

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: Rachel Elizabeth Ryan

Contact person (name and designation, if applicable):

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

Telephone: 0298942496

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

We are objecting to the inclusion of residential intensification precinct A rules extending south of Ihakara street and encompassing the area through to Raumati road.

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]*

We are objecting to the inclusion of residential intensification precinct A rules extending south of Ihakara street and encompassing the area through to Raumati road.

There are a number of reasons for this:

There is considerable flooding in this area (onto our property in Rimu road and others) which intensification will likely exacerbate (this has already occurred with Rimu village development that the council was subsequently required to invest in new drainage to address).

This flooding (and the general hydrology of this area) while a regular occurrence has not been adequately addressed by the council in its intensification proposals.

There is also considerable uncertainty of the need for intensification in the short to medium term. As such the council should take a least regrets approach to extending the intensification zone given its potential for significant detrimental environmental impacts.

Taking a least regrets approach could allow three story development but require a full public notification of a consent for taller structures where more severe environmental effects are likely - including on drainage

Making changes to intensification on an incremental, least regrets, basis like this will allow the council to respond over time to the changing character of its urban centres as intensification takes place and to address infrastructure and other challenges of place based development before they occur.

A least regrets approach such as proposed here would be similar to the approach of other councils (for example the decision by Wellington City reducing the intensification circle from 15 minutes to 10 minutes walking and staggering the heights within that from 6 to 4 to 3 stories (rather than the original proposed 6 stories)– in the Johnsonville area) and has the advantage of delivering on the intent of the government's directives while maintaining the character and amenity value that currently exists in this area and is less likely to exacerbate existing flooding issues.

Continue on a separate sheet if necessary

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

As outlined above we would ask that the intensification zone is reduced so that it ends at ihakara street. We agree with allowing three story development from Ihakara to Raumati road. We ask that higher buildings than three stories in the ihakara to Raumati road area should be required to have fully notified resource consents.

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 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)

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: 27

From: outlook_6C7E944491AB454D@outlook.com
To: [Mailbox - District Planning](#)
Subject: submission on proposed plan change
Date: Monday, 12 September 2022 8:40:40 pm
Attachments: [proposed-plan-change-2-submission-form-form-5 final.pdf](#)

Regards Rachel Ryan

Sent from [Mail](#) for Windows