

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

Full name of person making further submission: Landlink Ltd
Contact person (name and designation, if applicable): Marie Payne/Paul Turner Landlink
Postal address (or alternative method of service under section 352 of the RMA): marie@landlink.co.nz / Paul@landlink.co.nz
Telephone: 04 902 6161
Electronic address for service of person making further submission (i.e. email): marie@landlink.co.nz / Paul@landlink.co.nz
I would like my address for service to be my email <i>[select box if applicable]</i> <input checked="" type="checkbox"/>
I have selected email as my address for service, and I would also like my postal address withheld from being publicly available <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 checked="" type="checkbox"/>
<i>In this case, also please specify the grounds for saying that you come within this category</i> - Land development/planning professionals with an interest in promoting sustainable development for the community - Contributing to the development of practical and sustainable provisions within the District Plan - Ensuring the needs of our community are reasonably meet and that adequate effect is provided to the implementation of the NPS-UD
a person who has an interest in the proposal that is greater than the interest the general public has. <input type="checkbox"/>
<i>In this case, also please explain the grounds for saying that you come within this category</i>
the local authority for the relevant area. <input type="checkbox"/>

Scope of further submission

I support <input checked="" type="checkbox"/> oppose <input type="checkbox"/> the submission of: <i>[select the appropriate wording]</i>
Original Submitter's Name and Address for Service: Survey and Spatial New Zealand nzisplanning.wgtn@gmail.com
Submission number of original submission: S170

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.

S153.01
S153.03
S153.05
S153.10
S153.13

Continue on a separate sheet if necessary

The reasons for my support (or opposition) are:

[give reasons]

S153.01 Support - agree with analysis and don't believe that measure should include covered yards - note that Minor residential dwellings make may make a modest yet important contribution to housing stock, minor flats may also become a more feasible housing focus in the coast which anticipate 34% of its population will be over 65 by 2043 (KCDC www.kapiticoast.govt.nz/media/rvhnjkew/central-paraparaumu-growth-report.pdf)

S153.03 Support in part in relation to transport i.e. we note transport effects should be approached cautiously given the permitted baseline of the MDRS and effects which will be potentially established through landuse.

S153.05 Support - non complying status for subdivision which does not meet serving/infrastructure standards does not need such a restrictive activity status as non-complying.

S153.10 Support in part - believe further investigation in to reference of SDPR2012/LDMR as a matter of discretion rather than a standard is a feasible consideration and potentially allows for more reasonable consideration of existing effects and innovate design solutions.

S153.13 Support in part - as per Landlink's initial submission we do not believe it is appropriate or conducive to the implementation of the NPS-UD to retain a 450m/18m diameter requirement for vacant lots . General advise (e.g. Gov source Quality Planning) outlines that ...the non-complying activity status is intended for situations where it is intended consents only be granted in exceptional circumstances. Given the potential permitted baseline through land use retaining a non-complying activity status for subdivision which do not meet min 450m lot size or 15m diameter circle is overly restrictive and not conducive to implementation of the NPS-UD. Suggest a new min lot size is determined through analysis of size of lots that MDRH can be reasonably facilitated on - retention of 450m2 reflects older provisions of the District Plan which did not account for MDRH. We acknowledge this is a complex area and work maybe constrained given short timeframes but a well considered new min lot size (if retention of a min lot size is considered appropriate) will likely lead to better urban design outcomes.

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]

As per above

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.

MPayne 24/11/2022

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 or
post/deliver to:

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

For office use only
Further submission No:
S153.FS.8

From: [Marie Payne](#)
To: [Mailbox - District Planning](#)
Cc: [Paul Turner](#); [Angela Kelly](#); nzisplanning.wgtn@gmail.com
Subject: S153 - Survey and Spatial NZ Wellington Further Submission Landlink Form 6
Date: Thursday, 24 November 2022 1:07:50 pm
Attachments: [image002.png](#)
[image004.png](#)
[S153 - Survey and spatial NZ - Further submission form-6 Landlink \(10\).pdf](#)

Kia Ora.

Please find the attached further submission.

Kind regards,

Marie



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

