

Comments on Waikanae North Development

From Sally and John Killick, [REDACTED], Peka Peka. Dated 14th July 2026

We wish to provide comments, feedback, questions re the proposed Waikanae North Development that is planned adjacent to our property.

History:

We have been on our property since the early 1990's and have substantially developed this rural 5 acre property with considerable planting and land improvements.

We moved to this rural property as we have horses and breed dogs and wanted lots of space without close neighbours.

We understand the region needs more housing but in our opinion the current infrastructure cannot support more people. Medical services, roading, schools, supermarkets are struggling to support the current population.

And from a personal perspective the proposed houses right on our back door do not provide us with any of the benefits marketed in the consultation document Key Moves on page 7.

We have some concerns and would like to make the following comments:

1. We are a rural property. We shoot (rabbits and possums), we burn our prunings in bonfires 5-6 times a year right at the back of the property which would be adjacent to where 7 new houses are proposed, we breed dogs and have 4 at present which at times can bark for various reasons, we chainsaw a lot etc etc. All the normal Rural activities on a lifestyle block. We are therefore concerned about 7 "residential" properties proposed in very close proximity. 5 Squeezed in between us and the swamp. The proposed buffer zone in our opinion is nowhere near enough. Will new homeowners/council/developers **demand** we behave like residential homeowners rather than rural homeowners? I hope not. People who have no experience or understanding of rural life should not move right next door to a rural property. Ours being a small rural block does not have large paddocks that can be a buffer. Our rural activities would all be close to the proposed residential properties.
2. Water Table. We rely on sand traps for garden irrigation and animals. Over the last 30 years we have had to find new sand traps a number of times and have been told by the pump people that as the area builds up and more people use these underground resources for water then the resource is likely to dry up or become very difficult to get. I understand from comments from Paul Turner that the new development will be using town supply for water and storm water/sewage therefore our sand trap will not be impacted by these new homes. But there would appear to be large scale earth movements and ground restructuring involved with this development and I am not convinced our water tables will not be negatively impacted.
3. Ground water levels. We understand there is discussion/debate going on between councils as to what the appropriate water levels need to be in the wetlands to maintain the ecological value versus preventing flooding to Paetawa Road properties. Currently from our point of view the water level is good. We do not have a flooded horse arena at the back (east) and we still have good level of water in our front pond. If the water level in

the Te Harakeke swamp was to be raised again then this may result in our horse arena again being flooded or very wet. Reading between the lines it seems likely that to achieve the “ecological restoration and enhancement” proposed by Waikanae North Developments that indeed the ground water level might need to be raised. What would be proposed to stop flooding to our property at the back? We spent \$15,000 to build up the arena when the swamp first started to flood in 2019 (not knowing then that it was the Black Drain causing the issue and therefore a council problem), then when the black drain was cleared we spent \$8,000 digging out the pond as it had turned to sludge. I understand several landowners have also spent lots of money trying to fix flooded or dried up areas. Therefore we have huge concerns the impact the development will have on both ground water and water tables for our property.

4. Road safety/pedestrians/horses/cyclists. Already Peka Peka Road and Paetawa Road are taking a lot of extra traffic and also accommodating cyclists, horses, walkers and runners. It seems crazy to be proposing such a big housing development without first ensuring the roading structures are going to be safe for all while maintaining the rural feel that the current residents moved to Peka Peka to experience. In the proposal there is no mention of the roading that will need to be enhanced by either council or NZTA. Will there be a link at Peka Peka on and off both north and south to the motorway? If not then the residence of Waikanae North will more than likely be going via Paetawa Road to the motorway interchange at Waikanae Beach to go south.
5. Will there be public transport (buses) through Peka Peka.
6. Will there be cycleways/walkways along Peka Peka road and enhancements to Paetawa Road?
7. Noise and dust while building. It would seem there is going to be a lot of large earthmoving machinery to develop the land adjacent to us creating dust and sand and noise. We assume as best possible the impact on us will be minimised. Will we have new fencing/screening at the back?

Summary:

We would like to ask that the panel consider declining the proposal to put 5 to 7 residential houses at the back (eastern end) of our property and our neighbours.

Reason:

- This totally destroys the rural character and outlook for us
- It could place unnecessary restrictions on our rural activities and risk mitigation/legal issues in the future
- Having 5 residential properties squeezed in between a swamp and a rural lifestyle block does not seem like it would be beneficial for anyone or protect the current character and ecological state of the area
- It would mean we, a rural lifestyle block, would now be sitting between 2 residential areas.

Thank you for liaising with us and giving us the opportunity to comment.

Regards, John and Sally Killick