

# Public Notice of Proposed Plan Change 4 (Private) to the Operative Kapiti Coast District Plan 2021

*Clause 5 of Schedule 1, Resource Management Act 1991*

Welhom Developments Ltd has made a request to the Kāpiti Coast District Council (Council) for a private plan change (Plan Change 4, or PC4) to change the Operative Kapiti Coast District Plan 2021 (District Plan) by rezoning 12.65 hectares of land at part of 65 and 73 Ratanui Road, Otaihanga from Rural Lifestyle Zone to General Residential Zone.

PC4 proposes to change the current zoning and introduce a new Development Area, with associated Structure Plan, policies and rules. The request is intended to enable the residential development of the land with specific provision for uses associated with a retirement village.

Details of PC4, including a map of the land subject to PC4, can be inspected online at <https://www.kapiticoast.govt.nz/Welhom>

If you have any questions, please contact the District Planning team by phone on 0800 486 486 or by email at [district.planning@kapiticoast.govt.nz](mailto:district.planning@kapiticoast.govt.nz).

The following persons may make a submission on PC4:

- the local authority in its own area may make a submission
- any other person may make a submission but, if the person could gain an advantage in trade competition through the submission, then the person may do so only if the person is directly affected by an effect of the proposal that:
  - adversely affects the environment
  - does not relate to trade competition or the effects of trade competition.

You may make a submission by sending a written submission to Kāpiti Coast District Council at 175 Rimu Road, Paraparaumu 5032 or by email to [district.planning@kapiticoast.govt.nz](mailto:district.planning@kapiticoast.govt.nz). The submission must be made using Form 5 of the Resource Management (Forms, Fees and Procedure) Regulations 2003, and must state whether or not you wish to be heard on your submission. Copies of a template form based on Form 5 are available from the Paraparaumu Civic Building at 175 Rimu Road, or can be found online through our website at <https://www.kapiticoast.govt.nz/PlanChangeSubmission>

**Submissions close at 5pm Tuesday 1 July 2025.**

The process for public participation in the consideration of PC4 under the RMA is as follows:

- after the closing date for submissions, the Council must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary and where the summary and submissions can be inspected
- there must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
  - any person representing a relevant aspect of the public interest
  - any person who has an interest in the proposal greater than the general public has
  - the local authority itself
- if a person making a submission asks to be heard in support of their submission, a hearing must be held
- the Council must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within two years of notifying the proposal and serve it on every person who made a submission at the same time
- any person who has made a submission has the right to appeal against the decision on the proposal to the Environment Court if:
  - in relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal
  - in the case of a proposal that is a proposed policy statement or plan, the appeal does not seek the withdrawal of the proposal as a whole.

Darren Edwards, Chief Executive  
Kāpiti Coast District Council

The date of this notice is Friday 30 May 2025.

The address for service is the same as those set out above for submissions.