

## HEARING SPEECH

Private Plan Change 4 – 65 & 73 Ratanui Road, Otaihanga  
Submitter 7: Derek and Helen Foo – 85 Ratanui Road, Paraparaumu  
*Estimated delivery time: 4–5 minutes*

### Introduction

Tēnā koutou katoa, and thank you, members of the Panel, for the opportunity to be heard today.

We are the owners and residents of 85 Ratanui Road, on the southern boundary of the proposed plan-change site.

We moved to Ratanui Road seven years ago specifically for the rural lifestyle character of this area. We chose this location, and invested in building our home here, with the reasonable expectation that the surrounding land would remain zoned for rural lifestyle purposes. That expectation was based on the District Plan zoning that was in place when we purchased.

We are not opposed to development. We accept that Paraparaumu and Otaihanga will grow. What we ask is that the transition from rural lifestyle to general residential is managed carefully because we do not share any General Residential Zone borders.

Generally speaking, we have three areas of concern:

### 1. Visual and Landscape Concerns

Our home is on elevated ground with open, sweeping pastoral-farmland views right down to the northern border of the development site (we can see the water tank). There is no existing boundary vegetation to filter or screen what is potentially coming, apart from some native plantings that we have personally invested in. From our living areas, outdoor spaces and garden, the change in having buildings potentially up to 11 metres high, or higher, and 50 metres long in our view, will be stark and ever-present.

We challenge the Requestor's Low-Moderate visual impact assessment for our property. This was made with *strategic* photos and without anyone visiting our property to see what we see, despite the offer being made available. We believe any expert who stands where we live would conclude the effects are greater than Low-Moderate.

All Council independent experts consistently recommend controls to manage this transition: a *minimum* 5-metre vegetated buffer, building height placement controls keeping taller buildings toward the centre of the site, and Restricted Discretionary Activity status for retirement villages. The Requestor's own landscape architect stated in the RFI response dated 14 February 2025 that the buffer width would be 5 metres. This demonstrates 5 metres is feasible and appropriate.

When we purchased our section, from the same landowner now selling to the Requestor, a covenant applied: "*No structure (including the main dwelling) may be*

*erected less than five (5) metres from any of the boundaries.”* We built to that restriction. Our covenant would be at odds with a new adjoining development that could see buildings erected with no 5-metre buffer.

## **2. Traffic and Road Safety**

We are high users of the footpath in both directions from our property; we are avid runners, walkers and cyclists. Our eldest cycles every school day to Paraparaumu College. As a family we frequently leave our property on foot or by bike.

Our property sits at the 50/60 km/h speed transition on Ratanui Road. Speed limits are already regularly exceeded on this road. The combined traffic from PPC4, the Mansell Development, and background growth could exceed 9,700 vehicles per day, this is beyond the approximately 8,000 vpd given by the guideline for a Local Community Connector. Despite this, neither the Requestor nor the Council proposes any speed limit change or a continuous paved and kerbed footpath along the 60 km/h section.

I personally witnessed a three-car pile-up at the driveway entrance to Little Farm Preschool and Nursery last year. This is unlikely to have been included in the reported statistics as the Police were not called. The reported accident numbers on Ratanui Road are not the full picture.

To mitigate risk of adverse effect on a person's safety we seek that the PPC4 provisions be amended to require, as matters of discretion at resource consent stage, the provision of a continuous paved and kerbed footpath along the Ratanui Road frontage. We also ask the Panel to recommend that Council undertake a speed limit review of the 60 km/h section of Ratanui Road in light of the significant increase in residential activity and pedestrian movements this rezoning will enable. These safety outcomes should be secured through the plan change provisions rather than left to the uncertainty of future consent processes.

## **3. Construction Impacts**

We purchased our home to provide our children with an amazing backyard to play in and grow our own produce. 55,000 cubic metres of earthworks across a 12.65-hectare site, on sandy soils in the wind-exposed Kāpiti Coast, will directly and tangibly affect our amenity. Our ability to live comfortably with windows open, to use our outdoor living areas, and to enjoy the rural character we moved here for will be compromised.

Dust accumulation will significantly reduce our solar panel system's efficiency and output, affecting us financially. We should not bear the cost of maintaining our renewable energy system because of dust from an extensive and significant neighbouring construction site.

We already regularly clean our property frontage and pick up other people's waste and litter from the roadside – an existing burden from living on a road serving the Otaihanga transfer station. A multi-year construction project of this scale is likely to significantly worsen this if specific controls are not in place.

We ask the Panel to require comprehensive Construction Management Plan provisions, including dust performance standards, seasonal earthworks restrictions, site waste management, and a remediation fund for developer-subsidised house and solar panel cleaning for affected properties.

## **Conclusion**

In conclusion, we moved to Ratanui Road seven years ago for the rural lifestyle. We are not here to block growth. Some of the controls we seek are the same controls the Council's own independent experts have consistently recommended. We respectfully ask the Panel to:

- Reinststate the *minimum* 5-metre vegetated buffer width along all boundaries adjoining Rural Lifestyle Zone properties;
- Adopt Restricted Discretionary Activity status for retirement villages;
- Ensure building height and placement controls;
- Require adequate transport safety infrastructure including speed limit extension, continuous paved footpaths with kerbs
- Include specific construction management provisions with dust controls, waste management, and developer-funded remediation for affected properties; and
- Ensure enforceable protections for neighbouring properties' amenity during what may be many years of construction.

These measures are technically feasible.

Thank you for your time and consideration.

*[End of Speech]*