

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: Lang Family Trust

Contact person (name and designation, if applicable): Ian Lang, trustee

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

Telephone: 021731351

Electronic address for service of submitter (i.e. email): ian.lang@ubclub.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]

"Welhom Private Plan Change Submission" at 65 and 73 Ratanui Road Otaihangā Paraparaumu.

We are submitting on the following elements:

First, the impacts of changing zoning for only a portion of the street. We believe doing so will leave neighbouring houses with none of the benefits of their current zoning (e.g. rural lifestyle), but also deprive us of the greater development rights that should come with living in what will effectively be a higher density housing area.

Second, the impact on our existing user rights on neighbouring properties. We will outline a variety of existing user rights and concerns we think the plan change should not affect.

Third, the impact of future construction on neighbouring properties. We want to raise this at the earliest possible stage due to previous bad experiences with development, and make respect for the health and welfare of neighbouring properties integral to any private plan change.

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]*

1. We oppose the request for only certain properties on Ratanui Road to be rezoned. We would prefer for all or none of the area to be rezoned. Allowing for increased density urban development in an otherwise rurally zoned area will completely remove the rural character of the area, yet the neighbouring properties will retain their rural zoning which prevents them from attaining any of the benefits associated with this change (such as the ability to develop their own properties). Future property buyers may be misled by the rural zoning, as most nearby properties are lifestyle blocks that people purchase seeking a rural area, and the prospect of massive future nearby development is something these people deserve to be aware of. This is especially true in light of the nearby large-scale 'Mansell Development' that was also approved under a fast-tracked private plan change, despite local opposition and even circumventing the council's authority.

KCDC's Te Tupu Pai - Growing Well plan marks Otaihanga as a medium density housing area in the near future. We believe it would be much fairer to change the zoning for all properties in this area than to only rezone those in the private plan change. Private plan changes are complex and expensive processes to pursue, and neighbouring property owners do not have the expertise or finances to pursue these individually, so they will be left to suffer the loss of rural lifestyle without being able to access any of the benefits that an accompanying change in zoning should bring. We have attached a real estate flyer advertising the sale of nearby 54 Otaihanga Road seeking buyers "with the imagination and the ability to take it through a rezoning" if they have "a strong development skillset". Clearly developers seek to rezone the area piecemeal at the expense of existing property owners, it would be much fairer for the council to progress this for everyone.

2. We have several existing user rights and we seek the council to explicitly note these will not be impinged by neighbouring urban development as a result of this private plan change. Our specific concerns are:

a) We keep livestock, poultry and other animals on our property. These create noise and smells which our new neighbours should not have the right to object to, as they are moving next to existing properties with dogs, cows, sheep, pigs, chickens, turkeys, horses etc. Our animals also have the right to be safe from neighbouring animals, people, vehicles and other hazards which would not previously have been permissible in our rural area.

b) We use equipment to maintain our property and animals, including loud outdoor equipment such as weedwhackers and leaf blowers. We should maintain the right to do so in order to maintain our property.

c) We often need to control pests, including shooting rabbits and possums, in order to maintain our property and keep our animals safe. We maintain the right to continue doing so (within firearms laws etc.) without neighbours objecting.

d) We store silage and other materials on our property which may give off unpleasant smells or pose fire risks. Our ability to do so should not be affected by the private plan change.

e) Ratanui Road is currently used by many as a rural road - for instance for ponies and horses to use. The increased traffic from the private plan change could affect this. We have concerns around increased traffic onto Ratanui Road, and what happens in an earthquake as they have no other or rear entrance / escape in emergency event for traffic. Traffic signs need to warn "Lifestyle area ahead slow down".

f) We currently have many very large trees on our lifestyle property boundary and have concerns about them being flooded / drowned by this development raising their land level leaving us as the lowest point, any new properties need to beware of the size of our existing large trees on their boundary we accept NO INSURANCE LIABILITY or responsibility if they build structures and fences within reach of these trees now or in the future growth years ahead with these existing trees.

