

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: Alex Metcalfe

Contact person (name and designation, if applicable): Alex Metcalfe

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

Telephone: 021 480 157

Electronic address for service of submitter (i.e. email): alex.metcalfe2@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]

Reference: Page 31 in section
3 Assessment of Environmental Effects
3.5 Transport effects

"There is capacity on Ratanui Road and the wider roading network to accommodate traffic volume increases associated with either development scenario."

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]*

There are currently three significant developments in this immediate area:

- 18 ha Mansell Family site
- 12.65 ha site in this submission
- 8.15 ha site (for sale) that adjoins the land in this submission

The transport effects from the development of each site are being treated in isolation. This is an entirely unsatisfactory situation.

Our community needs a plan for the Otaihangā local roading network that addresses the transport effects from current and potential future developments as Otaihangā is migrated from a semi-rural community to an urban community.

The following list is indicative of the enhancements that are needed in such a transport plan. It is not intended to be exhaustive.

1. Reduce the speed limit to 50kph for the entire length of Ratanui Road and Otaihangā Road.

Reasons: Safety. Consistency.

2. Install “no stopping” yellow lines on Ratanui Road outside the pre-school/nursery and the proposed junction to the new retirement village. It should be a requirement that pick up and drop off should occur within the boundaries of those businesses.

Reasons: Safety. Maintain traffic flow.

3. Address the ongoing, perpetual, very poor condition of the road surface over the railway level crossing on Otaihangā Road.

Reason: Safety.

4. Install a traffic light controlled pedestrian crossing where the cycle way along the Expressway crosses Otaihangā Road.

Reasons: Safety. Moderate traffic speed.

5. Change the name of the stretch of Otaihangā Road from the junction with Ratanui Road to Old SH1 to be 'Ratanui Road'.

Reasons: Remove confusion. Consistency: Ratanui Road would be a Local Community Collector; Otaihangā Road would be a purely residential road with no through access.

6. Replace the junction at Ratanui Road and Otaihangā Road with a roundabout.

Reasons: Safety. Improve and regulate traffic flow and speed.

7. Construct properly formed pavements and cycleways along the entire lengths of Ratanui Road and Otaihangā Road.

Reasons: Safety. Utility.

8. Address the very narrow pavement where Ratanui Road joins Mazengarb Road. The pavement here is so narrow that a wheelie bin completely blocks the pavement such that pedestrians are forced to step into the road.

Reason: Safety.

9. Make provision now for a future bus service along Ratanui Road by planning where the bus stops will be such that bays can be designed to allow traffic to flow safely passed a stopped bus.

Reason: Safety.

10. Reopen the access from Otaihangā Road to the Expressway going south towards Wellington. This was the main access point for contractors when the Expressway was being built.

Reasons: Utility. Reduce through traffic on Ratanui Road / Guilford Drive / Te Roto Drive and Old SH1 / Paraparamu Lights.

Continue on a separate sheet if necessary

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

That Kapiti Coast District Council create a transport plan for the Otaihanga local roading network and, in particular, Ratanui Road and Otaihanga Road. Community involvement in this process would be appreciated.

That Kapiti Coast District Council approve the Private Plan Change Request on behalf of Welhom Developments Ltd but subject to the transport effects fitting the above created transport plan for the Otaihanga local roading network.

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.	☐

1 July 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:

S13

