

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 3 to the Operative Kāpiti Coast District Plan 2021

Submitter details

Full name of submitter: Kim HOBSON

Contact person (name and designation, if applicable):

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



Telephone: 021 737 842

Electronic address for service of submitter (i.e. email): responses@accesssecurity.co.nz

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]

Given that KCDC has already provided many fast tracked developments without infrastructure to manage this 235+ home and an additional Dementia care facility I object based on the following

1. Paraparaumu and Waikanae have a larger share of retirement villages than other surrounding districts
2. The Traffic flow and congestion created 65 Meters from a Pre-school and attraction may be dangerous
This includes construction traffic with a minimum of 8,000 loads of fill / soil alone (55,000 M3)
3. There should / will be ZERO exemption for waivers on the storm water retention policy as set by the current KCDC District plan.
4. There is a clear conflict with the current RMA policy placed on 65 Ratanui Road, and this plan change
5. Medical care for current and new residence to the district
6. High School education for current and new residence to the district
7. Primary School and education for current and new residence to the district
8. Wastewater facilities are currently operating at max capacity particularly with the changing climate and dealing with stormwater.

We know that KCDC is not required to consider social services and infrastructure in this application however may I suggest that it does.

If your councilor chairing the social services panel was communicating with the district a proposal would have been put forward during his previous term as a councilor, Instead of fluffing around taking notes and achieving ZERO.

This is based on NATIONAL averages

634 additional people requiring Doctors (2.7 * 235)

499 additional children under 15 Years requiring an education

Where is our HOSPITAL as Kapiti region does NOT meet the requirement for a local hospital where the population exceeds 50,000 residence.

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]*

My proposal is to decline the application in all aspects.

Given that KCDC has already provided many fast tracked developments without infrastructure to manage this 235+ home and an additional Dementia care facility I object based on the following

1. Paraparaumu and Waikanae have a larger share of retirement villages than other surrounding districts
2. The Traffic flow and congestion created 65 Meters from a Pre school and attraction may be dangerous
3. There should / will be ZERO exemption for waivers on the storm water retention policy as set by the current KCDC District plan.
4. There is a clear conflict with the current RMA policy placed on 65 Ratanui Road, and this plan change
5. Medical care for current and new residence to the district
6. High School education for current and new residence to the district
7. Primary School and education for current and new residence to the district
8. Wastewater facilities are currently operating at max capacity particularly with the changing climate and dealing with stormwater.

We know that KCDC is not required to consider social services and infrastructure in this application however may I suggest that it does.

This is based on NATIONAL averages

634 additional people requiring Doctors (2.7 * 235)

499 additional children under 15 Years requiring an education

Where is our HOSPITAL as Kapiti region does NOT meet the requirement for a local hospital where the population exceeds 50,000 residence. Currently Kapiti is sitting at 58,000 with another 3,600 fast track homes approved 9,720 residence with 6,120 being under the age of 15 Years requiring an education.

Continue on a separate sheet if necessary

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

1. Paraparaumu and Waikanae have a larger share of retirement villages than other surrounding districts
2. The Traffic flow and congestion created 65 Meters from a Pre school and attraction may be dangerous
3. There should / will be ZERO exemption for waivers on the storm water retention policy as set by the current KCDC District plan.
4. There is a clear conflict with the current RMA policy placed on 65 Ratanui Road, and this plan change
5. Medical care for current and new residence to the district
6. High School education for current and new residence to the district
7. Primary School and education for current and new residence to the district
8. Wastewater facilities are currently operating at max capacity particularly with the changing climate and dealing with stormwater.

We know that KCDC is not required to consider social services and infrastructure in this application however may I suggest that it does.

This is based on NATIONAL averages

634 additional people requiring Doctors ($2.7 * 235$)

499 additional children under 15 Years requiring an education

Where is our HOSPITAL as Kapiti region does NOT meet the requirement for a local hospital where the population exceeds 50,000 residence.

Continue on a separate sheet if necessary

Hearing Submissions [select appropriate box]

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

16th Day of June 2025

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:

S4

