that it is appropriate to consider the cumulative effects of natural hazards and natural character to make an overall assessment on the requirement for a qualifying matter.	
Decision sought: We agree that the Coastal Qualifying Matter Precincts be enlarged landward of the eastern boundary. We recommend that the Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precincts in the District Plan.	

We support the submission of:	Submission number: SO 211
Name: Easterbrook-Smith, Sonja	Address: easterbrooksmithsj@gmail.com
Submission points and matter supported: SO 211.01 and SO211.02	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged beyond the narrow strip of coastal margin and that the current proposed Coastal Qualifying Matter	

Precinct is insufficient. We support that the Precinct landward boundary be the Takutai Kapiti Adaptation Zone areas which are predicted to be subject to coastal hazards in the future.

Decision sought: Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.

We support the submission of:	Submission number: SO 213
Name: Middleton, Daniel	Address: dan.middleton07@gmail.com
Submission points and matter supported: SO 213.01	
Reason: We agree that the Coastal Qualifying Matter Precincts be enlarged beyond the narrow strip of coastal margin and that the current proposed precinct is insufficient.	
Decision sought: Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 214
Name: Chrisp, Prue	Address: pruechrisp@gmail.com
Submission points and matter supported: SO 214.01	
Reason: We agree that the Coastal Qualifying Matter Precinct be enlarged beyond the Takutai Kāpiti Vulnerability Assessment Report Volume 2: Results (Jacobs Volume 2). We agree to increasing the precinct to the referenced published Takutai Kāpiti project Adaptation Zones. Our culturally significant coastal environments along with our all our communities will be affected by sea level rise, coastal erosion, increased precipitation, groundwater saturation, flooding etc within the next 100 years. Limiting intensification in these coastal environments is aligned with the intention of current Government Policy and wise future decision making. Severe impacts are already happening nationwide.	
Decision sought: Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

We support the submission of:	Submission number: SO 218
Name: Coastal Ratepayers United Inc	Address: spadamsey@yahoo.com
Submission point and matter supported: SO 218.01	
Reason: We agree that the basis for Coastal Qualifying Matter Precincts take on further climate change impact considerations that the limited coastal hazard risk assessment identified in Jacobs Volume 2 report. We recommend that the 'Coastal Qualifying Matter Precinct' should not be confined to a narrow strip of coast subject to coastal erosion, the area identified should include other known coastal hazards being identified and predicted to affect our district such as flooding, ground saturation, severe storm surges etc. We agree the Coastal Qualifying Matter Precinct needs to be enlarged landward of the proposed eastern boundary.	
Decision sought: We agree that the Coastal Qualifying Matter Precincts be enlarged landward of the eastern boundary. We agree that the Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precincts in the District Plan.	

We support the submission of:	Submission number: SO 219
Name: Poole, Sally	Address: sally@academyapparel.co.nz
Submission points and matter supported: SO 219.01	
Reason: We agree that the Coastal Qualifying Matter Precincts be enlarged beyond the narrow strip of coastal margin and that the current proposed precincts are insufficient.	
Decision sought: Takutai Kāpiti Coastal Hazards Adaptation Zones be marked as Coastal Environment and become Coastal Qualifying Matter Precinct in the District Plan.	

Ngā Hapū o Ōtaki Further Submission to the 2022 DP PC2

Submission point/s	Submitter name	Submitter Address/Email	Submitters Position	Submitters Reasons / request and the parts that we support or oppose:	Allow or Disallow	We seek that the whole or part of the submission be allowed or disallowed:
S042.01	Opperman, Reinier and Suzette	suzette.opperman@outlook.com	Oppose	The submission opposes the papakāinga provisions on the basis that they are exclusive to tangata whenua. Amend Plan Change 2 to remove the words "tangata whenua" and replace them with "the people of Kapiti".	disallow	Papakāinga are a taonga that enable tangata whenua to live on and be sustained by their ancestral land in accordance with tikanga Māori. Papakāinga are therefore unique to tangata whenua. Papakāinga development should enable Māori to live as Māori, and should support tangata whenua to thrive as a community. This includes the social, cultural and economic wellbeing of iwi, hapū and whānau.
S042.02	Opperman, Reinier and Suzette	suzette.opperman@outlook.com	Oppose	Refer to submission point S042.01. Amend Plan Change 2 to remove the words "papakāinga housing developments" and replace them with "community housing developments".	disallow	Papakāinga are a taonga that enable tangata whenua to live on and be sustained by their ancestral land in accordance with tikanga Māori. Papakāinga are therefore unique to tangata whenua. Papakāinga development should enable Māori to live as Māori, and should support tangata whenua to thrive as a community. This includes the social, cultural and economic wellbeing of iwi, hapū and whānau.
S122.90	Kāinga Ora Homes and Communities	Developmentplanning@kaingaora.govt.nz	Support	Kāinga Ora supports the proposed text. Retain as notified.	allow	NHO support the retention of the provisions for papakāinga in the: The General Residential Zone The General Rural Zone The Rural Production Zone The Rural Lifestyle Zone The Future Urban Zone The Town Centre Zone. Papakāinga should also be provided for in the Metropolitan, Local Centres and Mixed Use Zones as NHO have not finalised our Treaty of Waitangi Settlement with the Crown it is therefore inappropriate to exclude potential papakāinga locations from our rohe. Further, our relationship with our lands and waters is not limited by zoning boundaries. Therefore, in line with the purpose of this Chapter, which includes a range of activities including commercial activity, it is appropriate to enable papakāinga in all Zones.
S122.98	Kāinga Ora Homes and Communities	Developmentplanning@kaingaora.govt.nz	Support	Kāinga Ora supports the proposed policy. Retain as notified.	allow in part	NHO oppose the PC2 proposal to enable development on the basis of planned infrastructure. However, in the event that this is retained through PC2, it is critical that an appropriate level of equity is provided in the way that policies are implemented. Therefore, PK-Px4 should be amended to also enable papakāinga on the basis of planned infrastructure. Decision sought: In the event that our decision sought regarding the inclusion of Infrastructure as a New Qualifying Matter is rejected, we seek the following amendment: "adequate provision of on-site or off-site infrastructure or planned infrastructure"
S122.105	Kāinga Ora Homes and Communities	Developmentplanning@kaingaora.govt.nz	Support in part	Kāinga Ora Amend the rule framework so that papakāinga development on land held under Te Ture Whenua Māori Act 1993 and land held in general title, with the same protections as are provided by the Act, is provided for as a Permitted Activity.	disallow	The Standards, Matters of Discretion and Notes appropriately provide for ensuring papakāinga is developed for those who whakapapa or have an ancestral connection to the land. It is appropriate that KCDC seeks advice from iwi authorities on matters related to tikanga Māori.
S122.153, 154, 155, 156, 157, 158	Kāinga Ora Homes and Communities	Developmentplanning@kaingaora.govt.nz	Support	Kāinga Ora supports the proposed amendments to this policy. Retain as notified.	allow in part	NHO seeks amendments to these matters as detailed in our original submission: Reason: The purpose of the Papakāinga Chapter is to assist tangata whenua in the development and use of papakāinga on their ancestral land. It recognises that papakāinga development provides a pathway to sustain the social, economic and cultural well-being of tangata whenua. It also acknowledges the barriers tangata whenua face to developing and using their land in the way that fits into the principle of tino rangatiranga, and that these barriers can be linked to the process of land alienation. Given the limited land held under Te Ture Whenua Māori Act 1993 and the limited general title land of sufficient size available for papakāinga development, this development should not be limited by the effects of existing adjacent development. Decision sought: Remove cumulative effects from the matters of discretion.

