Submission on Proposed Plan Change 4 for Rezoning 65 and 73 Ratanui Road, Otaihanga

To: Kāpiti Coast District Council (KCDC or Council)

Submission No: S9

From: Ian Spire Powell

This is a submission on the following proposed policy statement (the proposal):

> *Welhom Developments Ltd request to KCDC for a Private Plan change (PC4) to change the Operative KCDC Plan 2021 by Rezoning 14.75 hectares of land on Ratanui Rd (65 and 73), Otaihanga, from Rural Lifestyle to General Residential for the specific provision of a retirement village.*

I confirm that I could not gain an advantage in trade competition through this submission. Further, my submission is on my behalf only, not any organisation such as the Kāpiti Health Advisory Group of which, at the time of submitting, I am a member.

My submission relates primarily to Clause 2.2.5 of the proposal (it includes a reference to Appendix G for further information, but its content was absent from my downloaded copy) covering transport. My focus is Ratanui Rd between Otaihanga and Mazengarb Rds.

I am opposed to the whole proposal because of the traffic impact on Ratanui Rd both to residents and motorists. The risk of harm to residents and motorists is likely to increase should the proposal be accepted and resource consent consequentially granted. What is absolutely certain is that motorist frustration will increase.

As I understand it, should the Council approve the rezoning request and it move to the resource consent process, its control over infrastructure will primarily be around pipes and roads. My focus is on roads, specifically Ratanui Rd. In Clause 2.2.5 of the document supporting the rezoning request it states, in respect of this road that there is "…mainly locally generated traffic movements, and with traffic travelling at moderate speeds."

This is incorrect and appears to be more based on speed limits than anything else. Much traffic comes from and to the direction of Waikanae as it provides a short cut for those travelling to and from much of Paraparaumu, including Paraparaumu College.

This is most evident at peak times when people travel to work or to Paraparaumu. It is reflected in long queues. This will be made worse as the 'Mansell family' land development already underway in Otaihanga progresses further.

I drive from my home near the Otaihanga Domain to Mazengarb Rd (and return) usually at least once a day. Occasionally I also cycle along it. I strongly believe that if KCDC accepts this rezoning application and that if it then enables a successful resource consent application, then the inevitable outcome would be to potentially make Ratanui Rd dangerous, at least at certain times for residents of the road. Further, it will increase the frustrations and increased risks for Otaihanga and other commuters. It also poses risks of harm when motorists drop off and collect children at the early childcare centre across the road.

While technically the rezoning proposal is only for two properties, it will affect all Otaihanga residents and motorists from outside Otaihanga who use Ratanui Rd.

My focus is on road traffic. It might be alleviated by the provision of regular public buses along Otaihanga and Ratanui Rds. This would require some road widening and/or refinements in order to enable sufficient bus stops.

However, while this is my focus I acknowledge that other submitters may have legitimate different or additional concerns. Should my objection be accepted, this should not be at the expense of giving serious consideration and possible acceptance of other objections.

I seek the following decision from the local authority:

That the rezoning proposal be declined because of the above-mentioned concerns.

I wish to be heard in support of my submission on the assumption that hearings will be heard.

Yours sincerely

Ian Powell

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23A Ruru Rd, Otaihanga

From: Ian Powell <ian.powell@outlook.co.nz>
Sent: Wednesday, 25 June 2025 12:33 pm
To: Mailbox - District Planning <District.Planning@kapiticoast.govt.nz>
Subject: Re: Submission on Proposed Plan Change 4 (Private) to the Operative Kapiti Coast District Plan 2021

Thanks for this and I confirm 'no' to your question.

Ian
Sent from my iPhone

> On 25 Jun 2025, at 10:11 AM, Mailbox - District Planning <District.Planning@kapiticoast.govt.nz> wrote:
>
> Good morning, Ian,
>
> Thank you for your email, before I can confirm acknowledging the receipt of your submission. For consistency purposes with the form 5 , Could you please confirm the question relating to form 5 for our record by replying to this email.
>
> The question is.
> 1. Can you please confirm a 'yes' or 'no' whether you would be prepared to presenting a joint case at a hearing if others make a similar submission?
>
> Kind regards
>
> **Alfred Lison**
> Planning Technician
> Te Kaitaunaki Whakamahere
>
> Kāpiti Coast District Council
> www.kapiticoast.govt.nz