

# 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 Plan Instrument (IPI)

### Further submitter details

**Full name of person making further submission:** Landowners set out in PC2 submission #87

**Contact person (name and designation, if applicable):** c/- Anna Carterk, Land Matters Ltd

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



**Telephone:** c/- Anna Carter 021 1704 787

**Electronic address for service of person making further submission (i.e. email):**

c/- Anna Carter email: anna@landmatters.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]*



**State whether you are** *[select appropriate box]*

a person representing a relevant aspect of the public interest.



*In this case, also please specify the grounds for saying that you come within this category*

a person who has an interest in the proposal that is greater than the interest the general public has.



*In this case, also please explain the grounds for saying that you come within this category*

The Waikanae East landowners are seeking for their land to be rezoned and oppose the submission by Malu Jonas for the reasons set out below.

the local authority for the relevant area.



### Scope of further submission

**I support**  **oppose**  **the submission of:** *[select the appropriate wording]*

**Original Submitter's Name and Address for Service:**

Malu Jonas

No address for service was given with the submission

**Submission number of original submission:** #54

**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.*

The Waikanae East landowners oppose submission point 1 of Malu Jonas' submission which is that they oppose the rezoning of Waikanae East (the submitter refers to this as 'Hemi Matenga') side of the railway tracks at Waikanae. This area that is mentioned in this submission would include the greenfield rural zoned land that is the subject of Waikanae East landowners submission (submission S087).

The submission opposing the rezoning of Waikanae East by Malu Jonas is on the basis that there is insufficient roading connections between Waikanae East (including the existing established residential area) and the Old State Highway.

*Continue on a separate sheet if necessary*

**The reasons for my support (or opposition) are:**

*[give reasons]*

The reason given to reject rezoning the rural zoned land identified in the submission (#S087) is insufficient justification given the requirements under the National Policy Statement for Urban Development as required to be given effect to by all Tier 1 Councils in respect of urban environments. The NPS -UD has not identified roading connectivity as a qualifying matter under section 3.32 of the NPS-UD and therefore the IPI can not include. We submit that the submission by Malu Jonas is out of scope.

Furthermore, the Council is already working with Kiwi Rail and Waka Kotahi to identify alternative access routes across the North Island Main Truck Railway Line (NIMTR). An alternative emergency access has already been installed north of the Waikanae Railway station.

Provision of access in accordance with the relevant standards is a matter that Council has reserved its discretion over for all resource consents for subdivision and development and will be addressed through that process.

*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]

We request that submission point 1 by Malus Jonas be disallowed.

*Continue on a separate sheet if necessary*

**Hearing Submissions** [select appropriate box]

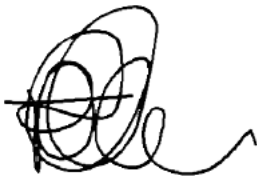
I wish to be heard in support of my further submission.

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.



Signature of person making a further submission  
(or person authorised to sign on behalf  
of person making further submission)

24 November 2022

Date

*A signature is not required if you make your submission by electronic means.*

Email your further submission to [district.planning@kapiticoast.govt.nz](mailto: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:  
S087.FS.1

**From:** [Anna Carter](#)  
**To:** [Mailbox - District Planning](#)  
**Subject:** Further submission - Plan Change 2  
**Date:** Thursday, 24 November 2022 5:03:32 pm  
**Attachments:** [Further submission by Waikanae East on KCDC's PC 2 \(24-11-22\).pdf](#)

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Please find attached the further submission on the submission prepared by Malu Jonas (submission no. S054). Can you please provide us with a contact address or email address or both for Malu Jonas as we could not see one recorded in their submission.

Thanks and kind regards, Anna

**Anna Carter**

Senior Resource Management Consultant

Tel: [0211704787](tel:0211704787)

[Anna@landmatters.nz](mailto:Anna@landmatters.nz)

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