3. Our previous experience with these properties has seen construction badly affect neighbouring properties with impunity as the council was powerless or unmotivated to prevent construction from having serious environmental and health effects on neighbouring properties. We seek the private plan change to clearly stipulate the responsibility of the owner to prevent any such harms happening to neighbours, and make development rights contingent on this.

a) We currently have a shared creek at the rear on our lifestyle property boundary and have concerns about it being flooded by this development raising their land level leaving us as the lowest point if the Kapiti Coast Council creek is blocked. This creek includes runoff from the nearby landfill so it is a high priority it is adequately planned for.

b) We currently have a shared large pond area on the boundary on the rear paddock of our lifestyle property with the proposed Welhom development and have concerns about it being flooded by this development raising their land level leaving us as the lowest point in heavy rain flooding events.

c) We have strong concerns about the movement of the contaminated soil being a health hazard to us and our land. We note that when 85 & 91 Ratanui Road sections were being chopped off in 2017 we were UNPROTECTED when large parts of these 2 sections were infilled and leveled. KCDC was ineffective at stopping the dust as our home, section, vegetable gardens and car were constantly covered in dust & dirt for around 5 years in spite of us raising our concerns with the Council over this period. Builders would resume harmful activities as soon as council officers left. We strongly request making development rights contingent on following safety conditions.

Continue on a separate sheet if necessary

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

1. Extend the proposed plan change to cover the entire end of Ratanui Road, instead of allowing piecemeal rezoning and leaving neighbouring properties adrift with the expanded harms of urban development and limited rights of rural zoning.

2. Explicitly affirm and guarantee to protect the existing user rights of neighbouring rural properties, including but not limited to those we described in the previous section.

3. Make any development rights that are pursuant to the private plan change contingent on such development respecting the environmental, property and safety rights of neighbouring properties, to strongly incentivise compliance with these duties which has been sorely lacking.

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.	☐

Ian Hargy (Trustee Long family trust)
Signature of Submitter
(or person authorised to sign on behalf of submitter)

6th June 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:

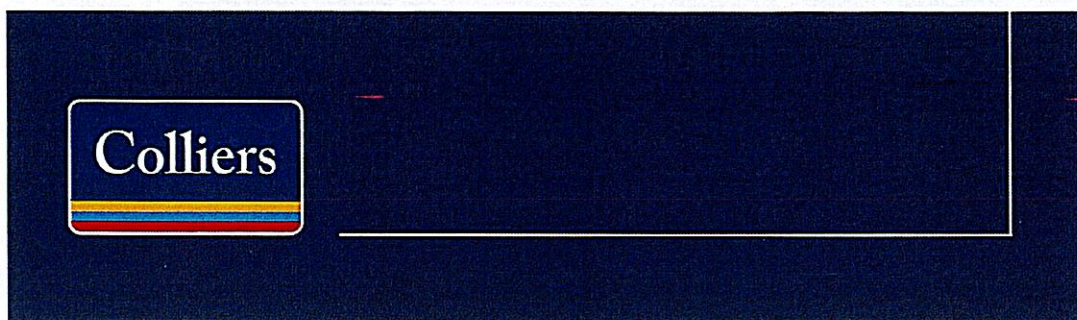
S2

☐

Ian Lang

From: dean.anderson@collierswgtn.co.nz on behalf of Dean Anderson
<dean.anderson@collierswgtn.co.nz>
Sent: Wednesday, 26 February 2025 10:55 am
To: Ian Lang
Subject: FOR SALE: 54 Otaihanga Road, Paraparaumu - Scale for the Future - Rural Lifestyle to Residential

