

# 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: Sergei Liakhovskii

Contact person (name and designation, if applicable):

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

Telephone: 0211409861

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

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



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



**Scope of submission**

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

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

*Continue on a separate sheet if necessary*

## **Submission**

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

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

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

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

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

*Continue on a separate sheet if necessary*

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

add 47 Rongomau Lane to the re-zoning map

*Continue on a separate sheet if necessary*

**Hearing Submissions [select appropriate box]**

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



15/09/2022

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

Date

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

**Trade Competition [select the appropriate wording]**

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

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

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

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

(a) adversely affects the environment; and

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

Email your submission to [district.planning@kapiticoast.govt.nz](mailto:district.planning@kapiticoast.govt.nz) or post/deliver to:

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

For office use only

Submission No:

125

**From:** [Sergei L](#)  
**To:** [Mailbox - District Planning](#)  
**Subject:** Submission re District Plan Change2  
**Date:** Thursday, 15 September 2022 5:06:31 pm  
**Attachments:** [proposed-plan-change-2-submission-form-form-5 - LSA.pdf](#)

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Kia ora the Council team,  
Please find my submission form attached.

Cheers,  
Sergei Liakhovskii