

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 4 (Private) to the Operative Kapiti Coast District Plan 2021

Submitter details

Full name of submitter: John Philip Le Harivel

Contact person (name and designation, if applicable):

Postal address (or alternative method of service under section 352 of the RMA):
16 Otaihanga Road Otaihanga Paraparaumu 5036

Telephone: 022 545 5820

Electronic address for service of submitter (i.e. email): johnleh@xtra.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]

The effects of additional stormwater discharge from the site and its effects downstream on properties that share the Mazengarb Stream.

Ensuring any conditions attached to the eventual consent are actually enforced by Council, specifically related to site works effects and wind blown sand.

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]*

PLAN CHANGE FROM RURAL LIFESTYLE TO GENERAL RESIDENTIAL BY WELHOM DEVELOPMENTS THE DEVELOPMENT OF A RETIREMENT VILLAGE AT RATANUI ROAD

I have no general objection to the plan change.

I consider the change from Rural Lifestyle to General Residential long overdue, and should have been advanced well before any developments nearer the river, (e.g. Kotuku Park), were permitted or even considered.

It makes sense to build infill developments nearer the centre of Paraparaumu rather than those further away

My specific concerns are related to storm water and the actual enforcement of any consent conditions

STORM WATER

The proposed development indicates storm water on site will be dealt with through a number of soak pits together with detention ponds and ultimately discharging to the Council's existing open drain (heading initially south), which ultimately connects to the Mazengarb Stream.

Road drainage

Contaminated road drainage is presumed to go direct to the open drain!

Storm water neutrality

As with other developments, consultant calculations always show neutrality in terms of the effects of the storm water upon the drainage channel.

Downstream effects

No attention is ever given to the downstream effects of additional storm water flows into an already under capacity drainage channel.

The Mazengarb Stream eventually passes through our properties at 16, 18 and 20 Otaihangā Road.

Now every time it rains the stream already fills close to the top of its banks.

During a 20-year flood a few years ago, the stream over flowed and covered our access bridge as well as flooding the surrounding paddocks. Our bottom paddock is now almost permanently flooded, when it rains. Trees we planted 25 years ago have died due to their roots becoming waterlogged.

The water table has consistently risen over the more than 27 years we have been at 16 Otaihangā Road

Inadequately sized culverts

The Mazengarb Stream flows out into the Oxbow which in turn flows into the Waikanae River.

The culverts that connect the stream to the Oxbow are undersized resulting at times in higher water levels backing upstream from the culverts, which in turn raises the water table.

Mazengarb Stream has become tidal across our properties.

The Mazengarb Stream has in recent years become tidal through our joint properties. (16, 18, 20 Otaihangā Road).

Failure to remove accumulated gravels in the Waikanae River

The river level has risen in recent years due to the failure to dredge the excess gravels in the river.

Sea level; rise

Sea level rise is increasing due to climate change.

Adjacent developmental effects upon adjoining properties.

The adjacent development on Kotuku Park by Shane Mallon, partly built in a ponding area, excavated 1-1.5m of peat and raised the ground level around 3m above our bottom paddock, (hence reducing the size of the ponding area and adding to an already rising water table).

Kotuku Park's water table has progressively raised giving rise to surface flooding in some areas

Anecdotally areas of Kotuku Park have seen rising water tables coupled with surface water as a regular occurrence, during rainfall.

This development cannot be considered in isolation

My main point is that this proposed development cannot be considered in isolation, but must consider the wider effects upon the storm water drainage system as a whole especially downstream of the proposed site.

Consent conditions

Continue on a separate sheet if necessary

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

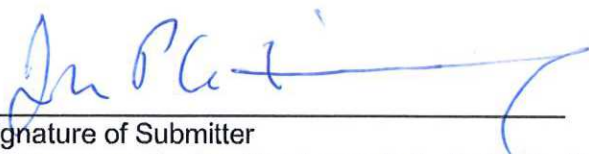
Approval for the plan change subject to suitable conditions to protect the adjoining neighbours in terms of adequate planting to provide visual screening and those affected downstream by the outflow of additional storm water into the shared open drain which already cannot cope with the existing stormwater load.

Additionally consent conditions to prevent pneumatic piling

Continue on a separate sheet if necessary

Hearing Submissions [select appropriate box]

I wish to be heard in support of my submission.	☒
I do not wish to be heard in support of my submission.	☐
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 Submitter
(or person authorised to sign on behalf of submitter)

1/07/25

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:

S16

☐

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THE DEVELOPMENT OF A RETIREMENT VILLAGE AT RATANUI ROAD

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Consent conditions

In terms of conditions to be applied to any consent I expect the following;

No pneumatic piling is to be allowed, only bored piling, to limit damage to adjoining properties.

Windblown sand from stripping and the proposed 55,000 cubic metres cut and fill operations be effectively controlled and any related conditions rigorously enforced.

Suitable screening planting is required to all boundaries with adjoining properties.

Road and other hard surfaces are constructed of permeable materials.

Suitable filtering systems are employed to contain road contaminants from entering the open drainage system.

Consideration should be given to design for climate and site and long term sustainability.