

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: Wakapua Farm Limited

Contact person (name and designation, if applicable): Katie Agar

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



Telephone: 06 364 86 96

Electronic address for service of submitter (i.e. email): katie@fountainpm.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]

See attached document

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]*

See attached document

Continue on a separate sheet if necessary

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

See attached document.

Continue on a separate sheet if necessary

Hearing Submissions [select appropriate box]

I wish to be heard in support of my submission.	<input 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)

15/09/22

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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PROPOSED CHANGE 2 TO KĀPITI COAST DISTRICT PLAN

SUBMISSION BY WAKAPUA FARM LIMITED

Introduction

1. Pursuant to Clause 6 of the First Schedule of the Resource Management Act, Wakapua Farm Limited (WFL) hereby lodges a submission on Proposed Plan Change 2 (the **plan change**) to the Kāpiti Coast District Plan (the **Plan**).
2. The submission is broadly organised as follows:
 - a. Contextual summary of WFL's submission; and
 - b. General aims and statutory basis for the submission and the relief sought.
3. These matters are hereby dealt with in turn.

Context

4. As shown in **Figure 1**, WFL owns several landholdings in northern Ōtaki, including land within and adjacent to the Ōtaki Future Urban Zone (FUZ).

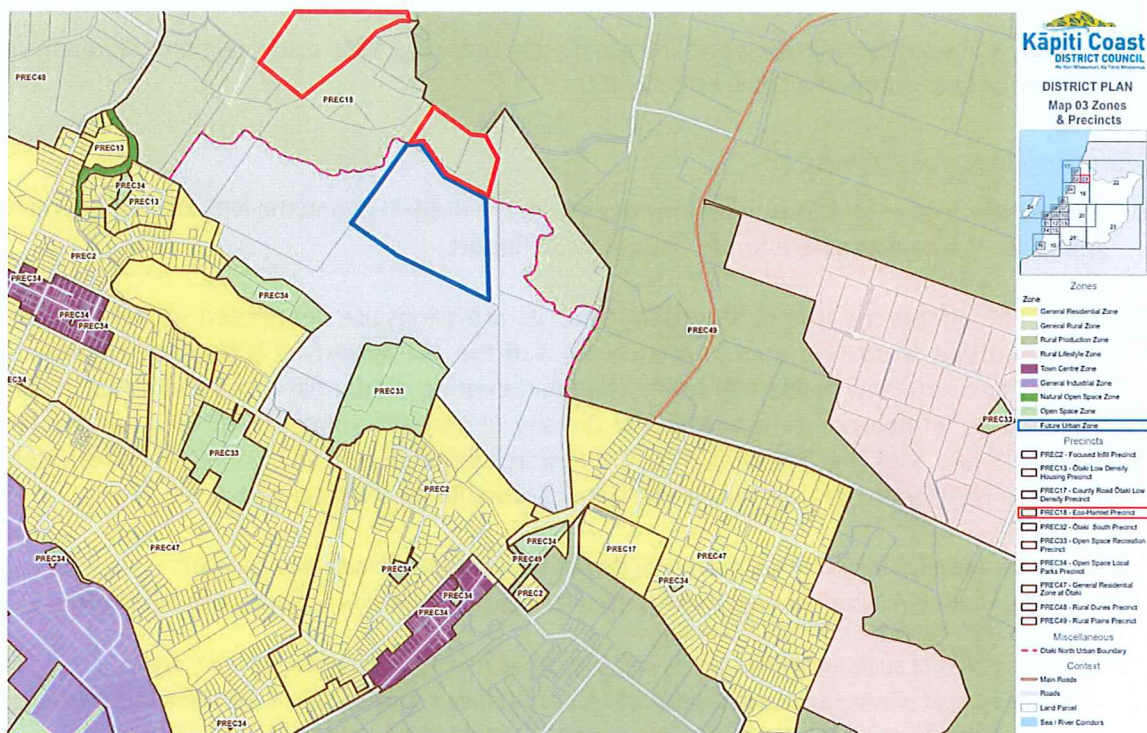


FIGURE 1: WFL Land in Future Urban Zone (blue outline) and General Rural Zone (red outline)

5. This submission is predicated on the basis of the following two factors:

- a. Kāpiti Coast District Council (**The Council**) has recently identified the Ōtaki FUZ as a high-priority growth area¹, though has not included this area within the land to be rezoned under PC2.
 - b. Related to this, the Section 32 RMA Report accompanying PC2 (**s32 report**) identifies that the quantum of land in the District currently zoned for residential use and the associated regulatory settings applying to those areas are insufficient to meet the anticipated population growth and housing needs over coming years by more than 8,000 dwellings.²
6. Based on WFL's experience in the Kapiti Coast and other Districts in Aotearoa New Zealand, this demand figure is likely to be underestimated.
 7. WFL notes the opportunity available through PC2 to unlock the potential of its land for housing supply and to assist the Council in meeting its associated obligations under the *National Policy Statement on Urban Development 2020 (NPS-UD)* and the *Resource Management Act (Enabling Housing Supply and Other Matters) Amendment Act 2021 (RMA-EHS)*.

