

KAPITI COAST DISTRICT PLAN

FORM 5

SUBMISSION ON PROPOSED PLAN CHANGE 2 – INTENSIFICATION TO THE KAPITI COAST DISTRICT PLAN

Pursuant to Clause 6 of the First Schedule - Resource Management Act 1991

**To: Kapiti Coast District Council
175 Rimu Road
Paraparaumu 5032**

ATTENTION: District Planning Team

Name of Submitter: Francis Holdings Ltd.

**This is a submission on Proposed Plan Change 2 to the Kapiti Coast District Plan:
Intensification.**

The parts of the Plan Change that the submission applies to are:

Appendix D: Areas Proposed to be rezoned as General Residential Zone and

The land area proposed to be included in Residential Intensification Precinct A.

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

The substance of the submission and the decisions requested are as follows.

Submission:

Francis Holdings Ltd own land at 58 Ruahine Street Paraparaumu. The land is a rectangular block of land of 3.81 hectares on the eastern side of Ruahine Street.

The land is currently zoned Rural Production Zone because it was previously associated with the nearby quarry. The land is now in separate ownership from the quarry and Plan Change 2 proposes to change the zone of the land to General Residential Zone.

The submitter supports that change.

In addition. the submitter seeks two specific changes to Plan Change 2

The first is to extend the change to the residential zone referred to above to the south to include the adjacent property. This is 76 Ruahine Street. It is an area of 8094 square metres and its legal description is Lot 1 Deposited Plan 21960 as shown below.



Figure 1: 76 Ruahine Street

It has similar characteristics and development potential to 58, Ruahine Street and has the potential to be integrated into a comprehensive development of that land. It is noted that eastern parts of both sites are subject to the Special Amenity Landscape Overlay.

Secondly, this submission seeks that both the land areas referred to above are included in Residential Intensification Precinct 1.

The submitter contends that parts of both sites are within 800 m walking distance of the Metropolitan Centre Zone and therefore qualify under the NPS UD. Even if this is disputed the 800 m requirement is not a maximum, it is a minimum.

Furthermore, as the sites are elevated and remote from any residential neighbours there is opportunity for a comprehensive medium to high density development that

blends with the hill backdrop landscape and utilises building height and form to provide a high-quality development.

As a currently greenfield site with excellent accessibility both to the metropolitan centre and rapid transit rail services it provides superior development opportunity than redevelopment within existing residential areas included in Precinct A.

In summary, the submitter:

- 1. Supports the change of zoning proposed for 58, Ruahine Street.**
- 2. Seeks the extension of that change to the property to the south being 76, Ruahine Street.**
- 3. Seeks that both of these properties are included in Residential Intensification Precinct A.**

The submitter wishes to be heard in support of this submission.

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

Signed by Paul Thomas (on behalf of Francis Holdings Ltd):



..... **Date: 15 September 2022**

Address for service:

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Attachments: [image001.png](#)
[PC 2 Submission Final.pdf](#)

Please find attached a submission to Plan Change 2

Please confirm receipt.

Paul



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