

# Further submission in support of, or in opposition to, submission on notified proposed plan change



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

### You must use the prescribed form

- [Clause 8](#), Schedule 1 of the Resource Management Act 1991 (RMA) requires further submissions to be on the prescribed form.
- The prescribed form is set out in [Form 6](#), Schedule 1 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.
- This template is based on Form 6. While you do not have to use this template, your submission must be in accordance with Form 6.

### Certain persons may make further submissions

- Under clause 8, Schedule 1 of the RMA the following persons may make a further submission, in the prescribed form, on a proposed plan to the relevant local authority:
  - any person representing a relevant aspect of the public interest
  - any person that has an interest in the proposed policy statement or plan greater than the interest that the general public has
  - the local authority itself.
- You will need to explain why you meet one of these categories (space is provided in the form for this below).

### Your further submission and contact details will be made publicly available

- [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.

### Note to person making the submission

- A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority (Kāpiti Coast District Council).

### Reasons why a further submission may be struck out

Please note that your further submission (or part of your further submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the further submission (or part of the further 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

Further Submission in Support of (or Opposition to) a Submission on Proposed Plan Change to the Operative Kapiti Coast District Plan 2021

**Plan Change Number:** Plan Change 2

**Plan Change Name:** Intensification

### **Further submitter details**

<b>Full name of person making further submission:</b> Johnathan and Rachel Watters	
<b>Contact person (name and designation, if applicable):</b> Marie Payne/Paul Turner - Landlink (agent)	
<b>Postal address (or alternative method of service under section 352 of the RMA):</b> marie@landlink.co.nz paul@landlink.co.nz	
<b>Telephone:</b> 049026161	
<b>Electronic address for service of person making further submission (i.e. email):</b> marie@landlink.co.nz or/and paul@landlink.co.nz	
<b>I would like my address for service to be my email</b> <i>[select box if applicable]</i>	<input checked="" type="checkbox"/>
<b>I have selected email as my address for service, and I would also like my postal address withheld from being publicly available</b> <i>[select box if applicable]</i>	<input type="checkbox"/>

### **State whether you are** *[select appropriate box]*

a person representing a relevant aspect of the public interest.	<input type="checkbox"/>
<i>In this case, also please specify the grounds for saying that you come within this category</i>	
a person who has an interest in the proposal that is greater than the interest the general public has.	<input checked="" type="checkbox"/>
<i>In this case, also please explain the grounds for saying that you come within this category</i>	
An immediate landowner in the area (283 Ngarara) who has the potential to be directly effected by the proposals contained within the plan change and subsequent submissions. Please also note the relevant public interest i.e. to meet the housing capacity for the region and to ensure effect is given to the NPS-UD.	
the local authority for the relevant area.	<input type="checkbox"/>

### **Scope of further submission**

<b>I support</b> <input type="checkbox"/> <b>oppose</b> <input checked="" type="checkbox"/> <b>the submission of:</b> <i>[select the appropriate wording]</i>
<b>Original Submitter's Name and Address for Service:</b> Waka Kotahi - EnvironmentalPlanning@nzta.govt.nz
<b>Submission number of original submission:</b> S053

**Particular parts of the submission I support (or oppose) are:**

*Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal. While it is not a requirement, it would be helpful if you could state the submission point number as listed in the summary of decisions requested document.*

S053.16 (269-289 Ngarara Road, Waikanae)

*Continue on a separate sheet if necessary*

**The reasons for my support (or opposition) are:**

[give reasons]

Please see attachments

*Continue on a separate sheet if necessary*

**I seek that** [select appropriate box]

The whole ☐ or part ☒ of the original submission be allowed ☐ disallowed ☒

[describe precisely which part below]

S053.16 (269-289 Ngarara Road, Waikanae)

*Continue on a separate sheet if necessary*

**Hearing Submissions** [select appropriate box]

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



I do not wish to be heard in support of my further submission.



*If you wish to be heard, please tick one of the following*

If others make a similar submission, I will consider presenting a joint case with them at a hearing.