Ngā Hapū o Ōtaki Further Submission to the 2022 DP PC2

Submission point/s	Submitter name	Submitter Address/Email	Submitters Position	Submitters Reasons / request and the parts that we support or oppose:	Allow or Disallow	We seek that the whole or part of the submission be allowed or disallowed:
S132.01	Hager, Mandy	mandy.hager72@gmail.com	Support in part	The submission supports the proposed changes for land use and development. It also seeks papakāinga housing developments be extended to all property owners to: Amend papakāinga provisions to extend to non-Māori landowners in Kāpiti.	disallow	Papakāinga are unique to tangata whenua. This chapter has been developed to help tangata whenua navigate the specific issues that they face when it comes to developing on their ancestral whenua.
S147.01, 147.02	Andy Oakley	ajoago@gmail.com	Oppose	The submitter opposes papakāinga provisions because they are exclusive to tangata whenua and asks for papakāinga to be amended to community housing developments. It requests of "removing the words tangata whenua and replace them with the people of Kāpiti".	disallow	Papakāinga are unique to tangata whenua. This chapter has been developed to help tangata whenua navigate the specific issues that they face when it comes to developing on their ancestral whenua.
S100.50	Ātiawa ki Whakarongotai	claire@tekonae.co.nz	Support in part	Retain Kārewarewa Urupā as Wāhanga tahi and Wāhanga rua through amendments to Schedule 9 – Sites and Areas of Significance to Māori in the "Historical, Cultural, Infrastructure and Districtwide" map series. Amend the southwestern boundary of WTSx1 - Kārewarewa Urupā (Wāhanga Tahi) to include Lot 4 as per the Ngarara West A14B1 block surveyed boundary as shown in figure 3 of the submission.	allow	NHoO support the TAA position and submission regarding Kārewarewa Urupa
S104.01	Waikanae Land Company	morgan.slyfield@stoutstreet.co.nz	Oppose	The submission states several reasons, including (but not limited to) that: - The subject land is not the Kārewarewa Urupā. - The s32 analysis on which the Wāhi Tapu listing is based is deficient and wrong. Delete the proposed amendments to Schedule 9 and the District Plan maps (and such further or consequential relief as may be necessary to address the matters raised in this submission).	disallow	NHoO support the TAA position and submission regarding Kārewarewa Urupa
S104.02	Waikanae Land Company	morgan.slyfield@stoutstreet.co.nz	Oppose	See submission point S104.01. Alternatively, or in combination with the deletion sought in submission point S104.01, amend PC2 so that the District Plan provides some combination of objectives, policies, rules and/or other methods that provide for residential development of the land in accordance with Medium Density Residential Standards (and such further or consequential relief as may be necessary to address the matters raised in this submission).	disallow	NHoO support the TAA position and submission regarding Kārewarewa Urupa
S116.01	Petherick, Laurence	ripetherick@xra.co.nz	Oppose	The submitter has owned or occupied property in Waikanae Beach for over 70 years, and has not witnessed any formal use or maintenance of the area as a burial ground. Apart from two relocated tombstones and reinterred remains, only minor evidence of buried remains have been found. Retain the General Residential zone in the developed portion of the area described as Kārewarewa Urupā, with the undeveloped area to remain as either General Residential or Proposed School. [It is implied that the decision requested is to reject the proposed addition of Kārewarewa Urupā to Schedule 9 and the District Plan maps.]	disallow	NHoO support the TAA position and submission regarding Kārewarewa Urupa
S130.01	Turver, Chris	chris.turvern@gmail.com	Support in part	The submission supports the recognition of Kārewarewa Urupā because it recognises a historic wāhi tapu site, and could open the way for a valued community park-like asset. The submission identifies key issues associated with the proposal. Clarify: - what will be done with the urupā site - left untended or managed; - whether the public will have continued access; - who will be responsible for effective upkeep of the site and fire prevention; - what steps will be taken to satisfy Fire & Emergency that a fire threat to 50 neighbouring houses has been eliminated; - what penalties will be in place for non-compliance with upkeep.	allow	NHoO support the TAA position and submission regarding Kārewarewa Urupa
S097.17	Greater Wellington Regional Council	mika.zollner@gw.govt.nz	Support	Greater Wellington strongly supports the introduction of the Marae Takiwā precinct and associated provisions to provide for a lower level of development, to manage effects on adjacent marae. These provisions align with Proposed RPS Change 1 Policy UD.1, which seeks recognition of marae as taonga and make appropriate provision for them. Retain as notified.	allow in part	See NHOO submission points for the marae precinct to go broader to cover wider papakainga area

Ngā Hapū o Ōtaki Further Submission to the 2022 DP PC2

Submission point/s	Submitter name	Submitter Address/Email	Submitters Position	Submitters Reasons / request and the parts that we support or oppose:	Allow or Disallow	We seek that the whole or part of the submission be allowed or disallowed:
S003.01	Gazula, Sri	sri.gazula@gmail.com	Not specified	The submission seeks that an area of land located to the north of Rahui Road and west of Freemans Road in Ōtaki from Rural Production Zone to General Residential Zone. rezoning request	is disallowed and not rezoned	This area is culturally significant land to our hapū with a waterway running through it. Not a viable option at all. Low lying area that is highly flood prone. Also currently a ponding area. The reason is that the culvert that runs under the old railway line is a choke point. Restrictor point. See also the main points of the NHO submission.
S008.01	McIntyre, Mark	jenny@landlink.co.nz	Not specified	The submitter supports the proposal to rezone land as General Residential Zone, and seeks that their property is also rezoned. rezoning request	is disallowed and not rezoned	NHO do not support rezoning of this lands at this time as per the points in the NHO submission including: NHO recommendation that Ōtaki is not designated a future Urban Zone. The important work of clearly defining what (population and development) our waterways and environment can safely sustain be completed before any further intensification. A detailed development plan including infrastructure development and prescribed building rules be completed before further intensification. NHO request that an infrastructure qualifying matter be applied to Ōtaki. Also thorough site specific investigation is imperative before any rezoning. Flood hazard and next to an important waterway.
S031.01	Otaki Revisited Limited	earl.hopepearson@twc.co.nz	Not specified	The submission relates to the Ōtaki Māori racecourse site. The submission opposes the existing zoning of the site as Rural Production Zone (Rural Plains Precinct). Rezoning of the site will enable the development of approximately 600 homes, while supporting existing community activities occurring at the site, and enabling further commercial activities to support the village development and wider community. The submission outlines several reasons why General Residential or Mixed-Use Zone is the most appropriate zone. Rezone 47 Te Roto Road, Ōtaki from Rural Production Zone (Rural Plains Precinct) to General Residential Zone or Mixed Use Zone, and any such other amendments to give effect to this submission.	disallow	NHO do not agree with rezoning in this area as it is on our ancestral lands subject to current treaty negotiations and is a culturally significant contemporary site that requires a full site specific study and CIA. It is close to significant waterways and requires special consideration for care of the taiao. Do not approve any discharge into town wastewater system. Do not approve of establishment of a manufacturing business on the site. There is adequate provision in the DP for resource consents and requests for rezoning.
S088.01	Wakapua Farm Limited	katie@fountainpm.co.nz	Not specified	Rezoning request. The submission states that the criteria used for identifying land to be rezoned as part of PC2 are unjustifiably narrow.	is disallowed and not rezoned	There is an old pa site on this land. The bones uplifted nearby during the new motorway makes this a culturally significant and heritage site. Major opposition to this area being rezoned. The proposed area may also included Māori lands and to our knowledge those owners have not been approached. •Thorough site specific investigation is imperative before any rezoning •Govt and council intent of the NPS-UD is for growth in current resid urban areas •Some zones under TOW claims. TOW hearings are occurring in this area now. This rezoning may comprise or unfairly render land unavailable for TOW settlements. Allowing intensification is out of step with TOW process. No driver to rush the future growth areas so is inappropriate. •Flooding zones •Lack of infrastructure and distance to supermarkets and other facilities •Old pa sites (not yet formally identified wahi tapu) •Pop predictions and specialist reports do not give evidence of 'need' or likely occurrence of the level of intensification that is being enabled.... No driver to rush the future growth areas so is inappropriate. KCDC has a Future urban development plan change scheduled as part of implementing the District Growth Strategy. It may be more appropriate to consider submitter's requests for rezoning as part of that plan change.

