

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: Anne Juchnowicz (nee Devereux)

Contact person (name and designation, if applicable): Mrs Anne Juchnowicz

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

annezig@xtra.co.nz

Telephone: 022 1677 119

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

I (Anne Juchnowicz) write this submission as one of, and on behalf of, the 5 family landowners of the following property:

Property number: 1268; Legal description: LOT 7 DP 28171-Subj to water pipeline easement SO 34009-GAZ 92/2610

Property location: 20 - 24 Reikorangi Road, Waikanae; Category: Rural.

The provisions of the Proposed Plan Change 2 (PC2) to the Operative Kapiti Coast District Plan 2021 that this submission relates to are as follows:

Our site (as identified above) is part of an area proposed for a change from rural zoning to future urban zoning (General Residential). We acknowledge that this is not proposed to be included in the PC2 plan, but that the Council propose to re-zone/redefine it in 2024 under a plan change. However, our neighbours - some of the properties east of the Waikanae Railway line, including Goodmans, and the Davies property on our west boundary, are preparing a submission that their land be rezoned to General Residential under PC2. That is, they would like to rezone to General Residential under the earlier time schedule of PC2, rather than 2024.

However, should the Davies and the other land owners aforementioned, be successful in their submission to have their land rezoned to residential/medium density development as per PC2, we wish to respectfully make it clear to any Council Hearing Committee on this matter, that we do NOT want to have our land included in rezoning from rural to residential.

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]*

As mentioned above, we the landowners of the aforementioned property, would respectfully like to make it known to any Council Hearing Committee on this matter, that should our neighbours west of us (Davies to Goodmans) be successful in their submission to rezone as per the earlier dates of PC2, rather than the Council plan of 2024, that we do NOT want to have our land included in any re-zoning from rural to residential.

The validation for our views are as follows:

1. The full length of our south-east boundary is shared with the Waikanae Water Treatment Plant (WWTP) - that is, we are neighbours. We respectfully suggest that due to the day-to-day nature of the functioning of the WWTP, that our land remain rural (low density) to act as a BUFFER ZONE between the WWTP and possible residential areas of the future, i.e. the submission for rezoning to residential by our west-side neighbours, the Davies, and so on.

Understandibly, to function, the WWTP carries out activities that do have an impact on us as neighbours. However we have developed a good relationship with the WWTP and work together through any issues that arise. (We have been neighbours with them since their very early days in 1973.) Examples (not grumblings) of their functioning are: the bright night spotlight/security lights that shine across our land; the hum of the pumps; the weekly sessions of running the loud emergency generator; and the transfer (from trucks) and holding containers of powerfully toxic chemicals. (We do acknowledge that the WWTP have Health and Safety Protocols in place in regard to chemical transfer and storage.)

We consider that our property is NOT compatible, due to neighboring the WWTP (the impacts given in previous paragraph), to be re-zoned under PC2 to residential. We respectfully suggest that keeping our property as a rural/low-density buffer zone would also be favourable (reduce nuisance factors) for the WWTP that may occur in a situation should their border be lined with multiple residents to 'deal with', as well as providing a safety zone also to the area around the water intake.

2. Within the property is an area of protected indigenous forest covered under the protection of the Queen Elizabeth II Covenant. We take seriously our responsibility to protect this beautiful stand of native forest. Hence, we would suggest that continued protection is given with this land remaining rural, as compared to being rezoned to residential, wherein significantly greater foot damage would occur to the precious undergrowth of the forest, let alone the greater risk of introduction of disease to the heritage trees.

3. This property was passed onto us from our parents with the intent that it not be divided/subdivided, but that it remain as one to be passed from generation to generation, with the strong ethos that it not just be a family community, but that it also provide a safe haven - a supportive community to others outside the family. Evidence of this community being 'outlooking' - supporting and being involved in wider community needs, is our involvement with community organizations such as Community Connections, Open Home Foundation and also Kapa Haka. It is the rural setting here, the forest, river, the animals, herbal and vegetable gardens, as well as being in a supportive family community, that has made a profound impact for good on the people we support. These are spiritual, cultural, mental health, physical health dynamics, a sense of belonging/community treasures that we can continue to nourish within a rural context.

Our family ethos here is not the making of profits/selling/subdividing but rather the care and provision of a safe and healing community. Many of the parents of folk that are supported in one way or another here, say that when their son or daughter come here, to this rural setting and community, that they witness a significant reduction in their son/daughter's anxiety - seeing an improvement in their overall wellbeing. Something we cannot provide if rezoned to residential.

Continue on a separate sheet if necessary

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

We respectfully seek the following decisions from the Kapiti Coast District Council:

1. That should our neighbours, the Davies family (and further properties to Goodman's land), be successful in their submissions for their properties to be rezoned to General Resident zoning under PC2, earlier than the proposed Council plan change 2024 date, we wish to make it clear to the Council Hearing Committee that we do NOT want to have our land included in their proposed re-zoning from the present-day rural zoning to residential.
2. Would the Waikanae Water Treatment Plant/Kapiti Coast District Council (our neighbours on our south-east boundary) also consider supporting us in our submission for this property to NOT be included in the future PC2 rezoning to General Residential or at the 2024 refining plan change, but rather remaining in its current rural low density zone as a buffer zone between the impact of the day-to-day functioning of the Water Treatment Plant and any proposed medium density residential development.
3. That this property remain classified as rural, exempt from any future proposed changes to General Residential zoning under the PC2 provisions, or under the Council Plan Change refining for 2024, for all the reasons provided in the previous sections of this form.

With regards and appreciation of your consideration of our submission,

Anne Juchnowicz (and also on behalf of all the remaining family owners of this property.)

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"/>

13th 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: 71

From: [Anne Juchnowicz](#)
To: [Mailbox - District Planning](#)
Subject: Submission on Proposed Plan Change 2 to the Operative Kapiti Coast District Plan 2021 for property 20-24 Reikorangi Road, Waikanae
Date: Thursday, 15 September 2022 7:48:38 am
Attachments: [proposed-plan-change-2-submission-form-form-5.pdf](#)

Dear District Planning Team of the Kapiti Coast District Council,

On behalf of the owners of the property 20 - 24 Reikorangi Road, Waikanae, please find attached our submission on the Proposed Plan Change 2 to the Operative Kapiti Coast District Plan 2021.

Kind regards and appreciation for your consideration of our submission,

Anne Juchnowicz and the remainder of the Devereux Family land owners.