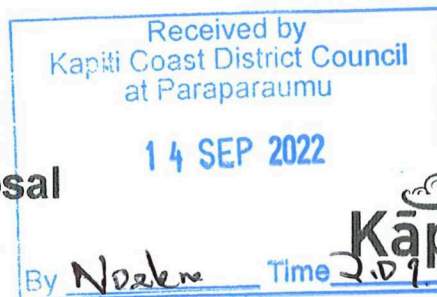


Submission on notified proposal for plan change



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 Kāpiti Coast District Plan 2021

Submitter details

Full name of submitter:	Bettina Reichelt and Hartmut Wolfgang Reichelt
Contact person (name and designation, if applicable):	Hartmut Reichelt
Postal address (or alternative method of service under section 352 of the RMA):	155 Paetawa Road, Peka Peka
Telephone:	0272936466
Electronic address for service of submitter (i.e. email):	tiamananz@gmail.com

I would like my address for service to be my email <i>[select box if applicable]</i>	<input checked="checked" type="checkbox"/>
I have selected email as my address for service, and I would also like my postal address withheld from being publicly available <i>[select box if applicable]</i>	<input type="checkbox"/>

Scope of submission

<p>The specific provisions of the proposed plan change that my submission relates to are: <i>[give details]</i></p> <p>Submission to Plan Change 2, Kapiti Coast District Plan</p>

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]*

Continue on a separate sheet if necessary

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

That our property and surrounding properties at 155 to 205 Paetawa Road, Peka Peka and Properties with similar characteristics be re-zoned to a form of large lot residential or settlement zoning, enabling lots of 2000 to 6000m² to be created on these sites.

Submission points:

The proposed plan change does not consider the full range of options for housing and has not considered rezoning rural land that is located on the outskirts of existing residential areas.

The current zoning for our property and similar properties in the same area has not resulted in efficient use of land resource. These properties on elevated sites on rolling land dunes are not suitable for rural production activities. The soil is sand with a very thin layer of wind blown material. The soil is not suitable to either growing crops or pasture to support grazing animals.

The land which was sub-divided in 1998, resulted in creating lots of 2 to 3 hectare with single dwelling on them, with limited use of the remainder of land. The properties have restrictions to use trees of indigenous and historic use in this area, this has and would further enhance the biodiversity in that area.

These properties located to the East of Paetawa Road and away from the beachfront are suitable for more intense per-urban living. The level of existing development on these properties and modifications that has already occurred on them means that they are not areas of high natural character in a coastal environment.

The small, group of properties on the eastern side of Paetawa Road are the only properties which can not be subdivided to a minimum of 1 hectare with a large portion in the same area north on Paetawa Road being residential zoned with the ability to subdivide to 950m² lots due to being non-sewered land.

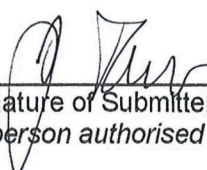
these properties are connected to portable water and are located in a 50km/h speed zone, but are unable to develop in the same way as surrounding properties.

It is time to correct this zoning anomaly.

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 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)

14.09.2022

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:

164

☐