If others make a similar submission, I will not consider presenting a joint case with them at a hearing.



24/11/2022 MPayne

Signature of person making a further submission  
(or person authorised to sign on behalf  
of person making further submission)

Date

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

Email your further 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

Further submission No:  
S184.FS.1

**Attachment a: Section The reasons for my support (or opposition) are....**

We do not believe that the Waka Kotahi submission accurately reflects the currently situation or future development potential/planned development in the adjoining Ngārara Area or accounts for infill in the nearby residential zone which now can be undertaken as a permitted activity. Having a detailed understand of the site, we have provided further data and information (in our original submission and within this submission and attached plan set) that should be considered to refute NZTA's request.

•**Planned development** – the proposed site for re-zoning borders both residential zones (which can be intensified as per MDRH rules incorporated into the district plan) and borders the 'Future Urban Zone'. The future urban zone in particular is land identified 'for future urban growth south of the northern urban edges of Waikanae and Ōtaki. In Waikanae North this zone is limited to a small number of existing allotments which are adjacent to land in the Ngārara Development Area.' Given the very limited spatial capacity for further residential development within the Kāpiti Coast area and acknowledging the heavy reliance on infill to achieve both central and local government housing targets (and thus facilitating population growth) such areas are ideal candidates for re-zoning to give effect to policy within the NPS-UD, in particular ensuring capacity for growth. We also further note the introduction of the NPS-HPL and that this may again reduce potential capacity (in areas which have previously been considered by council) for development.

•**Waikanae Urban edge**- We understand that the proposed sites for rezoning fall within the 'Waikanae Urban Edge' noting again that this is a planned area of development (refer to District Plan Maps, and additional spatial layers – Waikanae North Urban Edge). We understand the concept of Waikanae's 'urban edge' shows the potential extent of what is considered the urban area'.

•**Accessibility and Connectivity** – We note that Waka Kotahi's primary concerns are around the accessibility of the site and connectivity to public transport/reducing private vehicle reliance in accordance with GWRP. We note all the points below:

**oExisting connectivity via road, cycle network.** - The sites are all accessible from existing road networks which are also frequented and accessible by cycling routes. We have included a map which demonstrates site accessibility via 'active' modes in our plan set. We further note that active modes can be used to intercept/connect with existing public transport routes.

**oExisting public transport provision** - Currently there are only 2 public transport bus routes in Waikanae (280 & 281) – these bus routes do not directly reach a number of Waikanae's existing urban areas and as such people frequently cycle/scooter to bus routes/train station or alternatively use private motor vehicle/green modes of transport to travel to their destination. If the current relatively restrictive public transport offering in Waikanae is due to demand feasibility, then conversely an increase growth in existing urbanized areas which adjoin to existing residential and future development should help increase demand and the viability of public transport. We further note that even in the medium term outlook we understand transport options are destined to improve.

**O 20 Minute Accessibility Living Analysis Plan** - As demonstrated in the '20 Minute Accessibility Living Analysis Plan' (Ref 103A) the proposed areas for rezoning are all reasonably accessible by active modes (with the potential for the further focus on transition between active/sustainable modes). These sites are similarly accessible to other areas of Waikanae which are