Ngā Hapū o Ōtaki Further Submission to the 2022 DP PC2

Submission point/s	Submitter name	Submitter Address/Email	Submitters Position	Submitters Reasons / request and the parts that we support or oppose:	Allow or Disallow	We seek that the whole or part of the submission be allowed or disallowed:
S088.02	Wakapua Farm Limited	katie@fountainpm.co.nz	Not specified	Rezoning request. To enable integrated planning and infrastructure servicing. See also submission point S088.01.	is disallowed and not rezoned	Thorough site specific investigation is imperative before any rezoning. Govt and council intent of the NPS-UD is for growth in current resid urban areas. Lack of infrastructure and distance to supermarkets and other facilities. Some areas maybe subject to TOW claims. TOW hearings are occurring in this area now. This rezoning may comprise or unfairly render land unavailable for TOW settlements. Allowing intensification is out of step with TOW process. No driver to rush the future growth areas so is inappropriate. KCDC has a Future urban development plan change scheduled as part of implementing the District Growth Strategy. It may be more appropriate to consider submitter's requests for rezoning as part of that plan change.
S099.01	Terry, John and Meads, Sarah	john@terry.net.nz	Not specified	Request to not consider rezoning. While PC2 does not propose to change the zoning of 155 to 205 Paetawa Road, Peka Peka, this submission opposes any rezoning that might be sought through submissions on PC2.	allow	NHO do not support rezoning of lands at this time as per the points in the NHO submission. Thorough site specific investigation is imperative before any rezoning. Govt and council intent of the NPS-UD is for growth in current resid urban areas. Lack of infrastructure and distance to supermarkets and other facilities. Some areas maybe subject to TOW claims. TOW hearings are occurring in this area now. This rezoning may comprise or unfairly render land unavailable for TOW settlements. Allowing intensification is out of step with TOW process. No driver to rush the future growth areas so is inappropriate. KCDC has a Future urban development plan change scheduled as part of implementing the District Growth Strategy. It may be more appropriate to consider submitter's requests for rezoning as part of that plan change.
S122.12	Kāinga Ora Homes and Communities	Developmentplanning@kaingaora.govt.nz	Support in part	Rezoning request	disallow	Is a suburban area and homewowners have not been consulted. Appropriate to go through full consultation. Is no evidence of any a need for the level of development proposed. One area also runs over Raukawa Marae and the proposed Marae Precinct Zone. Also appears to run over a Te Wānanga o Raukawa area and building.
S143.01	Watutsi Trust	gi_@xtra.co.nz	Not specified	This submission proposes rezoning unproductive rural land pockets to a more intensive peri-urban development. Of 155-205 Paetawa Road, Peka Peka	disallow	KCDC has a Future urban development plan change scheduled as part of implementing the District Growth Strategy. It may be more appropriate to consider submitter's requests for rezoning as part of that plan change.
S155.01	Cooper, Alison	coopercontracting@xtra.co.nz	Not specified	This submission proposes amending the zoning of PR Lot 1 DP 42874 CT 19C/953 to General Residential Zone (PRECx2 - Residential Intensification Precinct B), for the following reasons: - It supports KCDC's strategic growth, given that it is located on the edge of land that has already been sold to developers and is included in the Proposed Plan Change; - It is able to aid in offsetting residential land demand shortfalls (as identified by KCDC's growth projections); - It will assist KCDC in meeting their statutory obligations under the NPS-UD 2020.	disallow	Moderate flood zone area. While NHO support the potential for housing in this site it is close to important waterways and requires special consideration for care of the taiao (including discharge). In addition, it is close to a kura who have raised concerns about residents overlooking the playground area. There is adequate provision in the DP for resource consents and requests for rezoning.
S156.01	Richards, Luke	luke.richards.kiwi@gmail.com	Not specified	Rezoning request. This submission proposes amending the zoning of 11 & 15 Te Rauparaha St (up to Bennetts Road) to Residential, for the following reasons: - It is directly adjacent to Residential zoned land; - It is near the town centre.	disallow	seriously flood zone area. Any effluent tanks or drains and pipes dug will hit water during the digging. Future climate change increases of precipitation will only exacerbate the situation. Untenable. KCDC has a Future urban development plan change scheduled as part of implementing the District Growth Strategy. It may be more appropriate to consider submitter's requests for rezoning as part of that plan change.

Ngā Hapū o Ōtaki Further Submission to the 2022 DP PC2

Submission point/s	Submitter name	Submitter Address/Email	Submitters Position	Submitters Reasons / request and the parts that we support or oppose:	Allow or Disallow	We seek that the whole or part of the submission be allowed or disallowed:
S164.01	Reichelt, Bettina and Hartmut	tiamanz@gmail.com	Not specified	Rezoning request?. These properties, located to the east of Paetawa Road, are located on elevated land dune sites not suitable for rural production activities. Existing restrictions on the properties have enhanced the biodiversity of the area. They properties are located away from the beachfront and suitable for more intense peri-urban living. The submissions states that the current zoning of the sites is an anomaly, and notes that the properties to the north on Paetawa Road are residential zoned. The properties are connected to potable water and are located in a 50km/h speed zone. Rezone 155-205 Paetawa Road, Peka Peka from General Rural Zone to Large Lot or Settlement Zone, enabling lots of 2,000 to 6,000m2 to be created on these sites.	disallow	KCDC has a Future urban development plan change scheduled as part of implementing the District Growth Strategy. It may be more appropriate to consider submitter's requests for rezoning as part of that plan change.
S187.01	Rudings, Mark	mark@rudings.com	Oppose	Rezoning request. The submitter owns property at 254-256 Main Highway and 4 Rahui Road, Ōtaki. This submission relates to the properties adjacent to Main Highway/Mill Road, Rahui Road (submitter references a map they provided, but this was not attached). This submission is opposed to the application of PRECx2 to these properties for the following reasons: - Permitting this rezoning would allow for outcomes completely consistent and aligned with these defined and desired by the Proposed Centres Design Guide presented in Appendix D.	disallow	KCDC has a Future urban development plan change scheduled as part of implementing the District Growth Strategy. It may be more appropriate to consider submitter's requests for rezoning as part of that plan change.
S206.01	Landlink	paul@landlink.co.nz , marie@landlink.co.nz , jenny@landlink.co.nz	Support in part	Rezoning request. Landlink do not believe the rezoning of 13 small residential areas is substantial enough to give effect to policies 2 and 3 and provide adequate development opportunity to meet shorter - and medium-term housing demand. Amend Plan Change 2 to include additional areas for rezoning to General Residential Zone.	disallow	KCDC has a Future urban development plan change scheduled as part of implementing the District Growth Strategy. It may be more appropriate to consider submitter's requests for rezoning as part of that plan change.
S002.01	Fleming, Michael	engineer.geotechnical@gmail.com	Not specified	The existing drinking-water, sewerage and stormwater infrastructure within the Kāpiti Coast district purportedly lacks the capacity to sustain the existing population. Physically install new drinking water, sewerage and stormwater infrastructure of sufficient capacity to easily accommodate for future increases in population.	allow	As in our original submission, NHOo oppose the enabling of development on the basis of "planned" infrastructure. It is critical that the provision of infrastructure is proactively managed to support development, in conjunction with or in advance of housing development. The provision of adequate and appropriate infrastructure and the design of urban form is foundational to the delivery of housing and intensification. Decision sought: Inclusion of Infrastructure as a new Qualifying Matter.
S002.02	Fleming, Michael	engineer.geotechnical@gmail.com	Not specified	Implementing changes to the District Plan will purportedly exponentially increase rates to cover the costs of installing sufficient three-waters infrastructure to isolated high population density property development. Financially recover the cost of future three-waters infrastructure from the property owners of future high density population property developments.	allow	As in our original submission, NHOo oppose the enabling of development on the basis of "planned" infrastructure. It is critical that the provision of infrastructure is proactively managed to support development, in conjunction with or in advance of housing development. The provision of adequate and appropriate infrastructure and the design of urban form is foundational to the delivery of housing and intensification. Decision sought: Inclusion of Infrastructure as a new Qualifying Matter.
S028.01	Infill Tapui Limited	ben.addington@infill.nz	Support	Paragraphs 1 to 5 outline the overall position of the submission. The submission fundamentally supports the IPI but requests some specific amendments to better implement the NPS-UD. These amendments are also consistent with international and national policy direction that seeks to achieve SDG 11 by making cities and human settlements inclusive, safe, resilient, and sustainable. It is imperative that the District Plan enables high density development across the urban area to reduce the demand for car dependent suburban sprawl and the associated environmental degradation that accompanies it. Retain amendments to DO-O3 and DO-O11 as notified.	support in part and oppose in part.	Agree with some of the sentiment but prefer the NHOo proposal to pause the intensification for Otaki to enable appropriate planning and infrastructure development to achieve 'te tupu pai'
S028.03	Infill Tapui Limited	ben.addington@infill.nz	Oppose	References of 'buildings up to 6-storeys' and 'buildings up to 4-storeys' should be replaced with 'buildings of at least six stories' to be consistent with the NPS-UD.	oppose	Reason: Undermines individual choice and significantly changes character and amenity. Not clear evidence of need in Otaki. Out of step with TOW claims process.