General submission

Key aims of submission

8. The principal aim of this submission is to rezone WFL's land from FUZ and General Rural Zone to General Residential Zone (GRZ).
9. To enable integrated planning and infrastructure servicing, WFL also seeks the rezoning of the balance of land within the Ōtaki FUZ to GRZ.

Statutory Basis for Submission

10. The statutory basis for this submission stems from the RMA-EHS, and the NPS-UD. Where relevant, reference is also made here to the Council's s32 Report.
11. While PC2 adopts the title of 'Intensification', its provisions are not limited to intensification of existing urban areas. As noted in section 5.2.3 of the s32 Report, s77G(4) RMA empowers the Council to create new residential zones or amend existing residential zones under PC2 in carrying out its duty to incorporate new Medium Density Residential Standards (MDRS) and implement Policies 3 and 5 of the NPS-UD3. The s32 Report identifies that the Council has exercised this power in relation to certain areas in the District, identified on the basis that:
 - they are located next to an urban area that is connected to infrastructure services;
 - they have a relatively low degree of constraints (and any existing constraints can be managed through existing District Plan rules);
 - they are not sufficiently large or complex enough to require a "structure planned" approach;
 - they would provide a notable contribution to plan-enabled housing supply, or where this is not the case, re-zoning is appropriate to regularise the area into the surrounding zoning pattern.⁴
12. WFL considers that the above criteria are unjustifiably narrow and rules out additional land that is equally, if not more, appropriate for rezoning.

¹ *Te tupu pai Growing well: Our strategy for enabling sustainable growth in Kāpiti* (March 2022)

² s32 Report, p.57

³ s32 Report, p.139

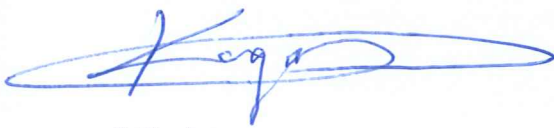
⁴ s32 Report, Appendix D

13. If, as suggested by the Council, a more detailed and/or comprehensive approach is required to manage development of areas not subject to the above criteria, such measures can be incorporated into PC2 through this submission and future hearing processes. WFL notes that such methods need not be as detailed as existing structure plans used elsewhere in the District – other Councils (for example in Wellington City, Christchurch City and Selwyn District) take a more indicative approach to the use of spatial planning methods that co-exist with more conventional subdivision and land use regulatory methods. Such spatial tools can establish the general position of key structural elements like main roads, 3-waters infrastructure, open space and constraint areas to the extent necessary. Such an indicative structure plan/spatial tools can be readily produced for the WFL land and adjacent FUZ land as part of the hearing process
14. In WFL's view, rezoning its land and adjacent FUZ land to be more enabling of residential use:
- a. better implements the NPS-UD;
 - b. better implements Objectives in the District Objectives Chapter of the Plan, including DO-O3 and DO-O11, and proposed Objectives DO-Ox1 and DO-Ox2
 - c. better implements other relevant provisions in the Plan, including Policies UFD-P1, UFD-P2, UFD-P4 and Proposed Objective UFD-Px (Urban Built Form);
 - d. makes effective use of the MDRS to enable increased housing supply and choice in Kāpiti Coast District; and
 - e. better achieves the sustainable management purpose of the RMA.

Summary of relief sought

15. In summary, WFL seeks the following:
- a. **Rezone** the Future Urban Zone at Ōtaki to General Residential Zone.
 - b. **Rezone** those parts of WFL's land at 51 Taylors Road, Ōtaki identified in red outline in Figure 1 above from General Rural Zone to General Residential Zone.
 - c. **Adopt** any alternative or consequential changes necessary to give effect to the relief sought in this submission.

Submission signed for and on behalf of **Wakapua Farm Limited**:



Katie Agar

Dated: 15 September 2022

From: [Katie Agar](#)
To: [Mailbox - District Planning](#)
Subject: Proposed Plan Change 2 Submission - Wakapua Farm Limited
Date: Thursday, 15 September 2022 11:51:58 am
Attachments: [Proposed Plan Change 2 submission - Wakapua Farm Limited.pdf](#)
[Proposed Plan Change 2 submission form - form 5.pdf](#)

Hi there,

I would like to make a proposed plan change 2 submission for Wakapua Farm Limited please see attached my submission documentation.

If you could please respond via email that you have received this submission that would be great.

Cheers,
Katie

KATIE AGAR