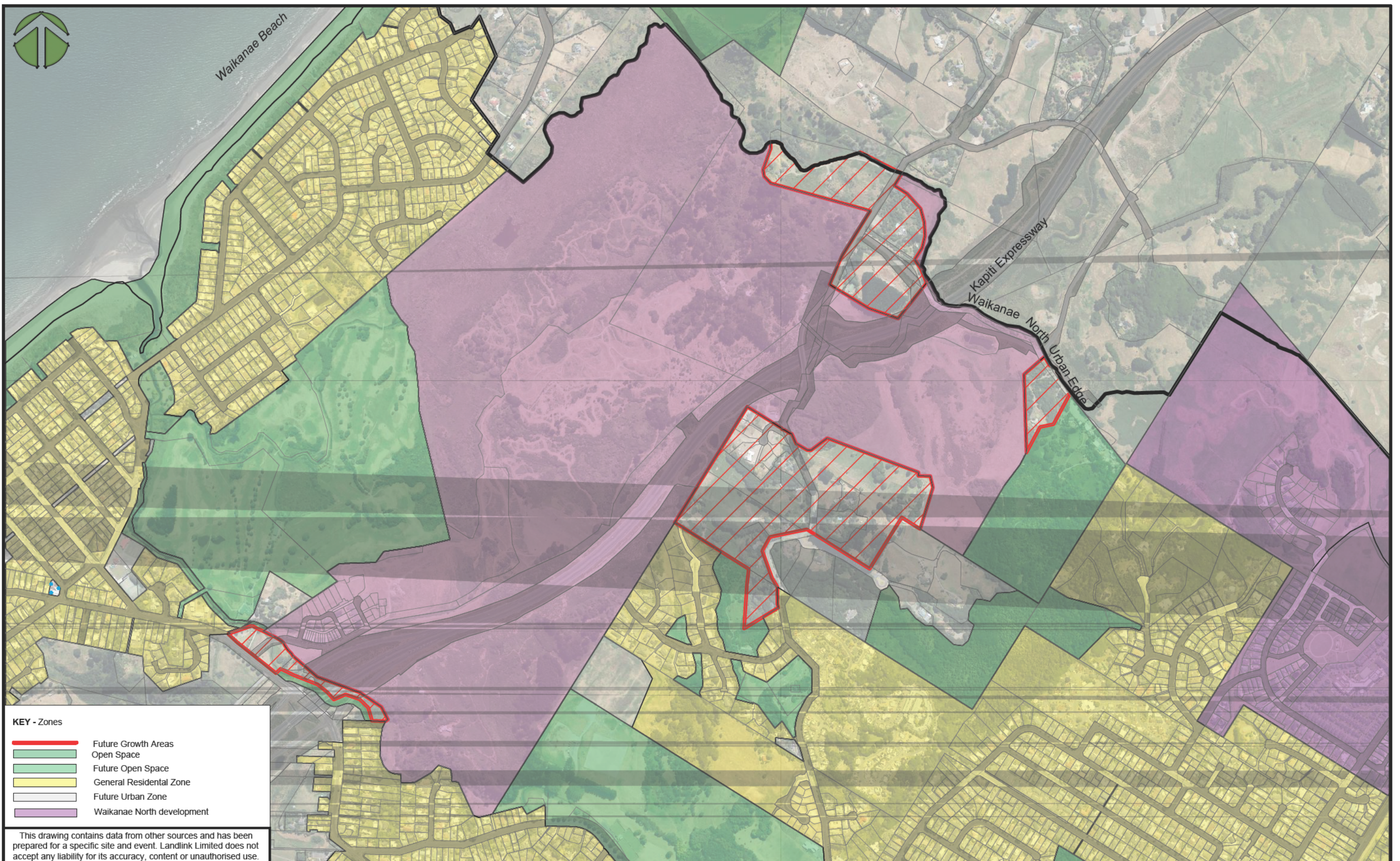
currently developed (but no specific dedicated future development planned e.g. Future Urban Zoning) and not directly serviced by Public Transport i.e. areas of the Otaihanga/peripherals of Waikanae Beach communities (750m-1km from PT)/End of Elizabeth Street (1.5km), areas of Otaihanga (2.1km) are a few examples.

***O Notional Road*** – A notional road is shown on the Kāpiti Coast District Plan Road Hierarchy which would potentially further increase connectivity to the proposed sites.

***O Responsive network planning*** - we understand that although NZTA does not provide public transport directly it is involved in the development of policies to guide the authorities that do. The KCDC Sustainable Transport Strategy March 2022 acknowledges the significant growth Kāpiti is facing over the next 30 years coupled with demographic change including an aging population. It also acknowledges the current provision of public transport particularly in the North of the district is limited and there is a need for improved infrastructure which currently inhibits mode shifts. We understand the public transport provision should be responsive to growth and improved connections and mode choice are a focus of council, we imagine as the “Future urban zone’ is a large, planned area of development that land-use and transport infrastructure have been considered together as per Focus Area 2 : Integrating land use and transport of the Strategy. The potential to further facilitate and encourage sustainable modes of transport in the Waikanae North/Future Development Area is a significant opportunity. Please see our initial submission for comments on other constraints cited by Waka Kotahi.

