

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 4 (Private) to the Operative Kapiti Coast District Plan 2021

Submitter details

Full name of submitter: Roy & Meryl Opie

Contact person (name and designation, if applicable): Roy Opie

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

PO Box 178, Paraparaumu 5254

Telephone: 027 2480147

Electronic address for service of submitter (i.e. email): roy.opie47@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]

Private Plan Change 4 for land at 65 and 73 Ratanui Road, Otaihanga from Rural Lifestyle Zone to General Residential Zone.

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]*

As owners of 44 Ratanui Road, Otaihangā we do not have any issues with the change of zone to General Residential Zone relating to 65 and 73 Ratanui Road that Welhom Developemnts Ltd T/A Summerset have applied for.

We do not have any plans to apply for a change of zone for our property at 44 Ratanui Road.

Continue on a separate sheet if necessary

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

We do have suggestions to try and make this development better.

1. Ratanui Road is already a busy road and it is narrow. When cars are parked on the road side, to pass them we have to go over the centre line into the iother lane . In parts the road is only 9 meters wide. Development finance from Welhom Developoments Ltd and Mansell Family Subdivision should be used to make Ratanui Road safer.
2. Landscaping needs to be completed to keep the rural appearance at the entrance of the retirement village.
3. A bus service should be planned for Ratanui Road and Otaihanga Road areas as there could be 400 people in Summerset village + staff and perhaps a similar number in the Mansell Subdivision.

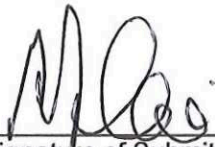
Thanks for the chance to put forward some suggestions.

Meryl & Roy Opie QSM.

Continue on a separate sheet if necessary

Hearing Submissions [select appropriate box]

I wish to be heard in support of my submission.	<input type="checkbox"/>
I do not wish to be heard in support of my submission.	<input checked="" type="checkbox"/>
If others make a similar submission, I will consider presenting a joint case with them at a hearing.	<input type="checkbox"/>
If others make a similar submission, I will not consider presenting a joint case with them at a hearing.	<input type="checkbox"/>



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

29 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:

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