Ngā Hapū o Ōtaki Further Submission to the 2022 DP PC2

Submission point/s	Submitter name	Submitter Address/Email	Submitters Position	Submitters Reasons / request and the parts that we support or oppose:	Allow or Disallow	We seek that the whole or part of the submission be allowed or disallowed:
S028.04	Infill Tapui Limited	ben.addington@infill.nz	Oppose	See general points under submission point S028.01.		Reason: Undermines individual choice and significantly changes character and amenity. Not clear evidence of need in Otaki. Out of step with TOW claims process.
S028.07	Infill Tapui Limited	ben.addington@infill.nz	Oppose	See submission point S028.03.	disallow	Reason: Undermines individual choice and significantly changes character and amenity. Not clear evidence of need in Otaki. Out of step with TOW claims process.
S028.09	Infill Tapui Limited	ben.addington@infill.nz	Oppose	Amend GRZ-Rx2 so that the following setbacks apply: a. Up to four stories: 6m between non-habitable rooms, 9m between habitable rooms and non-habitable rooms, 12m between habitable rooms; b. Between five and eight storeys: 13m between habitable rooms and non-habitable rooms, 18m between habitable rooms; c. Nine stories and more: 12m between non-habitable rooms, 18m between habitable rooms and non-habitable rooms, 24m between habitable rooms.	disallow	Reason: Undermines individual choice and significantly changes character and amenity. Not clear evidence of need in Otaki. Out of step with TOW claims process.
S028.10	Infill Tapui Limited	ben.addington@infill.nz	Oppose	Amend GRZ-Rx2 (standard 2) so that the maximum permitted height in Residential Intensification Precincts is 21 metres (7 storeys).	disallow	No evidence of need in this area. Allows for perverse outcomes
S028.12	Infill Tapui Limited	ben.addington@infill.nz	Oppose	Allowing density to trigger a notification assessment is inconsistent with Objectives DO-03 and DO-Ox3 as well as policies GRZ-Px1, GRZ-Px5 and amended UFD-P4.	disallowed	Neighbours should have a reasonable expectation about potential development on neighbouring properties.
S028.13	Infill Tapui Limited	ben.addington@infill.nz	Oppose	References of 'buildings up to 12-storeys' should be replaced with 'buildings of at least twelve stories'.	disallowed	Reason: Undermines individual choice and significantly changes character and amenity. Not clear evidence of need in Otaki. Out of step with TOW claims process.
S028.17	Infill Tapui Limited	ben.addington@infill.nz	Oppose	Public and limited notification should be precluded. Allowing height to trigger notification is inconsistent with Policy 3 of the NPS-UD.	disallowed	Neighbours should have a reasonable expectation about potential development on neighbouring properties.
S028.19	Infill Tapui Limited	ben.addington@infill.nz	Oppose	References of 'buildings up to 6-storeys' should be replaced with 'buildings of at least six stories'. Amend policy TCZ-P6 to replace references to "buildings up to 6-storeys" with "buildings of at least six storeys".		No evidence of need in this area. Allows for perverse outcomes
S028.22	Infill Tapui Limited	ben.addington@infill.nz	Oppose	Public and limited notification should be precluded. Allowing height to trigger notification is inconsistent with Policy 3 of the NPS-UD.	disallowed	Neighbours should have a reasonable expectation about potential development on neighbouring properties.
S028.24	Infill Tapui Limited	ben.addington@infill.nz	Oppose	References of 'buildings up to 6-storeys' should be replaced with 'buildings of at least six stories'. Amend policy LCZ-P6 to replace references to "buildings up to 6-storeys" with "buildings of at least six storeys".	disallowed	No evidence of need in this area. Allows for perverse outcomes
S028.27	Infill Tapui Limited	ben.addington@infill.nz	Oppose	Public and limited notification should be precluded. Allowing height to trigger notification is inconsistent with Policy 3 of the NPS-UD.	disallowed	Neighbours should have a reasonable expectation about potential development on neighbouring properties.
S028.29	Infill Tapui Limited	ben.addington@infill.nz	Oppose	References of 'buildings up to 6-storeys' and 'buildings up to 3-storeys' should be replaced with 'buildings of at least six stories'. Amend policy MUZ-P7 to replace references to "buildings up to 6-storeys" with "buildings of at least six storeys".		No evidence of need in this area. Allows for perverse outcomes
S028.36	Infill Tapui Limited	ben.addington@infill.nz	Oppose	Enhancing existing waterways and stormwater detention areas with plantings to create attractive features as part of managing stormwater for a subdivision is unreasonable. The esplanade provisions address this matter. Amend standard 2 under rule SUB-RES-Rx1 to remove reference to enhancing existing waterways and stormwater detention areas with plantings to create attractive features.	allow in part	He taonga te wai - Water is a taonga and should be treated in a way that recognises and provides for this value and Te Mana o te Wai.

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Submission point/s	Submitter name	Submitter Address/Email	Submitters Position	Submitters Reasons / request and the parts that we support or oppose:	Allow or Disallow	We seek that the whole or part of the submission be allowed or disallowed:
S028.37	Infill Tapui Limited	ben.addington@infill.nz	Oppose	Amend matter of control 3 under rule SUB-RES-Rx1 to include control over Low Impact Design and Integrated Catchment Management, not just swales.	allow in part	Development needs to be planned and delivered in a way that recognises the rangatiratanga of hapū and iwi in relation to their land and waterways, and how this can be exercised to better manage the sustainable use of these resources. Any policy in relation to catchments and water also needs to be consistent with the hierarchy of obligations of Te Mana o te Wai, and ensure that the primary life-supporting values of rivers, and secondary values of human rights in relation to water is provided for before other tertiary economic and social values are provided for. Decision sought: Ensure that the proposed amendments are consistent with Te Mana o te Wai.
S028.38	Infill Tapui Limited	ben.addington@infill.nz	Oppose	Public and limited notification should be precluded because this rule relates only to the provision of infrastructure for a subdivision.	disallowed	Neighbours should have a reasonable expectation about potential development on neighbouring properties.
S028.40	Infill Tapui Limited	ben.addington@infill.nz	Oppose	Public and limited notification should be precluded because this rule relates only to the provision of infrastructure for a subdivision.	disallowed	Neighbours should have a reasonable expectation about potential development on neighbouring properties.
S028.49	Infill Tapui Limited	ben.addington@infill.nz	Not specified	If this rule remains, then public and limited notification should be precluded.	disallow	Neighbours should have a reasonable expectation about potential development on neighbouring properties.
S028.50	Infill Tapui Limited	ben.addington@infill.nz	Oppose	This rule should be a restricted discretionary activity with the matters of discretion limited to those within Rule SUB-RES-R27. Standards 3 and 4 restrict intensification and unreasonably cascade vacant lot subdivision to the non-complying activity class based on density.	disallow	Neighbours should have a reasonable expectation about potential development on neighbouring properties.
S028.61	Infill Tapui Limited	ben.addington@infill.nz	Not specified	A section on the Te Aranga Māori Design Principles should be added. Amend the Design Guides to add a section on the Te Aranga Māori Design Principles.	allow in part	Develop and include design criteria that reflect mana whenua values. Establish a design panel with tāngata whenua representation to adequately assess the design of development.
S033.01	O'Brien, Nicola	nikkiprincess@xtra.co.nz	Oppose	Having greater than single storey homes will take away the town feel with the overcrowding. Semi rural views at the submitter's property will be changed to a sea of houses. One storey houses would be more continuous with other dwellings in the area. Three storey buildings would block out the sun and views. Amend Plan Change 2 to keep building heights to one storey.	allow in part	Agree with the request to limit building heights
S033.03	O'Brien, Nicola	nikkiprincess@xtra.co.nz	Not specified	Infrastructure is substandard, and the doctor and chemist is at capacity. Sort out the infrastructure to get more GPs and another chemist.	allow in part	Agree with concerns about infrastructure. Is in line with NHO request for Infrastructure Qualifying matter.
S033.04	O'Brien, Nicola	nikkiprincess@xtra.co.nz	Not specified	There are flooding issues, with low lying land and a high water table. Alleviate the free flowing of water and flooding in Ōtaki.	allow in part	Agree with flooding and water table concerns and the request to facilitate flowing of waterways.
S041.01	Murphy, Christine	syhprum.chris@gmail.com	Oppose	The submitter opposes allowing the construction of up to three 3 storey residential units on most sites. Kapiti especially has a lovely open, private, comfortable feel. High rise and tight in-fill building generates a feeling of stress and anxiety which I do not believe creates a good environment. I agree that there should be increased levels of development especially around transport hubs but NOT more than 2 level dwellings, unless it is on a new subdivision well away from current housing. Reject Plan Change 2.	allow in part	Agree with the request to limit building heights
S043.06	Cuttriss Consultants Ltd	elliott.thornton@cuttriss.co.nz	Not specified	New buildings can significantly increase wind which can have an adverse effect on public amenity and safety as well as residential amenity. Amend Plan Change 2 to include a wind effects chapter.	allow in part	Effects on 'hau' as one of the impacts on taiao and tangata have not been appropriately considered in the plan changes
S043.12	Cuttriss Consultants Ltd	elliott.thornton@cuttriss.co.nz	Not specified	The Act requires that a development of up to 3 dwellings and 3 storeys in the residential zones be permitted, where it meets all Medium Density Residential Standards, and not subject to a qualifying matter. There is no clear link between the requirement to provide rainwater tanks or outdoor taps and a qualifying matter under the Act. Amend Plan Change 2 to remove requirements for rainwater tanks and outdoor taps for up to 3 dwellings.	disallow	Reason: Rainwater tanks have a critical role in managing the effects of intensification and be consistent with the hierarchy of obligations of Te Mana o Te Wai. The site design should enable them to be located in the area designated for private open space.