**Attached: Plan Set 1:**

- Kāpiti Urban Development and Intensification Plan Change Response – Existing Zoning – 001 A – This map shows the existing zoning of the site and surrounds.
- Kāpiti Urban Development and Intensification Plan Change Response – 002 A – This plan shows existing plan features including key infrastructure (local roads etc).
- Kāpiti Urban Development and Intensification Plan Change Response – 20 Minute Accessibility Living Analysis – This plan shows demonstrates active mode transport travel time around the Waikanae area – please note it is high level analysis and does not demonstrate connection times to public transport routes (which would likely demonstrate further accessibility to the sites).



**KEY - Zones**

- Future Growth Areas
- Open Space
- Future Open Space
- General Residential Zone
- Future Urban Zone
- Waikanae North development

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**Landlink**

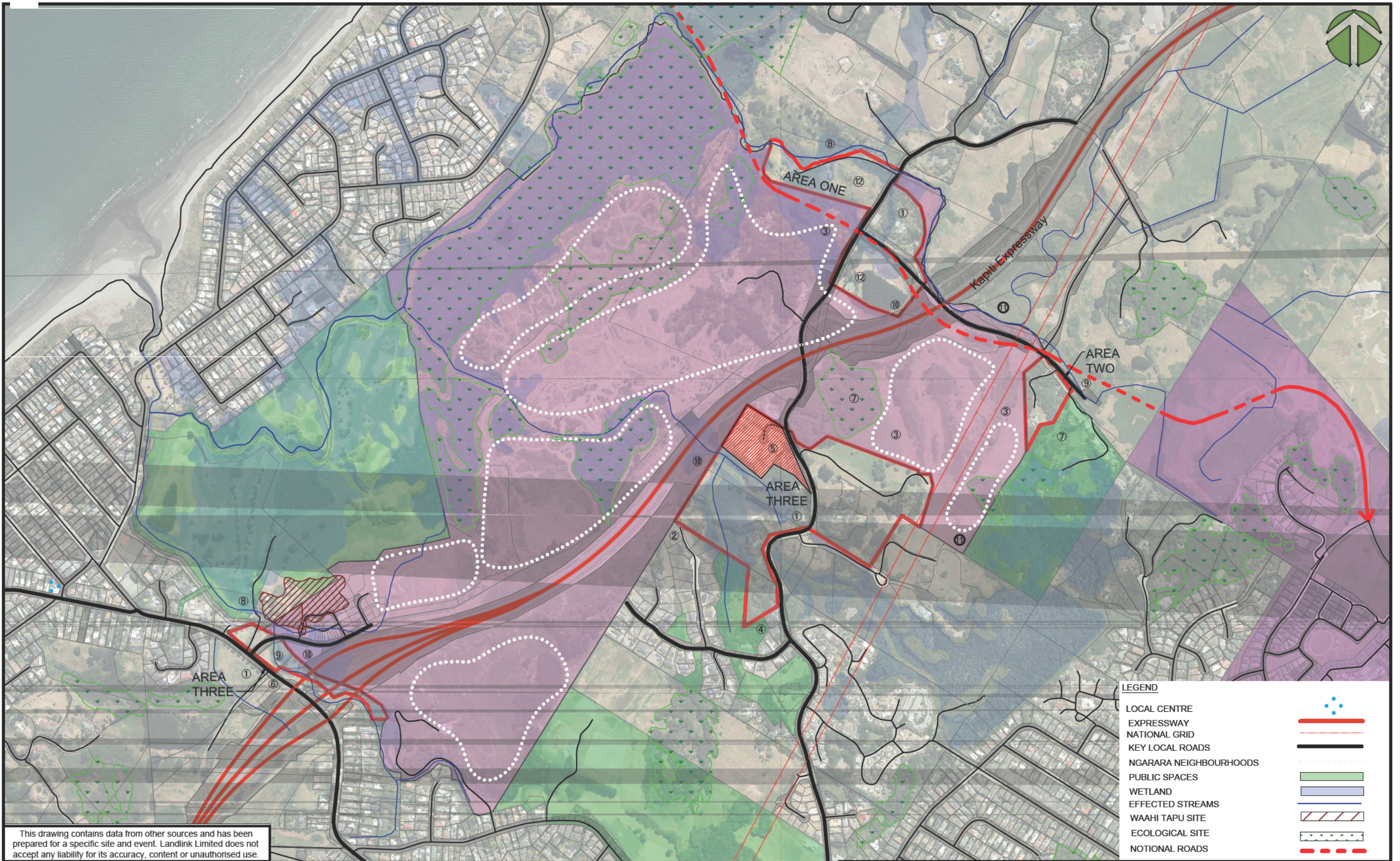
1 Ngaio Rd Waikanae + [contactus@landlink.co.nz](mailto:contactus@landlink.co.nz) + 04-902-6161

