

Submission on Proposed Private Plan Change 4 (PPC4) - Alison Corich

Thank you for the opportunity to speak to Proposed Private Plan Change 4. Overall I support the Proposed Private Plan Change 4.

I am a beneficiary of the Corich Estate, which owns the property adjoining the northern boundary of the PPC4 site.

I note that submissions on PPC4 raised matters relating to integrated infrastructure planning and coordinated outcomes with adjoining land. The Section 42A Report confirms that these matters were accepted in part and evaluated, establishing that consideration of integration and coordination is within scope of this hearing.

I support an approach to PPC4 that avoids piecemeal infrastructure outcomes, recognises the interface with adjoining land, and does not preclude coordinated servicing or access solutions over time. I also recognise the importance of providing for well-planned growth, including the role retirement living will play in meeting the needs of the Kāpiti Coast population.

As the primary adjoining property along the northern interface of the proposed development, the future of our land will naturally be influenced by the environment established through PPC4. We share the longest boundary with the site along our southern boundary.

At present, there is nothing that distinguishes the two sides of that boundary beyond the existing standard wire fence. Our northern boundary is Otaihanga Road, where the land on the opposite side is already fully residential. In practical terms, our property already sits between established residential development and the proposed urban area.

I have considered how this area is planned, particularly how land use and infrastructure will develop together over time. A development of the size proposed by PPC4 does not just affect one site, it will shape what happens around it.

It is therefore important to consider how this area is likely to develop in the coming decades. As the wider Otaihanga area becomes increasingly urban, it is appropriate to consider whether the proposed boundary creates the most coherent and enduring framework for that growth. Ensuring the boundary aligns with the direction this area is already heading may help support more efficient infrastructure and land use over time.

Given the scale of development proposed immediately alongside this boundary, confirming that the line is in the right location now may help avoid the need for reactive planning decisions later.

Our land is not productive farmland and has operated as a lifestyle property for over 40 years, primarily used for grazing horses. It sits within an area that has gradually developed urban characteristics, including established dwellings, lifestyle subdivision, and an increasingly residential outlook along adjoining boundaries.

I strongly support the importance of integrated infrastructure. Where development extends along the boundary of a remaining rural parcel, it can introduce complexity for service provision or limit opportunities for coordinated design. Reflecting on whether the current boundary fully supports integrated infrastructure outcomes for the wider area seems to us a sensible step at this stage.

My interest is not in advancing a predetermined zoning outcome, but in helping ensure that coordinated, rather than fragmented, structures and systems are established, supporting efficient infrastructure and avoiding preventable complications later.

If the PPC4 land immediately adjoining our boundary is considered suitable for residential development, it is reasonable to understand whether materially different constraints apply to our site, or whether reviewing the boundary could support a more integrated approach.

I am not opposing the plan change, but respectfully suggest that reviewing the boundary in this location could help confirm that it represents the most logical and enduring edge to urban development, particularly given the emphasis on integrated infrastructure and long-term planning.

Standing on our boundary, it is difficult to see what would make the line function as a meaningful limit to urban growth.

PPC4 will help shape this locality for generations. The opportunity before the Panel is not simply to enable growth, but to ensure that it occurs in a way that is coherent, efficient, and able to function well over the long term.

This presentation asks the Panel to consider whether the proposed zoning boundary in this location supports the integrated and coordinated connectivity and infrastructure outcomes for the wider area.

Thank you for your consideration.

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Alison Corich