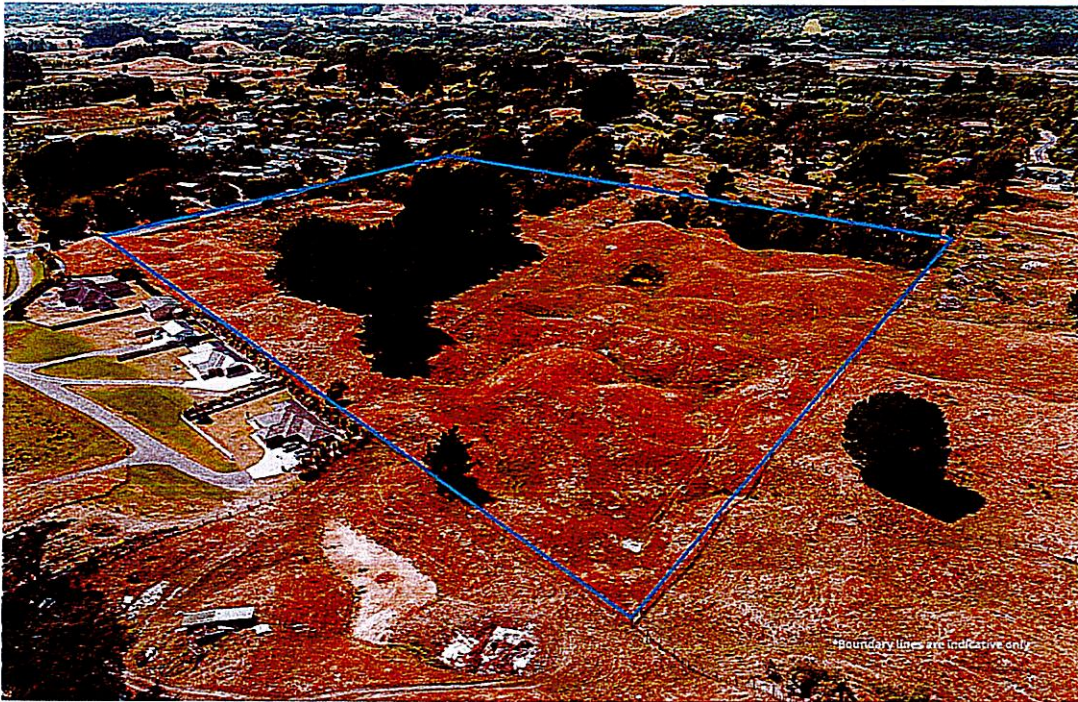
[View Online](#)



FOR SALE

54 Otaihanga Road, Paraparaumu

Scale for the Future – Rural Lifestyle to Residential



Colliers has been appointed by the Vendor to sell 54 Otaihanga Road, Paraparaumu, for sale by way of Tender closing 2pm 26th March 2025 (will not be sold prior)

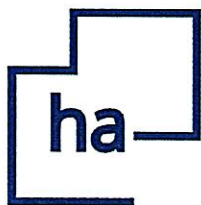
Introducing a rare and highly sought-after opportunity to secure a substantial landholding positioned for future residential development with an expansive 220m road frontage

- 8.15ha currently zoned rural lifestyle, bordering adjoining land with imminent residential rezoning
- The future use of this elevated block is only limited by the imagination and the ability to take it through rezoning
- This is a proposition worthy of serious consideration for anyone with a strong development skillset

- Expansive greenfield site awaits a housing or retirement village project
- Secure your foothold in one of the most dynamic growth regions in the country
- Be part of the significant growth projections for the Kapiti Coast by incorporating this sizable land holding into your development portfolio.

Get ahead of the curve and secure your foothold in the Kapiti Coast, an area set for explosive growth and incredible returns.

*Please note: All boundary lines are approximates only.



8.15ha of Freehold Land
(more or less.)



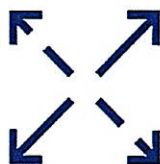
Zoned Rural Lifestyle, with
neighbouring land set for
residential rezoning



Blank canvas –
multiple development
possibilities



Immediate value
with existing dwelling
and improvements



High demand area
on the verge of
residential expansion



Strategic investment
in a rapidly
growing market

[View Listing](#)

Contact our Kapiti experts



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