

Kāpiti Coast District Council

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

Clause 6 of First Schedule, Resource Management Act 1991
FORM 5

Correspondence to:

Attn: District Planning
Kāpiti Coast District Council

Via email: district.planning@kapiticoast.govt.nz

1. Submitter details:

Full Name of Submitter: Templeton Kapiti Limited ('TKL')

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Email: office@brownandcompany.co.nz

Contact Person: M Familton

2. Scope of submission

- 2.1 This is a submission on Proposed Plan Change 2 to the Operative Kapiti Coast District Plan (PC2), notified 18 August 2022.
- 2.2 The submitter could not gain an advantage in trade competition through the submission.
- 2.3 The scope of this submission is detailed below and in Part 3 of the submission.
- 2.4 The specific provisions that my submission relates to are:
 - (a) Residential Design Guide
 - (b) Centres Design Guide
 - (c) SUB-RES-Rx1
 - (d) FC-Table x2 – Financial Contribution payable

3. Submission

- 3.1 Templeton Kapiti Limited (**TKL**) owns land at Kapiti Road, Paraparamu, and zoned Airport Zone under the Operative District Plan (**ODP**).
- 3.2 TKL SUPPORTS the intent and outcomes of PC2, particularly those parts of PC2 that enable increased levels of development, particularly in and around Kāpiti's centres and around public transportation routes.

3.3 TKL SUPPORTS the inclusion of design guidance for the General Residential Zone and the Centre Zones, however TKL seeks amendments to the Residential and Centres Design Guides as set out below (amendments shown in ~~strike through~~ for deletions and underline for additions):

(i) Delete #1 of the Residential Design Guide:

~~**“Buildings should be orientated with the front of the dwelling(s) facing the street or public space.”**~~

This statement is vague. Point #2 covers similar matters in a more directive manner and therefore #1 does not provide any additional guidance beyond this.

(ii) Amend #4 of the Residential Design Guide:

~~**“Avoid tall solid fencing or vegetation between outdoor living spaces and the street or other public spaces.”**~~

The wording of this statement is ambiguous as to whether only tall solid vegetation is to be avoided, or all vegetation. As vegetation by its nature is unlikely to be solid, and creates desirable privacy without adverse effects, vegetation should generally be encouraged in residential areas.

(iii) Delete #11 of the Residential Design Guide and #15 of the Centres Design Guide:

~~**“Locating off street parking between buildings and the street is discouraged.”**~~

These statements are generic and do not provide for diversity in site design. The ability to utilise a range of the front, side and back of buildings for off street parking provides more opportunities to provide for variety in the streetscape. Flexibility (subject to specific location and design of each site) to use all three options should be enabled. It is further noted in relation to residential development, that #19 of the Residential Design Guide (which seeks to ensure that carparking does not dominant the streetscape) appropriately addresses this point.

(iv) Delete #15 of the Residential Design Guide and #19 of the Centres Design Guide:

~~**“Multi-unit developments on large or deep sites should be accessed from new streets and lanes with multiple access points, rather than long driveways with a single access point. The frontage of dwellings along internal streets should be treated in a similar fashion to frontage onto a public street.”**~~

These statements are unnecessarily restrictive and would prevent site-specific responses. It is further noted in relation to residential development, that the first part of the statement is addressed by #10 (which seeks to minimise the number of additional vehicle crossings provided for any new development) while the second part of the statement is addressed by #17 (which encourages internal streets and rear lanes to contribute to the amenity and attractiveness of the site).

(v) Amend #33 of the Centres Design Guide:

~~**“When designing outdoor public space, use design elements (e.g. shapes, patterns, structures) that are compatible with the design of**~~

adjacent buildings to create spaces that are unique and respond to their local context.”

The landscape character of public spaces does not need to relate to the surrounding buildings, as this places unnecessary value on the aesthetics of buildings, but instead can have their own distinct design driver and style unrelated to adjacent buildings.

- (vi) Amend #105 of the Centres Design Guide:

“Where dwellings are located close to the street, it is encouraged to elevate the ground floor of the dwelling slightly above the street level to provide outlook into the street while maintaining privacy for residents.”

The statement as currently worded reads as a requirement for *all* ground floor dwellings in the centre zones, which would prevent site-specific responses and make accessible building design harder to achieve.