Ngā Hapū o Ōtaki Further Submission to the 2022 DP PC2

Submission point/s	Submitter name	Submitter Address/Email	Submitters Position	Submitters Reasons / request and the parts that we support or oppose:	Allow or Disallow	We seek that the whole or part of the submission be allowed or disallowed:
S045.01	Le Harivel, John	xtr181373@xtra.co.nz	Not specified	There is the lack of consideration of the effects on existing neighbours in terms of reduction in sunlight, light, privacy, view, and landscape, etc. There needs to be safeguards in terms of ensuring solar access not only within new developments but particularly to existing dwellings. Amend Plan Change 2 to require a specific number of hours of solar access to existing dwellings.	allow	Effects on access to 'ngā hihi o Tamanuitera' as one of the impacts on taiao and tangata have not been appropriately considered in the plan changes
S051.01	Franks, Jeffery	kapitijeff@gmail.com	Oppose	The submitter opposes incorporating the government's MDRS into the District Plan. Reject the government's MDRS and do not incorporate them into the District Plan.	allow	NHoO oppose the MDRS for Ōtaki
S053.01	Waka Kotahi	EnvironmentalPlanning@nzta.govt.nz	Support in part	Waka Kotahi requests that this objective be widened to include consideration of accessibility to all modes of transport including active modes. Amend DO-O3 to include consideration of accessibility to all modes of transport including active modes. 3. ... b. that are well serviced by existing or planned public or active transport; or ...	allow	NHoO support the inclusion of transport in this section
S054.02	Jonas, Malu	jonasmalu9@gmail.com	Oppose	The submission states that it is important that Whakarongotai Marae be able to sight its maunga (mountain) from its site. Whether they choose Hemi Matenga or Kapakapanui as their maunga of choice, is their choice. For cultural and spiritual reasons, they need to be able to connect with local land/sea forms that are most relevant to their marae and turangawaewae. In the case of Whakarongotai Marae, it is the spiritual connection to their maunga (mountain). Amend GRZ-Px6 to prevent high-rise high-density housing initiatives within the view shaft between Marae and culturally important lands or waterbodies (e.g. Between Whakarongotai Marae and relevant maunga).	allow in part	Support changes to PC2 that recognise and provide for viewshafts from Marae and culturally significant areas
SO85	Friends of Lake Karuwha	l.francis.nz@gmail.com	Oppose	This submission opposes the boundary of the Residential Intensification Precinct B for the Ōtaki Main Street Town Centre, for several reasons, including (but not limited to): - Development has been limited in the existing "Ōtaki Low Density Housing Precinct" due to the location of the area on the urban edge and surface water management constraints. This submission proposes amending the north-east boundary of PREC2 to follow the actual 400m walkable catchment in that area, and in effect be aligned with the southwest boundary of the current PREC13 Ōtaki Low Density Housing Precinct (proposed to be deleted as part of this Plan Change). This would remove properties at 4, 6, 8, 10, 12, 14, 16, 18 and 20 Tamihana Street from Residential Intensification Precinct B.	allow in part	NHoO opposes the walkable catchment areas in Otaki as there is insufficient evidence of a need and it is unlikely to increase the yield.
S089.06	Fire and Emergency New Zealand	fleur.rohleder@beca.com	Not specified	FENZ seeks the inclusion of a new policy that ensures all land use activities in the General Residential Zone are adequately serviced, particularly in relation to reticulated water supply or an alternative method for firefighting purposes. This will give better effect to DO-O13 and provides a better policy framework for the new standard sought in this zone relating to the requirement to provide a firefighting water supply. Add a new policy as follows: GRZ-PX Servicing Ensure all development is appropriately serviced including wastewater, stormwater, and water supply with sufficient capacity for firefighting purposes.	allow in part	Support the request for consideration to be given for access to water supply for firefighting.

Ngā Hapū o Ōtaki Further Submission to the 2022 DP PC2

Submission point/s	Submitter name	Submitter Address/Email	Submitters Position	Submitters Reasons / request and the parts that we support or oppose:	Allow or Disallow	We seek that the whole or part of the submission be allowed or disallowed:
S089.09	Fire and Emergency New Zealand	fleur.rohleder@beca.com	Support in part	FENZ supports GRZ-Rx1 to the extent that it provides a maximum height of 11m for any building. Fire stations are typically 8-9m in height, therefore GRZ-Rx1 provides for the requirements of a new fire station. Amend height standards for GRZ-Rx1 as follows: Exclude hose drying towers up to 15m from height and height in relation to boundary standards. However, hose drying towers can be around 12 to 15 metres in height. FENZ considers that the inclusion of an exemption for hose drying towers from height standards better provides for the health and safety of the community.	allow in part	Support the request for consideration to be given for access to water supply for firefighting. Request that amendments for any standards go through a consultation process.
S097.03	Greater Wellington Regional Council	mika.zollner@gw.govt.nz	Support in part	Stormwater management is a significant factor that contributes towards the health and wellbeing of freshwater and coastal environments. The operative RPS and Proposed RPS Change 1 include direction regarding stormwater management to avoid, remedy and mitigate adverse effects on water quality arising from stormwater contaminant discharges associated with new developments. Amend PC2 to have regard to the direction on stormwater management set out in the operative RPS and Proposed RPS Change 1. This relief should consider objectives, policies, rules and matters of discretion that: <ul style="list-style-type: none"> Require the application of water sensitive urban design principles, including sustainable stormwater design to minimise impacts on the natural environment and achieves outcomes additional to stormwater treatment such as providing amenity spaces, ecological habitat. Restrict the use of copper/zinc and other such building materials to manage contaminant generation. Manage effects of subdivision, use and development on water quality, waterway values including hydrological and ecosystem processes, riparian margins, water users and cultural values. Amendments would be required in several plan chapters including, infrastructure, subdivision and zone chapters.	allow	Development needs to be planned and delivered in a way that recognises the rangatiratanga of hapū and iwi in relation to their land and waterways, and how this can be exercised to better manage the sustainable use of these resources. Any policy in relation to catchments and water also needs to be consistent with the hierarchy of obligations of Te Mana o te Wai, and ensure that the primary life-supporting values of rivers, and secondary values of human rights in relation to water is provided for before other tertiary economic and social values are provided for.
S097.04	Greater Wellington Regional Council	mika.zollner@gw.govt.nz	Support in part	Stormwater runoff is likely to increase as a result of PC2 due to new growth areas and greater levels of impervious surfaces. Amend PC2 to have regard to the direction on stormwater runoff set out in the operative RPS and Proposed RPS Change 1. This relief should consider objectives, policies, rules and matters of discretion that: <ul style="list-style-type: none"> Require hydrological controls for use, development and subdivision of land. Require sustainable stormwater design to minimise impacts on the natural environment and achieves outcomes additional to flood control such as providing amenity spaces, ecological habitat. To achieve this relief, it is anticipated that amendments would be required in the infrastructure chapter, subdivision chapter and in zone chapters.	allow	Development needs to be planned and delivered in a way that recognises the rangatiratanga of hapū and iwi in relation to their land and waterways, and how this can be exercised to better manage the sustainable use of these resources. Any policy in relation to catchments and water also needs to be consistent with the hierarchy of obligations of Te Mana o te Wai, and ensure that the primary life-supporting values of rivers, and secondary values of human rights in relation to water is provided for before other tertiary economic and social values are provided for.

