

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: NANCY GOMEZ

Contact person (name and designation, if applicable):

Postal address (or alternative method of service under section 352 of the RMA):
NANCYGOMEZ83@MSN.COM

Telephone:

Electronic address for service of submitter (i.e. email): NANCYGOMEZ83@MSN.COM

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]

- Walkable catchments extents
- UFD-Px Urban Built Form
- DO-Ox3 Residential Intensification Precincts & Precincts labelling
- Any relevant rules related to and that stems from UFD-Px & DO-Ox3

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]*

I oppose to the parts of PC2 that increase levels of development around Kāpiti.

Continue on a separate sheet if necessary

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

I seek from KCDC the inclusion of the amendments detailed below.

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)

18 September 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:

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I. Walkable catchments extents

The level of commercial activities in the Local centres (eg Mazengarb & Waikanae beach) is too low to justify a 4-storey buildings within a General Residential Zone (GRZ) 200m walkable catchment. This stems from Policy 3(d). Therefore the walkable catchment should be amended as follows for General Residential Zone:

- a) *Within an 800m walkable catchment of the edge of the Metropolitan Centre Zone - applicable to GRZ in Paraparaumu*

This must be reduced from 800m walkable catchment to 400m

- b) *Within an 800m walkable catchment of a rapid transit stop - applicable from Waikanae station, Paraparaumu station, Paekākāriki station*

Keep this walkable catchment as it is 800m

- c) *Within a 400m walkable catchment of the Town Centre Zone - applicable to GRZ in Ōtaki Main Street, Ōtaki Railway, Paraparaumu Beach, Raumati Beach*

This must be reduced from 400m walkable catchment to 200m

- d) *Within a 200m walkable catchment of the Local Centre Zone - applicable to GRZ in Waikanae Beach, Kena Kena, Mazengarb Road, Meadows, Raumati South*

This must be reduced from 200m walkable catchment to 100m

II. UFD-Px Urban Built Form

Given that the Kapiti Coast is of a small geographic size and has beach village character, higher density up to 12-storeys is not justifiable and will mean that the Kapiti community will lose its special character and charm. Also, sites subject to a qualifying matter should not benefit from the intensification rules. Therefore this policy should be amended as follows:

Provide for heights and densities of urban built form that enable more people to live in, and more

businesses and community services to be located in, the District's urban environments, by:

1. enabling the greatest building heights and densities in the Metropolitan Centre Zone, including buildings up to ~~12~~7-storeys;

2. enabling greater building heights and densities within a walkable catchment of the Metropolitan Centre Zone and the train stations at Paekākāriki, Paraparaumu and Waikanae, including buildings up to 6-storeys;

3. enabling greater building heights and densities in the Town Centre Zone, including buildings up to ~~6~~5-storeys;

4. enabling increased building heights and densities in the Local Centre Zone, including buildings up to 4-storeys;

5. enabling increased building heights and densities adjacent to the Town Centre Zone and Local Centre Zone, including buildings up to 4-storeys; and

6. enabling a variety of building heights and densities in the General Residential Zone, including buildings up to 3-storeys;

while avoiding inappropriate buildings, activities, heights and densities within sites subject to qualifying matters ~~areas~~.

III. DO-Ox3 Residential Intensification Precincts & Precincts labelling

the number of precincts should be increase to reflect the intensification allowed in the revised walkable catchment areas and revised heights mentioned above.

Please reconcile the discrepancy of precinct labelling across all documents and plans to a consistent labelling as they are confusing (eg Precinct A = PRECx1)

IV. Any relevant rules related to and that stems from UFD-Px & DO-Ox3

all rules should be amended to reflect the intensification allowed in the revised walkable catchment areas and revised heights mentioned above.

Any breach in height within the GRZ must be a non-complying activity.

From: [Nancy Gomez](#)
To: [Mailbox - District Planning](#)
Subject: Re: Proposed Plan Change 2 to the Operative Kapiti Coast District Plan 2021
Date: Sunday, 18 September 2022 3:12:10 pm
Attachments: [image002.png](#)
[PC2-submission-form-5.pdf](#)

Hi District Planning Team,

please find attached my PC2 submission.

thanks

From: Abbey Morris <Abbey.Morris@kapiticoast.govt.nz>
Sent: Wednesday, 17 August 2022 4:51 pm
To: nancygomez83@msn.com <nancygomez83@msn.com>
Subject: Proposed Plan Change 2 to the Operative Kapiti Coast District Plan 2021

Kia ora Nancy Gomez

Proposed Plan Change 2 to the Operative Kapiti Coast District Plan 2021

We are getting in touch with you because you provided feedback on draft Plan Change 2 earlier this year. The Council received feedback from over 200 people and organisations. All feedback, including yours, was given consideration as part of the development of the Plan Change.

