

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 Kapiti Coast District Plan 2021

Submitter details

Full name of submitter: Samuel Day

Contact person (name and designation, if applicable):

Postal address (or alternative method of service under section 352 of the RMA):
19 Toroa Road, Otaihangā

Telephone: 0224368715

Electronic address for service of submitter (i.e. email): samwellwday@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]

The PC4 change to 65-73 Ratanui Road rezoning to general urban

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 strongly oppose the proposed plan to rezone the section of land at 65-73 Ratanui Road in order to build a retirement village there. The reasons for my opposition are:

- Ratanui Road is the beginning of the semi rural area of Otaihanga. It has significant natural beauty and an established semi rural character. Building a retirement village on such a large plot of land would destroy that.
- The proposed village will bring far too much traffic to Ratanui Road. Ratanui Road already experiences lots of traffic in the mornings when college starts and in the afternoons when college ends. This traffic will already get worse when the Mansell development on Otaihanga road is inevitably built. Building a retirement village too will tip it over the edge. There will also be an increased risk of car accidents occurring on Ratanui Road/the roundabout area because the mix of drivers will be the very young (reckless college age drivers) and the very old (dodderly and slow)--that is not a good mix!!
- There is almost certainly no one in the surrounding area who would support such a village being built. The council should listen to the views of those people whose properties are in the area and should prioritise those voices over the corporation that has bought the land. Kapiti has enough retirement villages already and it will soon lose what little remains of the sleepy semi urban/rural charm it once had. I know you won't listen to this submission and will change it anyway based on this or that need or a weighting of the options or whatever but THE ONLY RELEVANT FACTOR is what those people in the immediate impacted area desire.

Continue on a separate sheet if necessary

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

The KCDC should decline Welhom Development's request to turn the land from rural lifestyle to general residential.

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.	☐

29 May 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:

S1

