

Further submission in support of, or in opposition to, submission on notified proposed plan change

About preparing a further submission on a proposed plan change

You must use the prescribed form

- [Clause 8](#), Schedule 1 of the Resource Management Act 1991 (RMA) requires further submissions to be on the prescribed form.
- The prescribed form is set out in [Form 6](#), Schedule 1 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.
- This template is based on Form 6. While you do not have to use this template, your submission must be in accordance with Form 6.

Certain persons may make further submissions

- Under clause 8, Schedule 1 of the RMA the following persons may make a further submission, in the prescribed form, on a proposed plan to the relevant local authority:
 - any person representing a relevant aspect of the public interest
 - any person that has an interest in the proposed policy statement or plan greater than the interest that the general public has
 - the local authority itself.
- You will need to explain why you meet one of these categories (space is provided in the form for this below).

Your further submission and contact details will be made publicly available

- [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.

Note to person making the submission

- A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority (Kāpiti Coast District Council).

Reasons why a further submission may be struck out

Please note that your further submission (or part of your further submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the further submission (or part of the further 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

Further Submission in Support of (or Opposition to) a Submission on Proposed Plan Change
to the Operative Kāpiti Coast District Plan 2021

Plan Change Number: 2

Plan Change Name: Intensification

Further submitter details

Full name of person making further submission: Vanessa and Guy Simpson
Contact person (name and designation, if applicable): Guy Simpson
Postal address (or alternative method of service under section 352 of the RMA): 205 Ngarara Road, Waikanae, 5391
Telephone: 0274444496
Electronic address for service of person making further submission (i.e. email): guysimpson@xtra.co.nz
I would like my address for service to be my email <i>[select box if applicable]</i> <input checked="" type="checkbox"/>
I have selected email as my address for service, and I would also like my postal address withheld from being publicly available <i>[select box if applicable]</i> <input type="checkbox"/>

State whether you are *[select appropriate box]*

a person representing a relevant aspect of the public interest.	<input type="checkbox"/>
<i>In this case, also please specify the grounds for saying that you come within this category</i>	
a person who has an interest in the proposal that is greater than the interest the general public has.	<input checked="" type="checkbox"/>
<i>In this case, also please explain the grounds for saying that you come within this category</i>	
We are the owners of the two properties located at 205 and 211 Ngarara Road, Waikanae.	
the local authority for the relevant area.	<input type="checkbox"/>

Scope of further submission

I support <input type="checkbox"/> oppose <input checked="" type="checkbox"/> the submission of: <i>[select the appropriate wording]</i>
Original Submitter's Name and Address for Service: Kianga Ora Homes and Communities - Brendon Liggett - developmentplanning@kiangaora.govt.nz
Submission number of original submission: S122.107

Particular parts of the submission I support (or oppose) are:

Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal. While it is not a requirement, it would be helpful if you could state the submission point number as listed in the summary of decisions requested document.

We oppose the submission from Kianga Ora because the submission fails to recognise that the properties at 205 and 211 Ngarara Road already fall within an urban environment context. The change to a General Residential zone is sensible and logical allowing the properties to be unlocked for development as intended.

Continue on a separate sheet if necessary

The reasons for my support (or opposition) are:

[give reasons]

The reasons why we do not support the submission include the following; The properties

- a. have long been signaled for residential development;
- b. are located between the existing Waikanae township and the Ngarara zoned land to the North;
- c. fall within the Waikanae North Urban Edge in the KCDC Operative District Plan 2021; and
- d. have already been reviewed in terms of their suitability for residential subdivision (including as detailed in the s.32 Evaluation Report Appendix O (Boffa Miskell 2022)).

Furthermore, the KCDC have already demonstrated the need for additional greenfield land through their own assessments (refer to the KCDC website in relation to housing capacity). The proportionate areas being rezoned into General Residential through PC 2 fulfill only a small part of the overall projected need for Kapiti.

Continue on a separate sheet if necessary

I seek that [select appropriate box]

The whole ☒ or part ☐ of the original submission be allowed ☐ disallowed ☒

[describe precisely which part below]

In relation to the properties at 205 and 211 Ngarara Road.

Continue on a separate sheet if necessary

Hearing Submissions [select appropriate box]



I wish to be heard in support of my further submission. ☒

I do not wish to be heard in support of my further submission. ☐

If you wish to be heard, please tick one of the following

If others make a similar submission, I will consider presenting a joint case with them at a hearing. ☐

If others make a similar submission, I will not consider presenting a joint case with them at a hearing. ☒

 
Signature of person making a further submission
(or person authorised to sign on behalf
of person making further submission)

19 November 2022

Date

A signature is not required if you make your submission by electronic means.

Email your further 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

Further submission No:

S224.FS.3

From: guysimpson@xtra.co.nz
To: [Mailbox - District Planning](#)
Subject: KCDC PC 2 - Submissions
Date: Saturday, 19 November 2022 8:47:40 pm
Attachments: [KCDC PC2 - S122.107- Kiangara Ora -Brendon Liggett -form-6 signed.pdf](#)
[KCDC PC2 - SO053.17 - Waka Kotahi -form-6 signed.pdf](#)
[KCDC PC2 - SO76.18 - Transpower -form-6 -signed.pdf](#)

Please confirm receipt of these three submissions.

Thanks

Guy