

Q1. Full name of Submitter: Nev e James Queree

Q2. Contact person (name and designation, if applicable): Nev e Queree

Q3. Postal address (or alternative method of service under section 352 of the RMA):

[REDACTED]

Q4. Telephone: 04 938 2544

Q5. Electronic address for service of submitter (i.e. email): un man01@gma .com

Q6. I would like my address for service to be: my ema

Q7. I have selected email as my address for service, and I would also like my postal address withheld from being publicly available Yes

Q8. The specific provisions of the proposed plan change that my submission relates to are: [give details]

This submission relates to the proposed Planned Change 2 of the Operative Kap Coast District Plan 2021 relating to Intensification particularly in relation to the planned Residential Intensification Precinct A.

Q9. My submission is: [include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views]

I strongly OPPOSE some of the proposed area falling within the Residential Intensification Precinct A especially as it relates to the high density areas located beneath the Mānuka Reserve. My reasons are as follows: 1) The prospect of 6 storey intensification in this area will impact very negatively on the appearance and character of an area closely connected to the adjacent native bush reserve. This area adjacent to the Reserve is a continuation of errory occupied by residentially built population which will be diminished as a result of intensification. 6 storey buildings on the high density will degrade significantly one of the attractions associated with the ownership of Wakanāe making his own less desirable as a place to live. 2) The arbitrary designation of Precinct A "within 800 metres of the Wakanāe Transition" takes no account of the existing residential parking issues currently presenting in Kakariki Grove and Te Maku Grove streets. Kakariki Grove and adjacent Wnara Avenue are already facing serious parking issues in the vicinity of Wakanāe Primary School during school terms. This arises from people using the immediate environs of the school. Te Maku Grove is a small cul-de-sac with very limited street parking because of the shape of the Grove and the existence of a number of rear sections proper. Multi-storey residential buildings would, as a consequence, require their own off street parking and increase significantly traffic movements. 3) The designation of Precinct A appears to take no account of the fact that the areas referred to in 1) and 2) above are on a high density and having 800 metres up is a different matter from 800 metres on the flat. 4) Intensification of housing on the high density beneath the Reserve will only result in current access issues over the ramp to the Town Centre and Main Road being exacerbated. As more commuter trains are available to destinations north of Wakanāe there will be a further increase in the number of existing, traffic congested roads crossing the closed off traffic. 5) Intensification of housing and more rapid population increase will put even more pressure on access to critical services e.g. medical services already under strain. The local volunteer fire brigade will likely be overwhelmed at the end of fires and emergencies in multi-storey buildings.

Q10. I seek the following decision from the Kāpiti Coast District Council: [give precise details]

The easement boundary of planned Resden a In ens f ca on Prec nc A on the easern side of the main trunk railway ne be moved westward o wes of Wnara Avenue.

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Q11. Hearing Submissions [select appropriate box] I do not wish to be heard in support of my submission.

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Q12. Hearing Submissions [select appropriate box] no answered

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Q13. 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.

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Q14. If you could gain an advantage in trade competition through this submission, please complete the following: no answered

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