

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: Mark Rudings

Contact person (name and designation, if applicable): Mark Rudings

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

Telephone: 021 727 720

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

My submission concerns the zoning proposed for the properties along Main Highway Otaki, specifically at the northern end of the township surrounding the roundabout where Main Highway, Mill Road, and Rahui Road intersect. The proposed plan change seeks for this area to be zoned PREC_{x2} - Residential Intensification Precinct B. My submission suggests that a more appropriate zoning would be to include these properties in the Town Centre Zone or alternatively a mixed used MUZ zone (or equivalent).

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]*

For context, I am the owner of property on the corner of Rahui Road and Main Highway, Otaki, being 254-256 Main Highway and 4 Rahui Road.

The PC document Appendix 1 Map 3 shows the proposed zoning for these properties and those properties adjacent the Main Highway / Mill Road, Rahui Road intersection as PREC_x2 - Residential Intensification Precinct B. I have identified the area my submission relates in the figure included on page 4 of this submission form as outlined dark red. I have further outlined my properties within this area as blue.

I am opposed to the application of PREC_x2 to these properties.

My submission is that Council consider extending the Town Centre Zone or apply an MUZ zoning to include the properties north of the intersection (round-about) as highlighted red, or at a minimum to those highlighted blue - as shown on the figure included on page 4 of this submission form.

A summary of the reasons for seeking your consideration are:

1. I believe permitting this rezoning would allow for outcomes completely consistent and aligned with those defined and desired by the Proposed Centres Design Guide presented in Appendix D.
2. There is precedence. Historically, 254-256 Main Highway has been used as a commercial premises for over 20 years (via resource consent) – operated as Harvey Real Estate. Likewise, 258-260 Main Highway (including the adjacent 4 Rahui) has been used for commercial Visitor Accommodation for over 30 years (via resource consent) – operated as Otaki Motel (mixed-use with on-site residence for management). On the opposite side of Main Highway the properties at 282 and 284 Mill Road operate as commercial offices for a lawyer and an accountant (mixed-use with residential above). Taken together with BP on the south east corner of the intersection and ex-Sunrise Spa dealership to the south-west, the entire intersection currently operates commercial enterprise. Allowing these properties to be rezoned as Town Centre (or preferably MUZ) would be consistent with how these properties are currently (and historically) consented to be used.
3. I believe the proposed residential zoning (PREC_x2) for these sites, most specifically 254-256 Main Highway and 4 Rahui Road, would be less desirable than a mixed use or commercial zoning. They sit on a major thoroughfare beside a roundabout and a bridge, with a busy 24 hour petrol station opposite, a motel adjacent, and the railway and Expressway immediately behind. I believe the quality of any pure residential development would be severely compromised. Further, the subject sites are within a ponding zone, further compounding residential development issues.
4. A mixed use or commercial zoning would allow for development of modern commercial premises (or preferably mixed use developments) beyond the prevalent retail premises which will be required as Ōtaki township expands. It would also allow for more effective utilisation of land in this location.

Continue on a separate sheet if necessary

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

I seek Council to consider rezoning the properties/area identified in my submission as MUZ (or equivalent) or Town Centre Zone.

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"/> |

26/09/2022

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:

187

From: mark@rudings.com
To: [Mailbox - District Planning](#)
Subject: Proposed intensification plan change submission
Date: Monday, 26 September 2022 4:04:30 pm
Attachments: [proposed-plan-change-2-submission-form-form-5 - Mark Rudings.pdf](#)

Mark Rudings

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