

# 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: Bulletin Trust

Contact person (name and designation, if applicable): Stephen Sutorius

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

[Redacted postal address]

Telephone: 021 883 871

Electronic address for service of submitter (i.e. email): stephens@thamespacific.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]*

Planning Maps and any other District Plan provisions necessary to give effect to the relief sought.  
Refer attached letter.

*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]*

Bulletin Trust opposes the General Rural zoning of the property located at 99 and 103 State Highway 1, Waikanae (Lot 1 DP 87123 & Part Lot 4 DP 7019), and requests that it be rezoned General Residential Zone for the reasons outlined in the attached letter.

*Continue on a separate sheet if necessary*

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

Amend the planning maps to rezone the site to General Residential Zone or any other zone that will enable the development proposed in the attached draft development plan.

*Continue on a separate sheet if necessary*



**Hearing Submissions [select appropriate box]**

I wish to be heard in support of my submission.	<input checked="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)

1 September 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](mailto: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:

12





1 September 2022

Kapiti Coast District Council  
175 Rimu Road  
Paraparaumu 5032

To whom it may concern,

**KAPITI COAST DISTRICT PLAN – SUBMISSION ON PLAN CHANGE 2 – INTENSIFICATION**

Bulletin Trustee Limited as trustee for the Bulletin Trust is the registered owner of 99 and 103 State Highway 1, Waikanae (Lot 1 DP 87123 & Part Lot 4 DP 7019).

Bulletin Trust is part of the Thames Pacific Limited ("Thames Pacific") group of companies.

**Bulletin Trust opposes the General Rural zoning of the property located at 99 and 103 State Highway 1, Waikanae, and requests that it be rezoned General Residential Zone.**

The General Residential Zone is the most appropriate zone for the site for the following reasons:

- a) The site is identified in the *Te Tupu Pai - Growing Well* document as a "Medium Priority Greenfield Growth Area" therefore providing a clear indication that the site has been identified by Council as being appropriate for urban development.
- b) The site is in Waikanae North that has been identified as a "Future Urban Area" in the *Wellington Regional Growth Framework*. The Wellington Regional Growth Framework is a spatial plan that has been developed by local government, central government and iwi partners in the Wellington-Horowhenua region to provide councils and iwi in the region with an agreed regional direction for growth and investment, and deliver on the Urban Growth Agenda objectives of the Government.
- c) The *Kapiti Coast Urban Development Greenfield Assessment 2022* that informed Plan Variation 2, identifies the site in Priority Group 2A being -  
*"The area is a candidate for medium or long term urban development, although there are a number of constraints that need to be overcome.  
Development of the area presents the opportunity to achieve a range of positive outcomes, however there are a number of constraints that need to be overcome."*  
The site investigations undertaken to date (and summarised in this submission) have confirmed that residential development can be undertaken in a manner to ensure potential effects associated with site constraints can be appropriately avoided, remedied and/or mitigated.
- d) The site is located within close proximity of the town centre, a little over 1km to the edge of the town centre/general industrial zone, along Main Road. Within a 2km radius (as the crow flies) of the site, there is the town centre, train station, two primary schools and a number of recreation opportunities.

- e) The site is located within easy walking distance of key amenities which contributes to future residents' abilities to meet their daily convenience needs without the need for a car. Whilst some of these destinations are further than 400m, they are within an easy 10m in walking distance. A walkable catchment is widely accepted and defined by the Ministry for the Environment's Urban Design Toolkit to be 800m/10 min walk. Importantly, recent advice from MfE (*Understanding and implementing intensification provisions for the National Policy Statement on Urban Development, 2020*) indicates a 1km or 20min walk to a town centre or rapid transport stop is acceptable.
- f) Residential development on the site will achieve a positive interface with the emerging adjacent residential environment and maintain the amenity and operational functions of surrounding rural properties.
- g) Site investigations undertaken to date confirm that development of the site could approximately 400 dwellings that could include a range of housing typologies and tenure types, while at the same time managing effects on site features (sand dunes, watercourses and an ecological site), and ensuring suitable land is available for on-site stormwater disposal and flood mitigation. For reference, please see attached draft development plan that illustrates how development achieves this. This plan has been prepared within input from civil and traffic engineers, urban designers, ecologists and planners.
- h) Rezoning of the site is inherently consistent with the NPS-UD as development of the site will:
  - (i) contribute to a well-functioning urban environment
  - (ii) add significantly to development capacity as it will account for nearly 15% of the shortfall in housing demand
  - (iii) assist KCDC in satisfying requirements "to provide or realise development capacity".
  - (iv) enable enhanced competitiveness which will assist with housing affordability.
  - (v) can be effectively integrated with infrastructure planning, funding and delivery. Investigations have confirmed there are no significant upgrades necessary to implement future development.
- i) With regards to infrastructure servicing, site investigations have confirmed that:
  - (i) Stormwater can be managed appropriately on-site to ensure future development can achieve hydraulic neutrality and negate the need for upgrades to Council's stormwater network
  - (ii) Wastewater can connect to Council's network and on-site solutions can ensure that upgrades to Council's network are not necessary
  - (iii) Water-supply can be provided to the site via existing planned upgrades in the wider Waikanae North area that have been brought about by development on adjacent properties.



THAMES  
PACIFIC

- j) Site investigations by civil and stormwater engineers have confirmed that flood hazard risk can appropriately be mitigated on site via integrating flood mitigation with on-site stormwater management. Detailed stormwater and wastewater modelling to confirm the final stormwater solution is currently underway.
- k) Site investigations have confirmed that the site can be developed to align with the intent of the National Policy Statement for Freshwater Management. On-site stormwater management can be implemented in a way to ensure that the health of freshwater will be protected in a manner that is consistent with Te Mana o te Wai.
- l) Potential effects on the ecological site within the site can be appropriately managed via the existing District Plan rules and standards that apply to activities in these areas.

Ultimately, based on the site investigations undertaken to date, together with the identification of the site as a growth area in the Wellington Regional Growth Framework and Te Tupu Pai – Growing Well, the General Residential Zone is considered the most appropriate zoning of the site.

Lastly, it is acknowledged that Bulletin Trust has lodged a referral application with the Minister for the Environment to refer the proposed residential development of this site to the fast-track consenting process. For the reasons outlined in the referral application relating to the appropriateness of residential development on the site irrespective of its current zoning, if the referral application is approved, the fast-track resource consent application can, and should be, granted irrespective of the outcome of this submission. Likewise, Council's determination on this submission is not reliant on the outcome of the referral and fast-track consent application process.

Yours sincerely

Stephen Sutorius  
Thames Pacific Limited

**Attached: Site Development Plan**





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PROJECT

LOT 1 DP 87123, 99 & 103 STATE HIGHWAY 1, WAIKANAЕ

CLIENT

BULLETIN TRUST

PROPOSED SUBDIVISION

SCHEME PLAN

BULLETIN TRUST

SCALE			REDUCED SCALE		
A1 1:1500			A3 1:3000		
FIELDWORK	NAME	DATE	DRAWING NUMBER		
DESIGNED	NKT	07/21	22903 SCH2		
DRAWN	BN	07/21	SHEET	1	OF 1 SHEETS
CHECKED	NKT	07/21	REVISION	H	