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S097.05	Greater Wellington Regional Council	mika.zollner@gw.govt.nz	Support in part	Urban development will increase demand for water supply for both potable and non-potable use. As the effects of climate change become more evident, changes in weather patterns may impact the availability of water sources and equally the demand for water. Water abstraction beyond sustainable limits adversely affects the health and wellbeing of freshwater bodies and together with the impacts of climate change, there are greater risks of further freshwater degradation. Amend PC2 to: <ul style="list-style-type: none"> • Incorporate policies and rules to require improved water use efficiency for new developments. • Require new development to ensure adequate available water supply in a changing climate now and into the future. It is anticipated that amendments would be incorporated into the infrastructure chapter.	allow	Development needs to be planned and delivered in a way that recognises the rangatiratanga of hapū and iwi in relation to their land and waterways, and how this can be exercised to better manage the sustainable use of these resources. Any policy in relation to catchments and water also needs to be consistent with the hierarchy of obligations of Te Mana o te Wai, and ensure that the primary life-supporting values of rivers, and secondary values of human rights in relation to water is provided for before other tertiary economic and social values are provided for.
S097.06	Greater Wellington Regional Council	mika.zollner@gw.govt.nz	Support in part	Amend PC2 to have regard to the direction on reducing greenhouse gas emissions set out in Proposed RPS Change 1.	allow	Development needs to be planned and delivered in a way that recognises the rangatiratanga of hapū and iwi in relation to their land and waterways, and how this can be exercised to better manage the sustainable use of these resources. Any policy in relation to catchments and water also needs to be consistent with the hierarchy of obligations of Te Mana o te Wai, and ensure that the primary life-supporting values of rivers, and secondary values of human rights in relation to water is provided for before other tertiary economic and social values are provided for.
S097.07	Greater Wellington Regional Council	mika.zollner@gw.govt.nz	Support in part	<ul style="list-style-type: none"> • Require EV or e-bike charging stations for residential development. Amend PC2 to have regard to Policy CC.11 of Proposed RPS Change 1 by: • Inserting a new policy in the transport chapter to encourage carbon emissions assessments for certain developments that include new or altered transport infrastructure. 	allow	Development needs to be planned and delivered in a way that recognises the rangatiratanga of hapū and iwi in relation to their land and waterways, and how this can be exercised to better manage the sustainable use of these resources. Any policy in relation to catchments and water also needs to be consistent with the hierarchy of obligations of Te Mana o te Wai, and ensure that the primary life-supporting values of rivers, and secondary values of human rights in relation to water is provided for before other tertiary economic and social values are provided for.
S097.08	Greater Wellington Regional Council	mika.zollner@gw.govt.nz	Support in part	Amend PC2 to have regard to the direction contributing to the climate resilience of the urban area as set out in Proposed RPS Change 1 Policies CC.4 and CC.14. This relief should consider objectives, policies, rules and matters of discretion that: <ul style="list-style-type: none"> • Seek to improve climate resilience of urban areas through measures identified in Policy CC.14. • Clearly signal the Council's intent to improve the climate resilience of urban areas. • Require new development to include actions and initiatives that improve broader climate resilience of the urban area • Require new development to ensure adequate available water supply including consideration of how climate change may affect existing supplies and the need to develop further water supply sources. • Consider the extent to which new development design will contribute to climate resilience as a matter of discretion. 	allow	Development needs to be planned and delivered in a way that recognises the rangatiratanga of hapū and iwi in relation to their land and waterways, and how this can be exercised to better manage the sustainable use of these resources. Any policy in relation to catchments and water also needs to be consistent with the hierarchy of obligations of Te Mana o te Wai, and ensure that the primary life-supporting values of rivers, and secondary values of human rights in relation to water is provided for before other tertiary economic and social values are provided for.
S097.09	Greater Wellington Regional Council	mika.zollner@gw.govt.nz	Support in part	To achieve this relief, it is considered amendments will likely be required to the transport chapter, infrastructure chapter and zone chapters. Amend PC2 to have regard to Policy CC.7 and <ul style="list-style-type: none"> • Include policy that seeks nature-based solutions when providing for new infrastructure and in new developments, such as the use of green infrastructure. • Permit the development of green infrastructure in appropriate locations and subject to necessary controls, i.e., planting works undertaken by regional council. It is anticipated that amendments would be incorporated into the infrastructure, subdivision and zone chapters.	allow	Development needs to be planned and delivered in a way that recognises the rangatiratanga of hapū and iwi in relation to their land and waterways, and how this can be exercised to better manage the sustainable use of these resources. Any policy in relation to catchments and water also needs to be consistent with the hierarchy of obligations of Te Mana o te Wai, and ensure that the primary life-supporting values of rivers, and secondary values of human rights in relation to water is provided for before other tertiary economic and social values are provided for.

Ngā Hapū o Ōtāki Further Submission to the 2022 DP PC2

Submission point/s	Submitter name	Submitter Address/Email	Submitters Position	Submitters Reasons / request and the parts that we support or oppose:	Allow or Disallow	We seek that the whole or part of the submission be allowed or disallowed:
S097.12	Greater Wellington Regional Council	mika.zollner@gw.govt.nz	Not specified	<p>Proposed RPS Change 1 recognises the mana whenua / tangata whenua values associated with managing indigenous biodiversity in Policies IE.1 and IE.2 which seek:</p> <ul style="list-style-type: none"> To identify and protect taonga species To provide for mana whenua values including giving local effect to Te Rito o te Haraheke Incorporate the use of mātauranga Māori in the management and monitoring of indigenous biodiversity Support access to and customary use of indigenous biodiversity <p>Greater Wellington requests that PC2 has regard to these policies, specifically applying mātauranga Māori frameworks and supporting tangata whenua in managing and monitoring biodiversity. It is considered there is scope to make the necessary amendments as existing qualifying matters and as related provisions as a district-wide matter under Section 80E(2)(a). Amend PC2 to have regard to Policies IE.1 and IE.2 of Proposed Change 1 to the RPS, particularly to incorporate mātauranga Māori and include tangata whenua in biodiversity monitoring. Amendments are expected to be incorporated in the ecosystems and indigenous biodiversity chapter.</p>	allow	Development needs to be planned and delivered in a way that recognises the rangatiratanga of hapū and iwi in relation to their land and waterways, and how this can be exercised to better manage the sustainable use of these resources. Any policy in relation to catchments and water also needs to be consistent with the hierarchy of obligations of Te Mana o te Wai, and ensure that the primary life-supporting values of rivers, and secondary values of human rights in relation to water is provided for before other tertiary economic and social values are provided for. Mana whenua can make an important contribution in this area.
S097.13	Greater Wellington Regional Council	mika.zollner@gw.govt.nz	Support in part	<p>New provisions are required in the district plan to have regard to the Proposed RPS Change 1 direction on integrated management.</p> <p>Insert new strategic direction to have regard to Proposed RPS Change 1, specifically to require resource management decisions to be made using an integrated and holistic approach guided by Te Ao Māori.</p>	allow	Development needs to be planned and delivered in a way that recognises the rangatiratanga of hapū and iwi in relation to their land and waterways, and how this can be exercised to better manage the sustainable use of these resources. Any policy in relation to catchments and water also needs to be consistent with the hierarchy of obligations of Te Mana o te Wai, and ensure that the primary life-supporting values of rivers, and secondary values of human rights in relation to water is provided for before other tertiary economic and social values are provided for. Mana whenua can make an important contribution in this area.
S097.14	Greater Wellington Regional Council	mika.zollner@gw.govt.nz	Support in part	<p>Intensification will result in the development or re-development of sites which will inevitably involve earthworks. Greater Wellington considers earthworks have the potential to have adverse effects on the water quality of any waterbody, wāhi tapu, wāhi taonga and habitat of indigenous species.</p> <p>Proposed RPS Change 1 includes direction to manage these adverse effects. We recognise and support the provisions in the operative District Plan which already align with the Operative RPS and Proposed RPS Change 1. We note specifically EW-P1, EW-R2, EW-R3, EWR4 and EW-R7. Additionally, we support the provisions which manage earthworks which can threaten important landscape, historic heritage, archaeological and cultural values.</p> <p>However, Greater Wellington considers stronger direction is required to recognise the adverse effects of earthworks on water quality. We seek amendments which more clearly seek to minimise the potential for sediment to enter waterbodies and recognise the ecological and cultural impacts of this. Additionally, we wish to ensure this potential effect is assessed in any resource consent application involving disturbance works, including vegetation clearance which may require amendments to the matters of discretion for relevant restricted discretionary activities.</p> <p>Greater Wellington considers provisions regarding earthworks are within scope of PC2 under Section 80E(2)(b) as related provisions. Amend existing provisions, or insert new provisions, including matters of discretion to ensure that the sedimentation effects on water quality arising from earthworks associated with new development are minimised and assessed in resource consent applications. It is expected that amendments would be required in the earthworks chapter and zone chapters.</p>	allow	Development needs to be planned and delivered in a way that recognises the rangatiratanga of hapū and iwi in relation to their land and waterways, and how this can be exercised to better manage the sustainable use of these resources. Any policy in relation to catchments and water also needs to be consistent with the hierarchy of obligations of Te Mana o te Wai, and ensure that the primary life-supporting values of rivers, and secondary values of human rights in relation to water is provided for before other tertiary economic and social values are provided for. Mana whenua can make an important contribution in this area.

