

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: Alan Francis Kelly

Contact person (name and designation, if applicable): Alan Kelly

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

[Redacted address]

Telephone: +64 21 897 500

Electronic address for service of submitter (i.e. email): alan@alankelly.nz

I would like my address for service to be my email <i>[select box if applicable]</i>	☒
I have selected email as my address for service, and I would also like my postal address withheld from being publicly available <i>[select box if applicable]</i>	☒

Scope of submission

The specific provisions of the proposed plan change that my submission relates to are:
[give details]

My submission relates specifically to any proposed development work which is undertaken on the large sand dune which is bisected by the northern and eastern boundaries of the Site (as defined in the Private Plan Change Request dated November 2024, submitted on behalf of Welhom Developments Limited); that is, the north-eastern corner of the Site.

Please see the attached KCDC Contour Plan, which captures the north-eastern corner of the Site. My property is situated at 54 Wood Leigh, Paraparaumu Beach, and it shares part of the eastern boundary of the Site. That boundary bisects a large sand dune located in the north-eastern corner of the Site, with the effect that the sand dune straddles both my property and the Site.

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]*

I support the Private Plan Change Request (in respect of Option 2 for a retirement village, and in the alternative Option 3), subject to the following explicit conditions:

1. That the large sand dune which straddles the northern boundary of the Site, and which wraps around my boundary on the eastern side of the Site, is not removed, undercut, scraped, or otherwise developed so as to remove any sand whatsoever from the dune; and
2. That the large sand dune which straddles the northern boundary of the Site, and which wraps around my boundary on the eastern side of the Site, is planted out with indigenous species which are typical of this coastal area.

The above conditions (with reasons) are supported by recommendations and statements made in two reports commissioned by Welhom Developments Limited, respectively as follows:

Civil Engineering Infrastructure Assessment Report:

The large sand dunes which straddle the northern boundary of the Site (and which wrap around my boundary on the eastern side of the Site) are large and steep. They are the sand dunes which are specifically referred to in Appendix H of the Private Plan Change Request dated November 2024, being the Civil Engineering Infrastructure Assessment Report by Wood & Partners Consultants Limited dated 27 November 2024, commissioned by Welhom Developments Limited. That Report (Section 2.2) states the following:

"Some parts of the site may need to be set aside as undevelopable, unless the contributing constraints can be resolved. These include:

- The large hills at the north end of the Site, which straddle the boundary. It is unlikely to be physically feasible to remove these hills without agreement from the neighbouring landowner."

As a neighbouring landowner, I do not and would not provide my consent to such removal.

Landscape Effects Assessment Report:

The large sand dunes which straddle the northern boundary of the Site (and which wrap around my boundary on the eastern side of the Site) are referred to in Appendix D of the Private Plan Change Request dated November 2024, being the Landscape Effects Assessment Report by Boffa Miskell Limited dated 29 November 2024, commissioned by Welhom Developments Limited. That Report (Section 7.0) states the following:

"It is recommended that a Landscape Plan should be provided at the time of a resource consent application for any residential development or retirement village. The Landscape Plan should include the following:

- Street tree, structure and amenity planting, including proposed vegetated buffer and appropriate landscape buffers along the northern, eastern and partial southern boundaries of the Site (as shown on the Structure Plan) should be implemented to soften the rural lifestyle/general residential interface as well as providing adequate and appropriate screening for existing neighbouring residential dwellings.
- Planting species, species mixes, and planting arrangement should reflect the location of the Site;
 - indigenous species which are typical of the coastal area."

It is also relevant that Appendix F of the Private Plan Change Request, being the Archaeological Assessment Report by Clough & Associates Limited dated November 2024 and commissioned by Welhom Developments Limited, states the following in the section headed "Potential Effects of the Proposal" (page 34):

"In any area where archaeological sites have been recorded in the general vicinity it is possible that unrecorded subsurface remains may be exposed during development. In this case it is considered likely that unrecorded

Continued on the following sheet

Submission (continued)

subsurface archaeological sites relating to Maori occupation and settlement will be exposed during development especially along the northern boundary of the property at 65 Ratanui Road which contains slopes of more highly elevated dunes."

"Archaeological features and remains can take the form of burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or 19th century glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and early European origin or human burials."

Property at 54 Wood Leigh, Paraparaumu Beach:

My property, situated at 54 Wood Leigh, Paraparaumu Beach, is a unique property with respect to the Private Plan Change Request in that it is the only residential property which straddles the large sand hill along the northern boundary of the Site. All other such properties are rural properties.

The large sand dune at the rear of my property, which straddles the eastern boundary of the Site, occupies some 400 square metres out of the total area of my property of 1,661 square metres. It is a major feature of the property, and from its summit it provides sweeping views of the surrounding rural and residential areas. At the top of the dune on my side of the boundary there is a viewing area comprising a cedar wind shelter and seating, with rockery paths and steps leading up to it.

The sand dune is more than 10 metres high above datum according to the KCDC Contour Plan contained within the KCDC Map Viewer. As the sand dune is shared by myself and Welhom Developments Limited, it is critical that the dune is not compromised in any way as a consequence of Council's acceptance of the requested Private Plan Change Request.

I have owned and resided at this property for more than 29 years. Acceptance by Council of the requested Private Plan Change Request would radically change the context of, and outlook from, my property. It would also (as acknowledged by Welhom Developments Limited in its Request) result in an adverse impact "in terms of the change of character of the site from rural to urban which may not appeal to all members of the local community." However, I nevertheless support the requested Private Plan Change Request, and simply ask Council to codify the protection and planting out of Welhom's side of our shared sand dune.

Options:

The Private Plan Change Request dated November 2024 specifies three rezoning options. In the Request (Section 5.6), Welhom Developments Limited states that Option 2 is its preferred option. Please note that my conditional support of the Private Plan Change Request is in respect of Option 2 (and specifically the development of a retirement village) and in the alternative Option 3. I do not support Option 1. My reason for not supporting Option 1 is the same as that which Welhom Developments cites, namely as follows:

"This option (i.e. Option 1) is not the most effective method of meeting the objectives given it provides a level of risk that site-specific environmental, social and cultural values will not be addressed."

Continue on a separate sheet if necessary

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

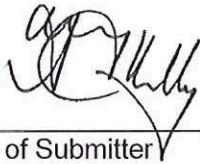
If the Kapiti Coast District Council accepts Option 1 or Option 2 of the Private Plan Change Request, and approves the rezoning of the site to General Residential Zone, I request that the Council does so on the explicit proviso that the following are specified as conditions of the rezoning:

1. That the large sand dune which straddles the northern boundary of the Site (and which wraps around the boundary on the eastern side of the Site) is not removed, undercut, scraped, or otherwise developed so as to remove any sand whatsoever from the dune; and
2. That the large sand dune which straddles the northern boundary of the Site (and which wraps around the boundary on the eastern side of the Site) is planted out with indigenous species which are typical of this coastal area.

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.	☐



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

30 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:

S11

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