If you would like to see a response to your feedback on the draft Plan Change, please refer to line 81 in the table contained in [Appendix B](#) of the Council's Section 32 Evaluation Report for the Plan Change.

Making a submission on Proposed Plan Change 2

Please note:

- council cannot “carry through” feedback you have previously given on the draft Plan Change 2
- if you wish to provide feedback on Proposed Plan Change 2, you must prepare a new submission and submit it to Council.

Submissions on Proposed Plan Change 2 close at 5pm, Thursday 15 September.

You can make a submission at [Have Your Say](#).

Alternatively, you can make a submission by either:

- Completing the electronic [Proposed Plan Change 2 Submission Form \(Form 5\)](#), and emailing it to districtplanning@kapiticoast.govt.nz.
- Picking up a hard copy of the submission form at our Service Centre, writing your submission on it (adding extra pages as needed), and posting to Kāpiti Coast District Council, 175 Rimu Road, Paraparaumu 5032.

Accessing Proposed Plan Change 2

You can read about Plan Change 2, the public notice and related information online at kapiticoast.govt.nz/district-plan.

You can download the notification documents for Proposed Plan Change 2 from our [Documents](#) section on our website. We've also prepared an [e-Plan](#) version of Proposed Plan Change 2.

Please note:

- The official version of Plan Change 2 is the [Proposed Plan Change 2 – Intensification \(Intensification Planning Instrument\)](#) document.
- While the ePlan version of Plan Change 2 has been prepared with skill and care, if there are any discrepancies then the PDF document will prevail over the ePlan.

Friend of Submitter

Making a submission isn't something everyone does every day, so the Ministry for the Environment has provided funding to appoint an independent 'Friend of Submitter', to help you take part in the Intensification Planning Instrument (IPI) process.

Hannah McCashin from Incite has been appointed to this role. Hannah is a qualified planner who is fully independent from Council and has had no involvement in developing Plan Change 2.

The Friend of Submitter is available to advise people who don't already have professional assistance on the process for lodging submissions. They can help with how you might present your views in a submission, and the steps you'll need to take after lodging your submission. The Friend of Submitter can't provide advice on the merits of the IPI or write your submission for you.

Hannah's contact details are:

Hannah McCashin

Email: hannah@incite.co.nz

Phone: 022 0675 911

Note: Hannah's working hours are Monday – Thursday 9am-5pm.

There is no cost for this service.

Next steps

Public notification of Plan Change 2 on 18 August starts the formal consultation and decision-making process outlined under Part 6 of Schedule 1 of the Resource Management Act 1991. This process is referred to as the *Intensification Streamlined Planning Process*, and includes the following steps:

Step	Description
Step 1: public submissions on the plan change <i>Submissions close 5pm, Thursday 15 September.</i>	Any person can make a submission to the Council on the plan change. The process for making a submission is outlined below.
Step 2: summary of submissions.	The Council prepares a summary of the decisions sought by submitters, and publicly notifies this summary.
Step 3: further submissions.	People have the opportunity to make further submissions on the decisions sought by submitters in step 1, based on the summary provided in step 2.
Step 4: hearing by an Independent Hearings Panel (IHP).	An Independent Hearings Panel conducts a hearing on the Plan Change. Submitters who wish to be heard can speak at this hearing.
Step 5: Independent Hearings Panel makes recommendations.	The Independent Hearings Panel makes recommendations to the Council on the provisions of the Plan Change and the matters raised by submitters.
Step 6: Council decision on Independent Hearings Panel recommendations. <i>This step must be completed by 20 August 2023.</i>	The Council must decide whether to accept or reject the recommendations made by the Independent Hearings Panel on the Plan Change, and publicly notify its decision.
Step 7 (if Council <i>accepts</i> IHP recommendations): Plan change becomes operative.	If the Council accepts the recommendations of the Independent Hearings Panel, then the Plan Change (as altered by the recommendations) becomes operative. This means the plan change process is completed.
Step 7 (if Council <i>rejects</i> IHP recommendations): Minister for the	If the Council rejects any of the recommendations made by the Independent

Environment makes a final decision.	Hearings Panel, the rejected recommendations are sent to the Minister for the Environment, who makes the decision. Once the Minister notifies their decision then the Plan Change (as altered by the recommendations that are accepted by the Minister) becomes operative. This means the plan change process is completed.
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It is likely that the first three steps will be completed this year, with the remaining steps occurring in 2023.

If you have any questions about the District Plan or proposed Plan Change 2, please contact us by phone on 0800 486 486 or by email at district.planning@kapiticoast.govt.nz

Ngā mihi,

District Planning Team

Kāpiti Coast District Council

www.kapiticoast.govt.nz

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