

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: Maclean Street Apartments

Contact person (name and designation, if applicable): Sue Gallagher (Secretary/Treasurer)

Postal address (or alternative method of service under section 352 of the RMA):

Telephone: 022 462 4578

Electronic address for service of submitter (i.e. email): Bodycorp85858@gmail.com

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]

Beach areas and coastal qualifying matters. safety and environmental issues. That paraparaumu Beach be classified as a Local Centre Zones.

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]

Submission to Plan change 2: intensification

Thank you for the opportunity to make a submission to Plan change 2: intensification. We are residents of the Maclean Street apartments at Paraparaumu Beach. The apartments comprise of twelve residential apartments and two retail outlets. The residential apartments are a mixture of owner occupied and permanent residents. The apartments are about 25 years old.

This submission supports the principle that coastal beach areas be classified as Coastal Qualifying Matters and support the continuation of the status quo with regard to the height limit in the beach areas.

We recognise the need for increased housing in Kāpiti, however a balance needs to be struck between the need for increased housing and the needs of residents who have been in Kāpiti for a number of years. One of many things that make Kāpiti a unique place to live are the beach areas such as the Paraparaumu, Raumati south and Waikanae Beach. We note that Raumati South and Waikanae beaches are proposed as Local Centre zones and keep the status quo while Paraparaumu Beach is to be classified as a Town Centre area. We are deeply perplexed by this as all three have similar coastal and transport conditions and we would appreciate an explanation. Paraparaumu Beach should be classified as a Local Centre area the same as Raumati South and Waikanae Beaches.

All residents as far as practicable should be able to enjoy the views of Kāpiti Island and the surrounding environments. Having a row of six storey buildings along the waterfront will spoil the enjoyment of the area for existing residents and visitors. We suggest building heights on the waterfront remain as they are with the heights gradually increasing to six stories as you go inland. This way all residents will be able to enjoy the view and benefits of Kāpiti and the surrounding sea environment and the hazards of coastal erosion will be mitigated.

The status quo should be maintained in areas that have been identified as being potentially susceptible to coastal erosion hazard, which most of the beach areas are.

Due to climate change and coastal erosion Central Government's policy has been to encourage people to move away from the beach wherever possible. Intensification would be contradictory to that policy. Paraparaumu Beach is also a Tsunami and flood hazard area. A Tsunami hitting an area which has high intensification of the population will cause untold damage to people and property.

Many families with young children go to the beach throughout the year and council has provided amenities such as a children's playground, a skateboard park and a basketball court for children and young adults to enjoy. The Council has indicated further plans for the area include an activity area for our older residents. Intensification will see increased traffic and the safety of children and older residents may be compromised.

It is our understanding that under the plan changes there is no requirement to supply off street parking for any new development. This would mean an increase in car parking on streets where many older residents reside and where visitors and families play around the beach area. Parking availability is critical for the many small business in Paraparaumu Beach, as well as residents. With the completion of Transmission Gully, the

beach is experiencing an influx of visitors in cars, and more will be predicted if the Te Uruhi Centre goes ahead. Many businesses will not survive as there will be insufficient foot traffic to sustain these businesses.

Currently there is only one block of vacant land at the Paraparaumu Beach area at 26-29 Marine Parade. In May 2022 shortly after the government announced the changes to the Resource Management Act council announced it had privately sold the land at 26-29 Marine Parade to Safari Group which has a proposal for a high-quality, mixed-use development on the site which would include a 46-room hotel/motel. To support this type of development the hotel/motel would have to be higher than the present status quo and if no off street parking is supplied for guests, they would need to park in the surrounding beach area. This was not the intention of the government when encouraging changes to district plans to enable more affordable housing.

No resource consent has been granted at the time of writing. However, council have said that housing is a key resource management issue for Kāpiti. If council do agree to a resource consent providing for a high rise motel/hotel its commitment to housing will come under scrutiny.

This section of land should have been allocated to housing needs. If the first building granted consent is a six storey hotel it will send a signal to other business and there could be a wall of six storey business/ office blocks along Marine Parade and the special character of the area will suffer.

We would like to appear in front of the panel in person to make our submission.

Thank You
 Deidre Smith
 Chairperson MacLean Street Apartments Body Corp.
Continue on a separate sheet if necessary

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

That the beach areas of Kāpiti be classified as coastal qualifying matters areas and the building heights remain as they are currently.

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

 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:
18

Submission to Plan change 2: intensification

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Deidre Smith

Chairperson MacLean Street Apartments Body Corp.

From: [Kevin Burrows](#)
To: [Mailbox - District Planning](#)
Cc: [Body Corp](#)
Subject: Submission to Plan change 2: intensification
Date: Sunday, 11 September 2022 4:18:34 pm
Attachments: [proposed-plan-change-2-submission final.pdf](#)
[Submission re Plan 2 changes rev 1\[2398\].docx](#)

Please find attached a submission to the amendment to the District Plan

Regards

Kevin Burrows

For Maclean Street Appartments

Sent from [Mail](#) for Windows