

Submission on notified proposal for plan change



About preparing a submission on a proposed plan change

You must use the prescribed form

- [Clause 6](#), Schedule 1 of the Resource Management Act 1991 (RMA) requires submissions to be on the prescribed form.
- The prescribed form is set out in [Form 5](#), Schedule 1 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.
- This template is based on Form 5. While you do not have to use this template, your submission must be in accordance with Form 5.

Your submission and contact details will be made publicly available

- In accordance with [clause 7](#) of Schedule 1 of the RMA, the Council will make a summary of your submission publicly available. The contact details you provide will also be made publicly available, because under [clause 8A](#) of Schedule 1 of the RMA any further submission supporting or opposing your submission must be forwarded to you by the submitter (as well as being sent to Council).
- [Section 352](#) of the RMA allows you to choose your email to be your address for service. If you select this option, you can also request your postal address be withheld from being publicly available. To choose this option please tick the relevant boxes below.

Reasons why a submission may be struck out

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious
- it discloses no reasonable or relevant case
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- it contains offensive language
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

To Kāpiti Coast District Council

Submission on Proposed Plan Change 2 to the Operative Kapiti Coast District Plan 2021

Submitter details

Full name of submitter:

Contact person (name and designation, if applicable): Brian Carter

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

Telephone: 0211204154

Electronic address for service of submitter (i.e. email): brianarternz@gmail.com

I would like my address for service to be my email *[select box if applicable]*



I have selected email as my address for service, and I would also like my postal address withheld from being publicly available *[select box if applicable]*



Scope of submission

The specific provisions of the proposed plan change that my submission relates to are:
[give details]

Continue on a separate sheet if necessary

Submission

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

1. I oppose the blanket change to 3 storey housing in general residential areas , primarily on ground of privacy, loss of daylight and general amenity loss to affected properties.
- 1a. Fences, hedges and privacy screens are ineffective to counter the intrusion of a 3 storey neighbouring building.
2. Under the legislation, the inability to oppose 3 story development where neighbours would incur ' more than minor' effect is unfair.
3. The devaluation of 'amenity' of affected neighbours has no prevision for compensation. This should not be the case as badly affected parties clearly suffer a loss beyond their control.
4. 3 storey housing should be subject to agreement of affected neighbours. Otherwise the burden is unreasonable and random.
5. Typically, a house is one's single asset and relocating is onerous. Instances of severe negative impact on neighbours would be common if the proposed plan change 2 proceeds in it's current form. Numerous examples abound in Auckland.
6. Residential zones are themselves intrinsically character areas and part of our existing communities. Degrading these should not happen where alternatives to the underlying 'housing problem' are available.
- 7 it is recognized that housing intensification should be available close to transport hubs and where existing or (efficient) new infrastructure can cope. This does not apply to the bulk of residential kapiti subject to the proposed changes.
8. The cost to install infrastructure (primarily drainage) is liable to be significant. Historically, this burden has fallen on existing ratepayers. Factors that need careful consideration are geotechnical (presence of peat and soft sands) and sea level rise (affecting drainage systems) and extreme events. Appropriate return periods eg 500 years should be when implementing Plan Changes - it is hard to find such analysis in the documentation supporting the proposed plan change 2.
9. Sustainability. Overdevelopment overwhelms out planet, so every expansion needs careful consideration, rather than the amateur decisions of 3 year term politicians flexing to interest groups. The 'Property Industry' significantly drives our economy and politics without restraint and with frequent attacks on 'Resource Management's. Our council should not roll over and allow open slather on our meighbourhoods. It is lazy of planners to let rip Plan Change 2. Plan Change 2 should be withdrawn and a new document based on a well thought out and balanced assessment. Proper scientific Evaluation with holistic analysis of the problem is needed.
10. Paraparaumu Beach residential zone with 4 storey development. Comments above apply regarding affected neighbours. To preserve the landscape amenity of the beach zone, 4 storey deveiopment should not be visible from the coastal strip. This would preclude much of the proposed zone (B precx2).
11. Paraparaumu Beach commercial zone. The relaxation of height limits is opposed as per above. OLandowners would have windfall profits with land values going up. The area is currently quaint coastal village - the landscape amenity of that would be obliterated. The commercial zone currently is semi-disused. The quaint character can be retained by preserving current planning controls. There is much underutilized land adjacent kapiti road.
12. Coastal character. The maps included in the plan change 2 documents show a green line along the shore of paraparaumu Beach. The gap at the stream outlet onto the beach is most bizarre - as if the landscape amenity stops and then starts a again - coincidentally where the commercial zone occurs. This appears to be a convenience to support the release of the height restrictions. The current tower block was a planning mistake when that happened. and an eyesore. Further degradation of the beach scape should not be allowed.. this 'anomoly' should be corrected along with consequential results.
13. The process of submission. It is not easy to navigate the information. The letter advising of plan change 2 gave little inkling of the sweeping changes allowing 3 storey development, is and I suspect many are unaware or unable to comment due to the process. My comments and opinions are not just mine.
14. I am able to provide photos of instances of new 3 storey developments in Auckland to speak to some of the above comments.

Continue on a separate sheet if necessary

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

Continue on a separate sheet if necessary

Hearing Submissions [select appropriate box]

I wish to be heard in support of my submission.	<input checked="" type="checkbox"/>
I do not wish to be heard in support of my submission.	<input type="checkbox"/>
If others make a similar submission, I will consider presenting a joint case with them at a hearing.	<input checked="" type="checkbox"/>
If others make a similar submission, I will not consider presenting a joint case with them at a hearing.	<input type="checkbox"/>

15 Sept 2022

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

Date

A signature is not required if you make your submission by electronic means.

Trade Competition [select the appropriate wording]

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by [clause 6\(4\)](#) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could / I could not gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission, please complete the following:

I am / I am not directly affected by an effect of the subject matter of the submission that—

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

Email your submission to district.planning@kapiticoast.govt.nz or post/deliver to:

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

For office use only

Submission No:

117

From: [Brian Carter](#)
To: [Mailbox - District Planning](#)
Date: Thursday, 15 September 2022 4:25:38 pm

Plan change 2 submission from Brian Carter

Hi

Please find attached my submission. My opologised for any typos.

Regards

Brian Carter

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 [_proposed-plan-change-2-submission-form-form-5
\(1\).pdf](#)

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