

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:	David Henry Peacock
Contact person (name and designation, if applicable):	N/A
Postal address (or alternative method of service under section 352 of the RMA):	
Telephone:	021 024 65899
Electronic address for service of submitter (i.e. email):	dave2mar@gmail.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]

1. Town Centre Zone (Otaki Main Street)

- Specifically the maximum Building height provisions.

2. Otaki Main Street Intensification Precinct

- Specifically the maximum Building height provisions in the residential area surrounding the Town Centre Zone

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]

1. In the Otaki Main Street Town Centre Zone, I oppose the proposed 21metre building height, and wish to have it ~~then~~ amended to a maximum 2 stories in height. In my opinion, allowing a 21m max height would potentially spoil the existing heritage and cultural character of the streetscape.*
2. In the Residential area surrounding the Otaki Main Street Town Centre Zone, I oppose the proposed 14metre (4 story) ~~building~~ maximum building height, and wish to have it amended to a maximum of 2 stories in height. I consider that ~~a mixture of 1, 2 & 4 story buildings~~ 4 story buildings in amongst one and two story dwellings would result in privacy and shading issues.

* Note that I don't oppose the maximum building heights proposed by PC2 for the Otaki Township Zone along State Highway 1. (This is because it is next to the rail & road links to Wellington and makes more sense for intensification. Also this township has no character or heritage values anyway).

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

That the amendments I have proposed of PC2 are accepted by KCDC.

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 checked="" 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)

27/09/2022
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:

204

☐

From: [David Peacock](#)
To: [Mailbox - District Planning](#)
Subject: Submission for PC2.
Date: Tuesday, 27 September 2022 4:38:56 pm

Hello district Planners,

Attached is my submission on PC2. For some reason my submission didn't scan into the one file, so unfortunately you will need to see each page separately.

Sorry about that,

Yours sincerely,

D H Peacock.