


For office use only
Submission No: 142
 <b>Kāpiti Coast</b> <small>DISTRICT COUNCIL</small> <small>By Our Whānau, For Our Whānau</small>

Q1. **Full name of Submitter:** Anna Peacock

Q2. **Contact person (name and designation, if applicable):** Anna Peacock

Q3. **Postal address (or alternative method of service under section 352 of the RMA):**  
189 Main Road North, RD Waikanae

Q4. **Telephone:** 0272936373

Q5. **Electronic address for service of submitter (i.e. email):** annajpeacocknz@gmail.com

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 zoning. The access to these properties is within 1km of the Waikanae urban area with easy cycling access along the old state highway. Our property at 189 Main Road North (old State Highway 1) and the surrounding properties is located between the lifestyle precinct at Peka Peka, the eco-hamlet precinct and across the rail line from another rural lifestyle zoned area including land accessed from Huia Street and Hadfield Road. Our properties are a small pocket of rural land with average lot sizes around 3-5 hectares that is unable to be further subdivided surrounded by land that can be subdivided to approximately 1 hectare lots. The property and surrounding properties have been limited by having access directly onto State highway 1. However, since the Mackays to Peka Peka Expressway bypassed these properties in 2016 this constraint is no longer relevant so we seek a similar zoning to surrounding areas. Our land is not highly productive land and it has already been subdivided to an extent that makes economic production difficult. In addition, the land is undulating clay foothills with limited topsoil. (Land use capability Class 6s16) It is now appropriate, given the change to the highway, to rezone land in this area to provide for housing choices in this peri-urban environment so close to the Waikanae urban area.

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

That the property and surrounding properties (173 to 191 Main Road North, Waikanae) and any other properties with the same zoning (Rural in the Rural Dunes Precinct (Precinct 48) between the old State Highway and the new Expressway) and with similar characteristics be rezoned to a form of large lot residential, settlement or lifestyle zoning.

Q11. **Hearing Submissions [select appropriate box]**

I wish to be heard in support of my submission

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Q12. **Hearing Submissions [select appropriate box]**

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

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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:**

not answered

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