

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: Angela McArthur

Contact person (name and designation, if applicable): Angela McArthur

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

Telephone: 021 1386885

Electronic address for service of submitter (i.e. email): angela@eco-landscapes.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]

Submission Plan Change 2 – Kapiti Coast District Council.

Angela McArthur
17 Frimley Terrace, Waikanae Beach 5036
angela@eco-landscapes.co.nz
Tel 021 1386 885
24 September 2022

I have been a resident of Waikanae Beach for 5 years now. I chose to move here to enjoy the coastal environment and the low-density character of the area where the building forms consists primarily single level stand-alone houses. Currently the local area is devoid of multi-unit developments or subdivision of existing sites. However, the beach area is undergoing change, largely due to new houses replacing old baches.

Residential Intensification Precinct B – Waikanae Beach

I do not support the Tier 1 classification for Waikanae Beach and for Kapiti Coast as a whole. While adoption of the MDRZ and Residential Intensification Zoning in accordance with Schedule 3A Standards is inevitable in some shape or form I do not support the Residential Intensification Precinct B proposed around the Local Centre zoned site. In Waikanae Beach, the Local Centre Zone consists of one property located at the Junction of Te Moana Road, Ono Street and Rangihiroa Streets. The area proposed as Precinct B for intensification up to 4 storeys (15m) is excessive and unnecessary given the limitations of the Local Centre Zone and the surrounding residential character. I would like this precinct removed.

The boundary of the intensification precinct shown on draft District Plan Map 06, extends as far as the Rural Zone which is inappropriate. The new council policy, Policy GRZ- P10 has requirements for a high level of on-site amenity for residents and neighbours. Waikanae Beach has limited employment opportunities, no transport hub or services to support the need for taller buildings and additional intensification.

Residential Design Guide

While the Residential Design Guide uses good urban design principles in regard to site layout, building form and appearance, amenity and sustainability, the guide will be interpreted at convenience only if a future proposal/ development complies with the General Residential Zoning Standards. The proposed standards in relation to building heights and set back from boundaries will guarantee that there will be additional adverse amenity effects on adjoining residents.

I anticipate lots of unhappy residents once 4 and 6 storied or even 3 storied developments happen in neighbourhoods.

Loss of amenity due to additional shading, overlooking and loss of privacy do not need consideration if the proposal complies with the GRZ standards. Policy GRZ-P10 below implies that residents on adjoining sites are not affected if standards are complied with.

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]*

Policy GRZ-P10 Residential Amenity

4. Buildings and structures will be designed to ensure they are compatible with the planned built character of the Zone

Amenity required in terms of acceptable minimum hours of sunlight penetration to primary living and outdoor areas in mid-winter there is no guidance. This applies to future residence within new developments. The design guide needs to be more prescriptive when it comes to sunlight and shading effects. Requiring minimum sunlight hours within primary living areas such as 4 hours a day in mid-winter should be required.

The residential design guide and policies needs to take into consideration quality of life and potential mental health concerns due to intensification and tall buildings in inappropriate locations around the Kapiti Coast.

Policy GRZ- P12 Landscaping

1. The visual impact of large buildings will be reduced by appropriate screening and planting;

4. Sunlight access and passive surveillance to adjoining areas will not be unreasonably restricted;

Again, what is considered unreasonable in terms of additional shading effects on residents within adjoining sites. The interpretation of ' unreasonably restricted ' within adjoining areas (within the development itself) is widely open for interpretation and likely to be ignored. Reducing the visual impact of large and tall buildings with foreground planting will add to shading effects.

Angela McArthur

Waikanae Beach Resident

Continue on a separate sheet if necessary

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

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"/>

24 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 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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From: angela@eco-landscapes.co.nz
To: [Mailbox - District Planning](#)
Subject: Submission PC 2
Date: Saturday, 24 September 2022 8:35:27 pm
Attachments: [proposed-plan-change-2-submission-form-form-5.pdf](#)

Please see attached submission PC2

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