

Your Comment on the Waikanae North Development

Please include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email to substantive@fasttrack.govt.nz.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)			
First name	Dean and Miriam		
Last name	Lewin		
Postal address	[REDACTED]		
Home phone / Mobile phone	[REDACTED]	Work phone	
Email (a valid email address enables us to communicate efficiently with you)	[REDACTED]		

2. We will email you draft conditions of consent for your comment			
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Please provide your comments below, include additional pages as needed.

Submission on the Waikanae North Development Fast-track Application

Re: Waikanae North Development – Fast-track Application

To the Waikanae North Development Expert Panel,

We are the owners and occupiers of [REDACTED] and wish to lodge our objection to the proposed Waikanae North Development.

Our property directly adjoins the proposed development area, and we believe the scale and intensity of the proposal will have significant and irreversible adverse effects on our property, our rural environment, and our quality of life.

For many years our property has existed within a quiet rural landscape characterised by open space, low traffic volumes, privacy, and a peaceful environment. These are the qualities that attracted us to the property and form a significant part of its amenity and value.

The proposal for approximately **1,200 residential sections** would fundamentally transform this landscape from rural to urban. Instead of looking across open countryside, our western boundary would adjoin a large residential subdivision with associated roads, houses, vehicles, lighting, noise and continual human activity. This represents a permanent loss of the rural character and outlook that currently exists.

A major concern is the increase in traffic immediately adjacent to our western boundary. At present there is effectively no residential traffic alongside our property. The proposed development will introduce substantial daily vehicle movements associated with approximately 1,200 homes. This will inevitably result in increased traffic noise, vehicle headlights, dust, vibration, and general disturbance throughout the day and evening. These effects will significantly reduce the peaceful enjoyment of our property.

We are also concerned about the cumulative effects of urbanisation on neighbouring rural properties. The proposal will create reverse sensitivity issues between existing rural land uses and new residential development, placing ongoing pressure on neighbouring landowners and changing the established character of the area. Once these changes occur, they cannot be reversed.

The proposal will also diminish our privacy through the close proximity of residential housing overlooking what is currently an open rural landscape. The visual dominance of a large urban development, together with street lighting and residential activity, will materially affect our ability to enjoy our property as we have done for many years.

We are concerned that the development will adversely affect the value of our property. The property's rural setting, outlook, privacy and tranquillity are integral to its market appeal. The loss of these qualities through adjacent large-scale urban development is likely to have a significant negative effect on its value.

We ask the Expert Panel to carefully consider whether the adverse effects on adjoining rural properties have been adequately assessed and whether they can genuinely be avoided, remedied or mitigated. In particular, we ask the Panel to consider:

- The permanent loss of rural character and rural amenity experienced by adjoining landowners.
- The cumulative effects of introducing approximately 1,200 residential sections immediately adjacent to existing rural properties.
- The significant increase in traffic, noise, light spill, dust and general activity along our western boundary.
- The loss of privacy and the visual effects of urban development replacing an open rural landscape.
- The likely reduction in the value and enjoyment of neighbouring rural properties.
- Whether the proposed landscape planting and setbacks are sufficient to mitigate these significant effects.

- The cumulative impacts during the lengthy construction period, including construction traffic, dust, noise and disruption.

While we acknowledge the need for additional housing within the Kāpiti Coast, we do not believe that the proposal, in its current form, adequately recognises or addresses the significant adverse effects imposed on immediately adjoining landowners.

For these reasons, we respectfully oppose the Waikanae North Development application. Should the Panel nevertheless decide to grant approval, we request that it imposes substantially stronger conditions requiring wider landscape buffers, increased setbacks, effective acoustic mitigation, restrictions on lighting spill, and measures to minimise traffic and construction effects on neighbouring properties.

Thank you for considering our submission.

Yours faithfully,

Dean and Miriam Lewin

Thank you for your comments