Submission on notified proposal for plan change

Kāpiti Coast DISTRICT COUNCIL
Me Huri Whakamuri, Ka Titiro Whakamua

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 Kapiti Coast District Plan 2021

Submitter details

Full name of submitter:	Ingrid van Iperen
Contact person (name and designation, if applicable):	
Postal address (or alternative method of service under section 352 of the RMA):	24 Pinewood grove, Paraparaumu
Telephone:	
Electronic address for service of submitter (i.e. email):	imf.van.iperen@gmail.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*]

65-73 Ratanui Road Welhom-development Ltd. plan.

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*]

I oppose this submission on the basis that the council, greater Wellington, developer and even the government is unable to provide the basic infrastructure for the extra population in the district.

Basic infrastructure like roading, electricity, water supply and wastewater has to be adjusted to cope with the extra population. However that is only a basic supply there is more which reaches the border of the council's ability.

The infrastructure of the healthcare, education and foodsupply are other subjects which need to be taken care of before any more development can take place.
When more development come into place the stretched health providers are unable to take care of this influx.
This is not related to the KCDC only, however the KCDC has an obligation to care for the local people who pay rates for the infrastructure and also pay taxes so all can access healthcare, transport, energy supply, food supply, education as is set in their policies.

The overreach of more (densed) housing is not possible when these basic needs currently already not met.

The ratepayers should first be cared for before the next phase of population growth continues.

The current development of houses are only very dense housing which does not help with the spirit and infrastructure of the Kapiti Coast. Houses are too close to eachother plus the road, Ratanui road is unable to cope with the influx of the 100s of cars.
Plus the electricity, water, waste and general services of council and government alike.
Make sure these things are organised before granting more dense housing and lower rates as there are many houses empty. (some on purpose due to investment)

Continue on a separate sheet if necessary

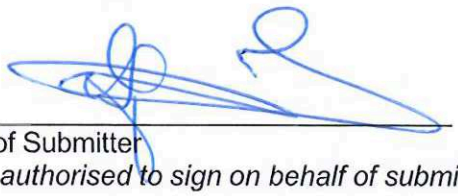
I seek the following decision from the Kāpiti Coast District Council: [*give precise details*]

NOT to grant the 65-73 Ratanui Road Welhom-development Ltd. plan.

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.	☐



Signature of Submitter
(or person authorised to sign on behalf of submitter)

30-6-2025
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:
S17

☐

RE: Submission on Proposed Plan Change 4 (Private)

MD

Mailbox - District Planning
To imf.van.iperen@gmail.com
Cc Mailbox - District Planning

Morena Ingrid,

Thank you for confirming that you are happy to receive correspondence on the proposed plan via email provided on the submission.

Have a great day.

Kind regards

Alfred Lison
Planning Technician
Te Kaitaunaki Whakamahere

Kāpiti Coast District Council
www.kapiticoast.govt.nz

From: imf.van.iperen@gmail.com <imf.van.iperen@gmail.com>
Sent: Thursday, 3 July 2025 9:52 am
To: Mailbox - District Planning <District.Planning@kapiticoast.govt.nz>
Subject: RE: Submission on Proposed Plan Change 4 (Private)

Kia ora Alfred,

Thank you for checking on me. Yes I am happy to receive correspondence on the proposed plan.

With kind regards,
Ingrid