3.4 TKL also seek drafting changes to the following rules, for the reasons as set out below:

- (i) Amend “SUB-RES-Rx1” as follows (amendments shown in red ~~strikethrough~~ for deletions and underline for additions):

SUB-RES-Rx1	<p>Except as provided for under Rule SUB-RES-R25 or SUB-RES-R26, <u>subdivision of land within the General Residential Zone.</u></p> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> • <u>Subdivision of land in the Coastal Qualifying Matter Precinct.</u> <p>Notification</p> <p>Public and limited notification of an application for <u>resource consent</u> under this rule is precluded.</p>	
Controlled Activity	<p>Standards</p> <p>1. <u>Where the parent allotment contains an existing residential unit:</u></p> <p>a. <u>the subdivision must not increase the degree of any non-compliance with Rules GRZ-Rx1, GRZ-Rx2 or GRZ-Rx3; or</u></p> <p>b. <u>the subdivision must comply with an approved land use resource consent.</u></p> <p>2. ...</p>	<p>Matters of Control</p> <p>1. <u>The design and layout of the subdivision (excluding allotment size, shape, or other size-related subdivision requirements) and any associated earthworks.</u></p> <p>2. ...</p> <p>9. The imposition of conditions in accordance with sections 108 and 220 of the Resource Management Act 1991.</p>

The reason for this deletion is that the imposition of conditions under sections 108 and 220 is enabled by the Resource Management Act and therefore including this as a specific matter of control is unnecessary. TKL recommends that the ODP is reviewed for any additional instances of this matter occurring in rules and that these are also deleted as superfluous (noting that this appears in SUB-DW-R6; SUB-RES-R25; SUB-RES-R26; SUB-OS-R58; SUB-DEV1-R62; and GRZ-R11 as well).

- (ii) Amend “FC-Table x2 – Financial Contribution payable” as follows (amendments shown in red ~~strikethrough~~ for deletions and underline for additions):

<u>FC-Table x2 – Financial Contribution payable</u>	<u>Basis of contribution</u>	<u>Reasons for financial contribution</u>	<u>Matters for consideration in determining...</u>
	<u>Water supply systems</u>	<ul style="list-style-type: none"> • <u>Where an existing supply is available, the cost of connection with the existing system;</u> • <u>Where an existing supply is available, but the capacity of the system is inadequate to meet the additional generated demand, the cost of connection and capacity upgrading of the existing system to meet the additional generated demand;</u> •
	<u>Stormwater disposal services</u>	<ul style="list-style-type: none"> • <u>Where an existing outfall is available, the cost of connection with the existing stormwater system;</u> • <u>Where an existing outfall is available, but the capacity of the system is inadequate to meet the additional generated demand, the cost of connecting and capacity upgrading of the stormwater system to meet the additional generated demand;</u> • ... 	
	<u>Wastewater disposal services</u>	<ul style="list-style-type: none"> • <u>Where an existing wastewater network and treatment plant are available, the cost of connection to them;</u> • <u>Where an existing wastewater network and treatment plant are available, but their capacity is inadequate to meet the additional generated demand, the cost of connection and capacity upgrading to meet the additional generated demand;</u> • ... 	

The reason for the additions is to ensure that the cost of any connection or capacity upgrading of a Council network is limited to that required to meet the

demand generated by the specific proposal and ensure that those developing land are not required to bear the cost of any unrelated works.

4. TKL seeks the following decision from the Kāpiti Coast District Council:

- 4.1 TKL seeks relief to give effect to the matters set out in Part 3 of this submission.
- 4.2 TKL seeks any other amendments as are appropriate to address any inconsistencies, resolve ambiguities, achieve better urban design outcomes and / or facilitate the provision of additional housing.

TKL **DOES** wish to be heard in support of this submission.

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

Signature of Submitter



M Familton
Authorised to sign on behalf of Templeton Kapiti Limited

15 September 2022

Telephone: 03 409 2258

Notes to person making submission:

If you make your submission by electronic means, the email address from which you send the submission will be treated as an address for service.

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 Schedule 1 of the Resource Management Act 1991.

The submitter could NOT gain an advantage in trade competition through this submission.

From: [Maddy Familton](#)
To: [Mailbox - District Planning](#)
Subject: Proposed Plan Change 2: Intensification
Date: Thursday, 15 September 2022 4:07:10 pm
Attachments: [21019-TKL-PC2Submission-15Sep22.pdf](#)

Good afternoon,

Please find attached a submission on the Proposed Plan Change 2: Intensification on behalf of Templeton Kapiti Limited.

Kind regards,

Maddy Familton

Office Manager

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