Ngā Hapū o Ōtaki Further Submission to the 2022 DP PC2

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S097.23	Greater Wellington Regional Council	mika.zollner@gw.govt.nz	Support	Greater Wellington supports direction for developments to be centred around public transport rapid transit stops and encouraging people to live within Kāpiti's existing urban environments, particularly where these are connected to transport. This will help Greater Wellington to meet goals set out in the Regional Public Transport Plan; such as the target of a 40% increase in mode shift to public transport by 2030; and improving customer experience through improving the accessibility of public transport for all. All new development should be designed with public transport and multi-modal travel in mind, to ensure residents and visitors are able to use modes other than private vehicles. Retain as notified.	allow in part	Refer to NHO submission to pause development in Otaki until infrastructure is in place and to apply an Infrastructure Qualifying Matter. Note no Rapid Transit Stop yet.
S097.26	Greater Wellington Regional Council	mika.zollner@gw.govt.nz	Support in part	Greater Wellington supports the existing direction in the infrastructure chapter of the Operative District Plan, particularly to allow for greywater reuse systems and for wastewater systems to avoid, remedy or mitigate adverse effects on the environment and maintain public safety. Greater Wellington also recognises that the Land Development Minimum Requirements have additional direction to subdivision on infrastructure requirements. However, Greater Wellington considers that the District Plan should specifically provide for approved de-centralised alternative wastewater re-use and treatment (of both grey and black water) systems anywhere where there are constraints on the existing network capacity, as well as where connections are not available. Septic tanks are excluded from this recommendation due to their known issues with leakage of untreated wastewater and nitrates, particularly when poorly maintained. Include direction in the District Plan, including infrastructure and subdivision provisions, to provide for de-centralised wastewater re-use and treatment (of grey and black water) and disposal using approved alternative wastewater systems (but not septic tanks, due to their existing issues with contamination and leaching) anywhere where there are constraints on the existing network capacity, as well as where connections are not available. Where connections are available and there is network capacity, a connection to the wastewater network should still be required. This includes any necessary consequential amendments to provide this direction.	allow	Development needs to be planned and delivered in a way that recognises the rangatiratanga of hapū and iwi in relation to their land and waterways, and how this can be exercised to better manage the sustainable use of these resources. Any policy in relation to catchments and water also needs to be consistent with the hierarchy of obligations of Te Mana o te Wai, and ensure that the primary life-supporting values of rivers, and secondary values of human rights in relation to water is provided for before other tertiary economic and social values are provided for.
S097.27	Greater Wellington Regional Council	mika.zollner@gw.govt.nz	Support in part	Policy CC.8 in Proposed RPS Change 1 seeks for activities regulated by the District Plan that relates to greenhouse gas emissions, to prioritise achieving a reduction in greenhouse gas emissions over offsetting emissions. Identify the type and scale of activities within the District Plan to which Policy CC.8 of Proposed RPS Change 1 applies. Include objectives, policies, rules and/or methods to prioritise reducing greenhouse gas emissions for the identified activities rather than applying emissions offsetting.	allow	Development needs to be planned and delivered in a way that recognises the rangatiratanga of hapū and iwi in relation to their land and waterways, and how this can be exercised to better manage the sustainable use of these resources. Any policy in relation to catchments and water also needs to be consistent with the hierarchy of obligations of Te Mana o te Wai, and ensure that the primary life-supporting values of rivers, and secondary values of human rights in relation to water is provided for before other tertiary economic and social values are provided for.

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S097.28	Greater Wellington Regional Council	mika.zollner@gw.govt.nz	Support in part	Greater Wellington notes that PC2 proposes to intensify areas with limited existing infrastructure capacity; for example Paekākāriki which does not currently have reticulated wastewater. Greater Wellington seeks reassurance that infrastructure capacity will be appropriately managed to support the intensification, to mitigate potential adverse effects. Ensuring adequate three waters capacity for intensification gives effect to Operative and Proposed RPS Change 1 Policy 58 and Policy FW.3 in Proposed RPS Change 1, particularly its direction on managing the effects of land use and development on drinking water and freshwater bodies. Ensure that intensification is only enabled where it can be supported by sufficient three waters network capacity or alternative measures are available to mitigate potential adverse effects. See Greater Wellington's submission point on provision for approved alternative wastewater systems where there are constraints on the existing network capacity.	allow	See NHOO request for infrastructure qualifying matter for Otaki. Development needs to be planned and delivered in a way that recognises the rangatiratanga of hapū and iwi in relation to their land and waterways, and how this can be exercised to better manage the sustainable use of these resources. Any policy in relation to catchments and water also needs to be consistent with the hierarchy of obligations of Te Mana o te Wai, and ensure that the primary life-supporting values of rivers, and secondary values of human rights in relation to water is provided for before other tertiary economic and social values are provided for.
S097.31	Greater Wellington Regional Council	mika.zollner@gw.govt.nz	Support in part	Greater Wellington seeks for the provisions across these zones to contribute to the qualities and characteristics of well-functioning urban environments as articulated in Objective 22 of Proposed RPS Change 1. This includes (but is not limited to) urban areas that are climate resilient, contribute to the protection of the natural environment and transition to a low emission region, are compact and well connected, support housing affordability and choice, and enable Māori to express their cultural and traditional norms. Ensure the Commercial and Mixed Use Zone provisions and design guide have regard to the qualities and characteristics of well-functioning urban environments as articulated in Objective 22 of Proposed RPS Change 1, by including necessary objectives, policies, permitted standards and rules that provide for these qualities and characteristics.	allow	Development needs to be planned and delivered in a way that recognises the rangatiratanga of hapū and iwi in relation to their land and waterways, and how this can be exercised to better manage the sustainable use of these resources. Any policy in relation to catchments and water also needs to be consistent with the hierarchy of obligations of Te Mana o te Wai, and ensure that the primary life-supporting values of rivers, and secondary values of human rights in relation to water is provided for before other tertiary economic and social values are provided for.
S097.32	Greater Wellington Regional Council	mika.zollner@gw.govt.nz	Support in part	Greater Wellington seeks for the provisions of the Open Space Zones to contribute to the qualities and characteristics of well-functioning urban environments as articulated in Objective 22 of Proposed RPS Change 1. Ensure the Open Space Zone provisions have regard to the qualities and characteristics of well functioning urban environments as articulated in Objective 22 of Proposed RPS Change 1, by including necessary objectives, policies, permitted standards and rules that provide for these qualities and characteristics.	allow	Development needs to be planned and delivered in a way that recognises the rangatiratanga of hapū and iwi in relation to their land and waterways, and how this can be exercised to better manage the sustainable use of these resources. Any policy in relation to catchments and water also needs to be consistent with the hierarchy of obligations of Te Mana o te Wai, and ensure that the primary life-supporting values of rivers, and secondary values of human rights in relation to water is provided for before other tertiary economic and social values are provided for.
S097.34	Greater Wellington Regional Council	mika.zollner@gw.govt.nz	Support in part	Greater Wellington seeks for the provisions of the Future Urban Zone to contribute to the qualities and characteristics of well-functioning urban environments as articulated in Objective 22 of Proposed RPS Change 1. Greater Wellington seeks that the future urban zone gives effect to the NPS-FM by ensuring that freshwater bodies are required to be identified and protected during development planning. Ensure the Future Urban Zone provisions have regard to the qualities and characteristics of well-functioning urban environments as articulated in Objective 22 of Proposed RPS Change 1, by including necessary objectives, policies, permitted standards and rules that provide for these qualities and characteristics. Ensure future urban zone provisions have regard to Proposed RPS Change 1 policies 55, UD.3 57 and 58 as required. Give effect to the NPS-FM by ensuring that freshwater bodies are required to be identified and protected during development planning.	allow	Development needs to be planned and delivered in a way that recognises the rangatiratanga of hapū and iwi in relation to their land and waterways, and how this can be exercised to better manage the sustainable use of these resources. Any policy in relation to catchments and water also needs to be consistent with the hierarchy of obligations of Te Mana o te Wai, and ensure that the primary life-supporting values of rivers, and secondary values of human rights in relation to water is provided for before other tertiary economic and social values are provided for.
S117.01	Carter, Brian	briancarternz@gmail.com	Oppose	The submitter opposes the blanket change to 3 storey housing in general residential areas. PC2 should be withdrawn and a new document developed based on well thought out and balanced assessment.	allow in part	NHoO recommends the blanket MDRS changes are not applied in the Otaki area.