Client

## KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION PLAN CHANGE RESPONSE

## EXISTING ZONING

Issue Description				ISSUE
PT	PT	JH	PT	DATE
Surveyed	Designed	Drawn	Checked	Date
Scale: 1:10,000				A3
Drawing No.				
001				A



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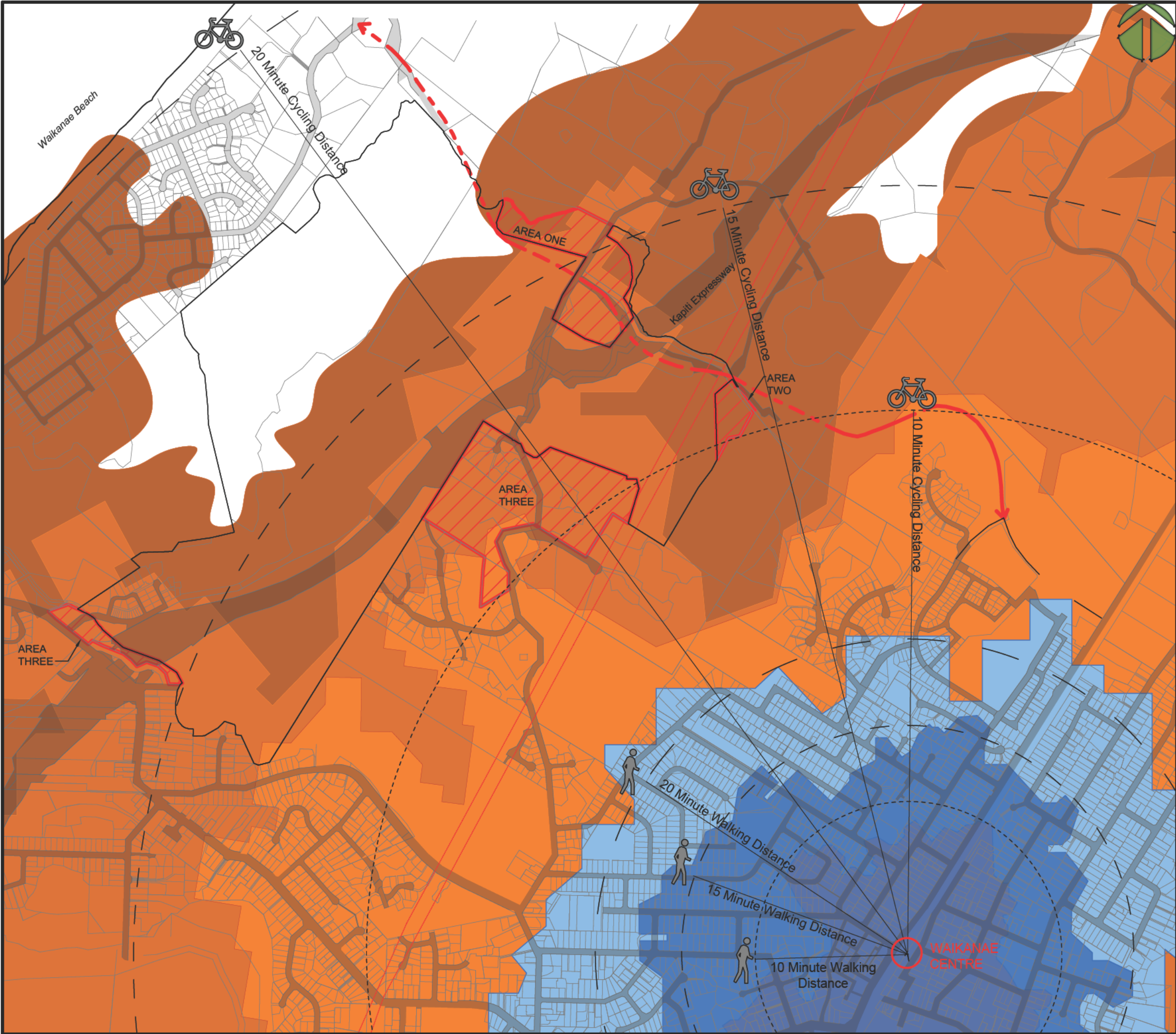
1 Ngaio Rd Waikanae + [contactus@landlink.co.nz](mailto:contactus@landlink.co.nz) + 04-902-6161

