

# 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: Geoffrey [REDACTED] Crockford

Contact person (name and designation, if applicable):

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

[REDACTED]

Telephone: [REDACTED]

Electronic address for service of submitter (i.e. email): [REDACTED]

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]*

1. PC2 Map 10, PRECx1 - Residential, Intensification Precinct A. (Waikanae)
2. PC2 CL 5.0. 6.0, 7.0 (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]*

1. PC2 Map 10, PRECx1 - Residential, Intensification Precinct A. (Waikanae)

Amend Zone Size:

Walk-able catchment extremities do not align with 800 metres or 10 minute walking criteria as per "Ministry for the Environment 2020 understanding & implementing intensification provisions for the National Policy Statement on Urban Development", for Tier 1 local authorities.

This precinct zone extents should not apply 800 metres "as the crow fly's" & must consider actual walking routes. Some of which are longer than 800m & or greater than 10 minutes walk due to actual walking routes, and gradients.

2. PC2 CL 5.0, 6.0, 7.0 (Centre Zones)

Amend Zone Size, Timing & Implementation:

There is No staged & planned expansion outward from targeted centres. This allows developers to cherry pick anywhere within large broad-brush zones, giving them considerable power to disrupt & manipulate many properties. This uncontrolled expansion at the behest of developers would end up as a patchwork of mismatched intensification across these entire large broad-brush zones. It would not be planned for the benefit of the community & residents, rather it would be driven by profits for developers.

A better approach would be to radiate intensification out from targeted centres at planned stages & times. This would focus intensification closest to targeted centres early on, to optimise intensification for the benefit of all parties.

This would also be fair to residents in around targeted intensification zones to allow them time to adapt or consider moving as intensification radiates out in a planned, staged, & timely manner.

*Continue on a separate sheet if necessary*

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

1. PC2 Map 10, PRECx1 - Residential, Intensification Precinct A. (Waikanae)

Amend Zone Size:

Zone extents to be reviewed and adjusted to actual 800 metre & 10 minute walking criteria.

2. PC2 CL 5.0. 6.0, 7.0 (Centre Zones)

Amend Zone Size, Timing & Implementation:

Radiate intensification out from targeted centres at planned stages & times, to focus intensification closest to targeted centres early on.

Change to three sub zones that radiate out from targeted centres at incremental future times

*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"/>

12 September 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](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
Submission No: 37

**From:** [REDACTED]  
**To:** [Mailbox - District Planning](#)  
**Subject:** Submission on Proposed Plan Change 2 to Operative Kapiti Coast District Plan 2021  
**Date:** Tuesday, 13 September 2022 8:51:23 pm  
**Attachments:** [proposed-plan-change-2-submission-form-form-5 - GeoffCrockford.pdf](#)

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Submission on Proposed Plan Change 2 to Operative Kapiti Coast District Plan 2021 attached

Regards  
Geoff Crockford