


For office use only
Submission No: 137


Q1. **Full name of Submitter:** Watutsi Trust

Q2. **Contact person (name and designation, if applicable):** Gail Inglis

Q3. **Postal address (or alternative method of service under section 352 of the RMA):**
171 Paetawa Road, RD1 Waikanae

Q4. **Telephone:** 021 2500039

Q5. **Electronic address for service of submitter (i.e. email):** gi_@xtra.co.nz

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

Q7. **I have selected email as my address for service, and I would also like my postal address withheld from being publicly available** not answered

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

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

oppose in part The proposed plan change does not consider the full range of options for housing and has not considered rezoning rural land that is located on the outskirts of existing residential areas. Rezoning unproductive rural land pockets to a more intensive peri-urban development. The current zoning of 155 to 205 Paetawa Road has not resulted in efficient use of the land resource. These properties are elevated sites, on rolling inland dunes and are not suitable for rural production activities. The soil is sand with very thin covering of wind blown material (Land use capability class 6e5) so very poor soil for growing either crops or pasture to support grazing animals. The land was subdivided in 1998 to create approximately 2-3 hectare lots which all have a single dwelling on them with limited use of the remainder of the land. The properties have requirements restricting trees to indigenous species, applied as part of the 1998 subdivision so enabling them to subdivide would result in enhancing the biodiversity in the area. These properties are located across Paetawa Road from beachfront properties and are suitable for more intensive peri urban living. The level of existing development on these properties and the modification that has already occurred on them means that they're not areas of high natural character in the coastal environment. This small group of properties (and the coastal properties (numbers 152 to 210) across the road) are the only properties along Paetawa Road which cannot subdivide to a minimum of 1 hectare with a large portion of the road being residential zoned with the ability to subdivide to 950m2 lots due to being non-sewered land. These properties are currently connected to potable water and are with a 50km road speed but are unable to develop in the same way as surrounding properties. It is time to correct this historic zoning anomaly.

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

That the property and surrounding properties located at 155 to 205 Paetawa Road and any other properties with similar characteristics be rezoned to a form of large lot residential, or settlement zoning enabling lots of 2000 to 6000m2 to be created on these sites.

Q11. Hearing Submissions [select appropriate box]

I wish to be heard in support of my submission

Q12. Hearing Submissions [select appropriate box]

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

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 gain an advantage in trade competition through this submission.

Q14. If you could gain an advantage in trade competition through this submission, please complete the following:

not answered