## KĀPITI URBAN DEVELOPMENT AND INTENSIFICATION PLAN CHANGE RESPONSE

### LEGEND

- LOCAL CENTRE
- EXPRESSWAY
- NATIONAL GRID
- KEY LOCAL ROADS
- NGARARA NEIGHBOURHOODS
- PUBLIC SPACES
- WETLAND
- EFFECTED STREAMS
- WAAHI TAPU SITE
- ECOLOGICAL SITE
- NOTIONAL ROADS

Issue Description		ISSUE		
PT	PT	JH	PT	DATE
Surveyed	Designed	Drawn	Checked	Date
Scale: 1:10,000				A3
Drawing No.				
002				A



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GENERAL NOTES

1. Plan is in terms of New Zealand Geodetic Datum 2000 (NZGD2000).
2. Boundaries are from the Land Information New Zealand (LINZ) Digital Cadastral Database (DCDB).
3. Travel Distances as per <https://travelttime.com/>.

KEY

Cycling

1. 10 MINUTES

2. 15 MINUTES

3. 20 MINUTES

WALKING

1. 10 MINUTES

2. 15 MINUTES

3. 20 MINUTES

Issue Description				
PT	PT	JH	PT	17/11/2022
Surveyed	Designed	Drawn	Checked	Date



11NgairdWaikanae+contactus@landlink.co.nz+04-902-6161

Title

KĀPITI URBAN DEVELOPMENT  
AND INTENSIFICATION  
PLAN CHANGE RESPONSE

Project

20 MINUTE  
ACCESSIBILITY  
LIVING ANALYSIS  
PLAN

Scale: 1:12,500	A3
Drawing No.	
003	A

**From:** [Marie Payne](#)  
**To:** [Mailbox - District Planning](#)  
**Cc:** [Paul Turner](#); [Angela Kelly](#); [jwfw@xtra.co.nz](mailto:jwfw@xtra.co.nz)  
**Subject:** [#LL-2021] Further Submission Plan Change 2 - Ref S053 Waka Kotahi  
**Date:** Thursday, 24 November 2022 1:29:25 pm  
**Attachments:** [image002.png](#)  
[image004.png](#)  
[283 Ngarara - form-6 - .pdf](#)  
[283 Ngarara Attachment a.pdf](#)  
[283 Ngarara Attachment b.pdf](#)

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Kia Ora.

Please find the attached further submission.

Kind regards,

Marie



**Marie Payne**  
Senior Planner + [Landlink Ltd](#)  
04-902-6161

