

KCDC PLAN CHANGE HEARING SPEAKING NOTES

Stephen Alexander & Linda Parsons – 81 Ratanui Road

DATED 17 FEB 2026

Note: properties 81 Ratanui Road and 73 Ratanui Road will at times be referred to as 81 and 73.

References:

- A. LIM Report for 81 Ratanui Road dated 19 Sep 2016
- B. KCDC Resource Consent RM140141 - Decision report for sub division of 81 Ratanui Road from 73 Ratanui Road dated 28 Aug 2014
- C. Welhom Developments Ltd Plan Change Request of February 2024
- D. Hearing Statement of Torrey James McDonnell on behalf of Welhom Developments Limited (planning) of 12 February 2026
- E. Hearing Statement of Alexandra Katherine Gardiner on behalf of Welhom Developments Limited Landscape and Visual of 13 February 2026

INTRODUCTION

We support the Welhom submission in principle pending resolution of the issues we will outline today. This brief today is a summary of the issues we raised in our submission to KCDC on this plan change in June 2025. Our talking points are:

1. Welhom Developments Ltd Plan Change Request (the Plan)

We have previously noted in our June 2025 submission concerns about the significant optimism bias in this plan. In our opinion, many of the issues are minimised or presented in a manner that negates their potential impact and importance to affected stakeholders. This same theme has continued in various supporting reports from Welhom subject matter experts. We are also concerned about the distribution of key reports sent out the day before this meeting with variations to boundary treatments and construction heights. More on this below.

From our perspective as owners of 81 Ratanui Road, we have difficulty with the assessment of the impact on our property being rated as "Low".

80% of our boundary (circa 340 metres) will be affected by the Welhom development. A rating of "Low" with respect to adverse effects for a

significant activity that essentially surrounds our property defies logic and typifies the optimism bias throughout this plan.

We would like to understand that metric better and know what the effect or outcome is if this rating was increased to medium or high?

2. Clarification of the extant storm water system for 81 Ratanui Road

We purchased 81 Ratanui Road in late 2016 as an existing property previously subdivided from 73 Ratanui Road in 2014. There were no existing easements for grey water or storm water noted on the LIM report (our Ref A) or sales agreement.

The KCDC Resource Consent (our Ref B) regarding the subdivision of 81 Ratanui Road notes a requirement for a drainage plan (Para 14) and the provision of easements by solicitors as part of the subdivision (Para 17).

No easements were created.

The drainage plan shows grey water only. No storm water plan is shown.

Currently the storm water from 81 Ratanui Road drains into a pond on 73 Ratanui Road adjacent to our southern boundary. That pond then drains into the pond on 81 Ratanui Road. A 50mm pipe from our pond runs across the adjacent paddock on 73 to the open drain / waterway noted on the Welhom proposal. 81 did have hydraulic neutrality prior to the subdivision from 73 Ratanui. But now 81 relies on 73 for storm water disposal. This system will need remediation if the waterway on 73 and extant drainage system from 81 is to be removed or altered.

This imposes a potential cost that should **not** be borne by us as we have done nothing to cause this issue. What is the process to create new easements and who is the liable party to remediate this situation given it was a condition of the initial subdivision?

If easements or continuity of current arrangements cannot be achieved; what is the process for connection to the storm water system on Ratanui Road? Despite KCDC advice to the contrary in March 2025, in a meeting with the council planning staff (Mr Alan Brunton), the Welhom Plan storm water assessment notes sufficient capacity to cope with the proposed development, and the nearby Mansell development, so it is reasonable to assume it can cope with connection to our property also.

3. Existing User rights for Rural land usage.

In addition to the Existing User Rights that should apply to the storm water issue adumbrated above, our usage of 81 Ratanui Road is based on rural activities. We would like to reiterate our intention to conduct activities of a rural nature as per our current rural land zoning as outlined in our June 2025 submission.

4. Consultation and engagement process for the plan

We took several questions to a meeting with the KCDC duty town planner (Mr Alan Brunton) on 21 March 2025. We did not get any satisfactory answers except that we should write a submission. These questions concerned:

- a. Consultation requirements,
- b. Construction distances to existing boundaries,
- c. Fencing and retaining wall requirements,
- d. Development and improvement of Ratanui Road,
- e. Remediation of storm water from Ratanui Rd draining into the front of our property, and
- f. The authorised hours of construction activity.

Attached to an email from KCDC received yesterday (Caitlin Green @ 2.44pm hrs 16 Feb 26) were two reports on Planning (Torrey McDonnell) and Landscape & Visual (Alex Gardiner). Of concern in these reports is the re-definition of boundary treatments on the planned development site. Specifically, the removal of the 5-metre vegetation buffer specification, and the building proximity to boundaries being reduced from 5M to 1.5M in some areas. Additionally, the removal of height restrictions near boundaries, specifically those neighbouring sites that already view residential areas. The issues are of great concern to us.

