

Submission on notified proposal for plan change



To the Kāpiti Coast District Council

Submitter details

Full name of submitter: Sarah Kate Coles and Dane Stuart Coles	
Contact person (name and designation, if applicable): Mrs Sarah Coles	
Postal address (or alternative method of service under section 352 of the RMA): [REDACTED]	
Telephone: 021840651	
Electronic address for service of submitter (i.e. email): sarahkatecoles@outlook.com	
I would like my address for service to be my email	☒
I have selected email as my address for service, and I would also like my postal address withheld from being publicly available	☒

Scope of Submission

The specific provisions of the proposed plan change that my submission relates to are: Submission on Proposed Plan Change 4 (Private) – Kapiti Coast District Plan Requested by: Welhom Developments Location: 65 and 73 Ratanui Road, Paraparaumu 1. The scale and density of this development will have a <u>significant</u> impact on privacy, neighbourhood character and property values. 2. Environmental Concerns 3. Added congestion and road safety

Submission

My submission is:

Submission Opposing Private Plan Change - 65 & 73 Ratanui Road in its current state

I oppose the proposed plan change in its current form due to concerns about the height, scale and density of the proposed infrastructure, loss of neighbourhood character, environmental impact, and increased pressure on local roads.

Loss of Neighbourhood Character and Green Space

The proposed development of a large-scale retirement village fundamentally alters the rural feel of Ratanui Road and its surrounds. My husband and I purposefully purchased 91 Ratanui Road to build our forever home for our young family, specifically because of the area's rural zoning and the minimum 4000sqm lot sizes, which promised privacy, space, and a peaceful environment.

This development contradicts what we and others in the area were told when we bought here — that the land would remain low-density and rural in nature. The proposal introduces high-density housing and increased building height, which is incompatible with the existing character and landscape.

Environmental Concerns

The land around our property — and particularly the areas near numbers 65 and 73 — includes established mature trees that are home to a wide range of native birds, including kererū, tūī, ruru (morepork), quail, and fantails. These birds are an everyday part of life for our children, and their habitats are at risk of being lost or irreparably damaged by large-scale earthworks and construction.

Traffic Congestion and Road Safety

Since building our home, a major subdivision (the Mansell Family Development) has already been approved on nearby land, this will be bringing up to 253 new homes and their associated vehicles into the area. Ratanui Road already experiences congestion during peak hours, with traffic frequently backing up from the roundabout. The addition of hundreds more residents, staff, and visitors from the proposed Summerset development will only worsen congestion.

I seek the following decision from the Kāpiti Coast District Council:

I respectfully request that the Kāpiti Coast District Council decline the plan change in its current form.

Retain the current Rural Lifestyle zoning to preserve the character, environmental values, and infrastructure capacity of the area.

Require a full structural plan for the Otaihanga area before any further rezoning is approved.

If the development is to proceed, I request the following changes to mitigate the impact on neighbouring properties:

That no buildings be permitted within a minimum setback distance of 10 metres from existing rural boundaries, particularly ours at 91 Ratanui Road, to preserve privacy and reduce visual impact.

That only single-storey homes be permitted along the boundary of existing rural properties to minimise loss of outlook, light, and character.

That the density be reduced to a maximum of 150 dwellings.

That privacy planting of ideally 2 metres, maximum of 6 metres in height be installed by the developer along affected boundaries — at their cost — prior to construction, to soften visual impacts and maintain the semi-rural feel. Any higher than 6m affect the long lasting sun on our property.

That these conditions be made enforceable through the consent process or development agreement.

We moved to Ratanui Road because of its rural, peaceful character — a place where we could raise our children close to nature, in a community with shared values. This proposal represents a dramatic and unjustified shift away from that vision.

Thank you for the opportunity to submit on this important matter.

We care deeply about the future of our local community and urge the Kapiti Coast District Council to carefully consider the long-term consequences of this proposed plan change.

Once large open spaces in Kapiti are subdivided and sold off to the highest bidder, we as a community will never get that land back. These spaces are not just empty land — they are vital to the identity, wellbeing, and sustainability of our district.

We strongly encourage the Council to prioritise the protection of open space for current and future generations, and to take a cautious, community-focused approach when assessing this proposal.

I could not gain an advantage in trade competition through this submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Thanks for your time.
Sarah and Dane Coles

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.	

Sarah K Coles

22/06/25

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

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 not gain an advantage in trade competition through this submission.



For office use only
Submission No: S8