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S122.17 S122.18, S122.19 S122.20 S122.82 S122.84 S122.85 S122.85 S122.86 S122.87 S122.88 S122.111 S122.112 S122.116 S122.116 S122.121 S122.123 S122.124 S122.125 S122.126 S122.129 S122.130 S122.136 S122.137 S122.138 S122.142 S122.144 S122.145 S122.150 S122.151 S122.160 S122.161 S122.163	Kāinga Ora Homes and Communities	gurv.singh@kaingaora.govt.nz	Oppose	Kāinga Ora opposes the inclusion of Design Guides or design guidelines in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora seeks the Design Guides and Design guidelines are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan. A note should be added where reference is made to such guidelines: Note: 1. Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.	disallow	Design Guides are an important tool for providing detail on the design outcomes sought. Decision sought: Retain Design Guides with amendments as requested in our original submission.
S122.48 S122.58 S122.112 S122.114 S122.115 S122.116 S122.121 S122.122 S122.126 S122.133 S122.145 S122.146 S122.147 S122.148 S122.150, S122.159	Kāinga Ora Homes and Communities	gurv.singh@kaingaora.govt.nz	Support in part	Kāinga Ora supports the changes to this objective to introduce higher density development, but requests changes to reflect the increase in development capacity requested throughout this submission. Amend DO-O16 as noted in the submission	disallow points 122.48 and 122.49	The proposed intensification under PC2 provides sufficient capacity for the projected need. Enabling further capacity is provided for through future growth area provisions and increased density can be applied for through a resource consent where the effects can be assessed. Design outcomes, including the provision of outdoor living space is critical to the wellbeing of residents.
S122.76 S122.83 S122.116 S122.125 S122.137 S122.150, S122.160	Kāinga Ora Homes and Communities	gurv.singh@kaingaora.govt.nz	Oppose	Kāinga Ora opposes the lack of use of a notification preclusion statement (for both public and limited notification) for restricted discretionary activities and seeks that this is applied to all restricted discretionary activities. The technical nature of these breaches requires technical and/or engineering assessments, and public participation by way of limited or public notification will unlikely add anything to the consideration of the effects of these breaches. Amend SUB-RES to include a non-notification preclusion statement for all Restricted Discretionary Activity rules as follows: Notification: Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA.	disallow submission points S122.76 & S122.83.	Mana whenua have an important kaitiaki role in the area and therefore seek to retain the ability to submit on subdivision proposals. Mana whenua have valuable mātauranga to contribute to this process.
S135.01	Jones, Lesley	llj_nz@hotmail.com	Oppose	This submission opposes the proposed changes to the District Plan for the following reasons: - The existing housing layout and type of homes built was not designed to have 4 storey buildings among them. Creates risk that existing homes will receive no sunlight and have no privacy. - The design guidelines show multi-storey buildings in situations where they have been accommodated from the beginning. This is not the case at Raumatī Beach. - The area has already experienced an increase in traffic, particularly at the beginning and end of the school day. More people and cars will make it increasingly difficult to cross the road around the village area. Amend proposed policy GRZ-Px6 to a maximum 2 storey height limit, unless developers can prove the building will have no negative impacts to existing homes.	allow in part	NHOo supports the recommendation for intensification to have more regard for neighbouring properties and community values.
S137.01	Gibbons, Christine	brucechristinegibbons@gmail.com	Oppose	This submission opposes the proposed changes to the District Plan for the following reasons: - It would drastically change the character of the area and limit natural light to surrounding buildings; - Waikanae has always been a coastal small town and allowing 3 storey buildings would make it feel like a high density busy city.	allow	NHOo supports the recommendation for intensification to have more regard for neighbouring properties and community values.

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S141.01	van Beek, Hanne	hanne.design@hotmail.com	Oppose	This submission opposes the intensification of Ōtaki for the following reasons: - Growth should not come at the expense of the character of the district; - Intensification is short sighted and reduces future attraction for the area; - The community has already lost something with new rules detailing where people can build on their section, which shouldn't be aggravated by allowing intensive development.	allow	NHoO supports the recommendation for intensification to have regard for neighbouring properties and community values and to not allow the intensification to be applied in Otaki.
S149.01	McMahon, Frederick	eric_liz@xtra.co.nz	Oppose	This submission opposes the provision for 3 storey development in Kāpiti. There appears to be many sites around the district that would be appropriate for high rise buildings, while not impacting existing single storey dwellings.	allow	NHoO supports the recommendation for intensification to have more regard for neighbouring properties and community values.
S150.01	Stevenson, Douglas	dsskaka27@gmail.com	Oppose	This submission opposes the provision for 3 storey development in Kāpiti. If these provisions are included, the submitter would like to see provisions included which ensures neighbours properties are not impacted (views, sunlight).	allow	NHoO supports the recommendation for intensification to have more regard for neighbouring properties and community values.
S216.01	Webber, Allison	alliewebber@outlook.com	Oppose	This submission is opposed to increasing the height restrictions in and around Paekākāriki	allow	NHoO supports the recommendation for intensification to have more regard for neighbouring properties and community values.
S217.01	Frauenstein, Martin	martin@frauenstein.net	Oppose	This submission is opposed to the proposal of 6 storey buildings in their area	allow in part	NHoO supports the recommendation for intensification to have more regard for neighbouring properties and community values.

I wish to be heard in support of my further submission.

As a requirement of Schedule 1 clause 8A of the Resource Management Act 1991 this further submission is also served on the following submitters:

Coastal Adaptation submission emails:

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Subject: NHO further submission
Date: Monday, 28 November 2022 2:50:38 pm
Attachments: [NHO further submission re DPPC2 Nov22 final.pdf](#)

Tena tatou

Please find attached the NHO further submission re DP PC2.

Nga mihi
Na Kirsten Hapeta
On behalf of Ngā Hapū o Ōtaki
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