

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: Mark McIntyre

Contact person (name and designation, if applicable): Landlink

Postal address (or alternative method of service under section 352 of the RMA):
jenny@landlink.co.nz

Telephone: 04 902 6161

Electronic address for service of submitter (i.e. email): jenny@landlink.co.nz

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]

The rezoning of 12 Waitohu Valley Road, Otaki (Lot 2 DP 59205) as General Residential Zone. Please find attached image showing the location and extent of the property.

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 am the owner of 12 Waitohu Valley Road (Lot 2 DP 59205), a 7.1ha property immediately adjoining the existing General Residential Zone on the north-eastern side of Otaki. The property is within an area identified as a 'medium-priority greenfield growth area' by the Growth Strategy 'Te tupu Pai - Growing Well'. It is within Future Urban Study Area OT-04 of the Kapiti Coast Urban Development Intensification Assessment (KCUDIA) that informed the Growth Strategy.

The housing shortage in Kapiti is significant and I support the rezoning of land for General Residential purposes. I seek that further residential land be made available, namely 12 Waitohu Valley Road. This property meets the criteria identified in PC2 for inclusion within the General Residential Zone.

It is important to note that the aspects of area OT-04 of the KCUDIA that received a red score, are not applicable to this particular property. Specifically:

* The site does not host the 'natural hazards and land risks' that give the wider OT-04 area its red score for this category in the KCUDIA. The 'high liquefaction potential' noted for OT-04 is not on this site and a large part of this site is not subject to any flood hazard.

* The site does not host the LUC 1 soils that give the wider OT-04 area its red score for this category. The soils on this property are LUC 3.

Additionally:

* The site is located immediately adjacent to the General Residential Area (which is included in the definition of 'existing urban area' in the District Plan).

* Existing water supply and wastewater services are immediately adjacent to the area.

* Part of the site is subject to flood hazards identified in the District Plan. However, development of the land must meet the requirements of the provisions for flood hazards outlined in the operative District Plan. This is commonplace and applicable to many properties in the District, including properties that have been rezoned to General Residential.

* The site is located adjacent to a stream, and development on the site will be required to meet the requirements of district plan, regional plan and national environmental standards related to development near waterbodies - like many urban properties in Kapiti.

* The site is a fragmented part of the medium term greenfield growth area, and is not sufficiently large or complex enough to require a structure planned approach.

* The site could provide a notable contribution to plan-enabled residential development capacity.

* Rezoning the area as General Residential Zone is consistent with, and gives effect to, the requirement of Policies 1 and 3 of the National Policy Statement on Urban Development - to enable a variety of homes relative to demand.

Continue on a separate sheet if necessary

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

That 12 Waitohu Valley Road (Lot 2 DP 59205), being a 7.1 ha property, be rezoned as General Residential Zone.

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 type="checkbox"/>
If others make a similar submission, I will not consider presenting a joint case with them at a hearing.	<input checked="" type="checkbox"/>

05/09/2022

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 or post/deliver to:

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

For office use only

Submission No:

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From: [Jenny Clafferty](#)
To: [Mailbox - District Planning](#)
Subject: [#LL-3063] Submission on Plan Change 2
Date: Monday, 5 September 2022 1:38:53 pm
Attachments: [3063 McIntyre PC2 submission Sept22.pdf](#)

Good afternoon

Please find attached a submission on Plan Change 2 from Mark McIntyre, with accompanying map that forms part of the submission.

Ngā mihi

Jenny Clafferty
Senior Planner + Landlink Ltd
020-4091-5993



Please note my hours of work are 9am – 3pm