In the site map provided on the Planning report (DEV3- Figure 1: Ratanui Development Area Structure Plan, Page 10), the areas of vegetation buffer are indicated, mostly along the northern border. It does span the affected boundaries of our neighbours in 85, 91 and 97 Ratanui road, but stops at our property where our residence is closest the northern boundary.

Why has this decision been made regarding the residence closest to this activity?

We would like this vegetation buffer extended to encompass our total boundary, as the most affected landowners with a 340 Metre connection to the development.

We will provide this map with the area of concern highlighted at the end of this brief.



We seek the following decisions or answers from the KCDC:

1. Much of the council response to our June 2025 submission has been that most issues will be resolved during the consenting process. When and how will that consultation occur?
2. What is the process to create new easements for our storm water if required and who is the liable party to remediate this situation, given it was a condition of the initial subdivision?
3. Clarification is required on the closest distance to our existing rural zoned land boundary that will be approved for construction.
4. What fencing and retaining wall requirements are required to ensure 81 Ratanui Road is not adversely affected by this development? Our property has many height variations up to 11 metres on the boundary that may be affected by earthworks.
5. Will Ratanui Road be improved with a better road surface, footpaths and drainage?
6. Given that 80% of our boundary will be affected by the development, how was the rating of "Low" applied to 81 Ratanui Road with respect to adverse effects?

The following questions are directed to Welhom Developments Ltd

1. What direct consultation and engagement will occur with us prior to commencement of the construction?
2. Will there be any multi story dwellings or facilities constructed adjacent to 81 Ratanui Road? Or will they be located at the centre of the development?
3. Confirm we will not have any large mounds of topsoil adjacent to 81 Ratanui Road during the construction phase, aside from the planned earthen berms as part of the boundary vegetation buffer.
4. Confirm the extension of the vegetation buffer to include our boundary in addition to our immediate neighbours.
5. Provide more detail on the fencing construction.
6. Confirm no trees, bushes or plantings within the boundary of 81 Ratanui Road will be damaged during earthworks or fencing construction? This includes root systems that exceed the current boundary limits, and if damage occurs what is the remediation/repair process?
7. Confirm no earthworks will undermine existing fences or trees on 81 Ratanui Road.
8. Confirm that any removal of the tree stumps remaining from the previous pine/gum trees near our southern boundary will not cause damage to our existing fence, driveway, and newly planted trees.
9. The existing grey water system exceeds our boundary by 2 metres on the southern boundary. It is marked but we would like to be assured it will not be damaged during any construction. It should not need remediation however, if so our expectation is this will be done by Welhom Developments Ltd or the current owner of 73 Ratanui Road.
10. What protection from water runoff or drainage will be put in place to protect 81 Ratanui Road during construction?
11. As noted above, current storm water drainage from 81 Ratanui Road relies on drainage into 73 Ratanui Road at two points. Blocking this drainage in the southern pond, or the access to the stream/waterway will have an adverse effect on us, as well as the surrounding area, causing flooding and stagnant water. We would like to discuss how this requirement can be integrated into the storm water system for this development.

Summary

We support this proposal in principle, but do not wish to be adversely affected either physically or economically by these activities. The lack of an approved storm water plan during the initial subdivision of 81 Ratanui Road from 73 Ratanui Road, and its associated lack of due diligence during the consenting process is unfortunate. But this should not cause additional cost to us as current owners. We see this as an issue between KCDC, the owners of 73 Ratanui Road and/or Welhom as part of this proposal. We would welcome engagement from all parties on remediation options.

Ratanui Road is a mess. It is a major thoroughfare with significant traffic flow yet is an uneven and poorly maintained road. The addition of circa 300 units in this development, and even more homes in the nearby Mansell development should be sufficient rationale to improve the quality of the road commensurate with its usage. Footpaths and drainage for the entire length would be appropriate.

80% of our boundary on 3 sides of our property is affected by this proposal. We have significant terrain elevation variances along our boundary with 73 Ratanui Road which will need remediating earthworks.

We are greatly concerned at the proposed changes to build height and distances proposed in proximity to our property. We do not see these proposed changes as appropriate for this development given the continued rural nature of our zoned land.

We greatly appreciate further engagement by council and or Welhom Ltd on the proposed construction plan and its effects on us.

Does the panel have any questions for us?

Stephen Alexander & Linda Parsons
81 Ratanui Road