

SUBMISSION ON A RESOURCE CONSENT APPLICATION THAT IS SUBJECT TO LIMITED NOTIFICATION BY THE KAPITI COAST DISTRICT COUNCIL

Pursuant to section 96 of the Resource Management Act 1991

Application Number:	RM230036
Applicant:	Lawrence Fay
Proposal:	To undertake a 4 lot fee simple subdivision not complying with minimum lot size, minimum average lot size, shape factor, earthworks exceeding permitted activity standards for maximum volume and maximum level of ground alteration, and the construction of 3 additional dwellings not complying with the permitted activity standards including setbacks, coverage, permeable surfaces, height, stories, height in relation to boundary and outdoor living areas.
Legal Description(s):	Lot 1 & 2 DP 18137

DUE AT COUNCIL OFFICE NO LATER THAN 4:00PM ON TUESDAY 5TH OF MARCH 2024

This is a submission on an application from Lawrence Fay to undertake a 4 lot fee simple subdivision not complying with minimum lot size, minimum average lot size, shape factor, earthworks exceeding permitted activity standards for maximum volume and maximum level of ground alteration, and the construction of 3 additional dwellings not complying with the permitted activity standards including setbacks, coverage, permeable surfaces, height, stories, height in relation to boundary and outdoor living areas at 126-130 Rosetta Road, Raumati.

Please note: This form is only a guideline. If you don't wish to use this form please make sure your submission includes all the following details (see Resource Management (Forms, Fees, and Procedure) Regulations 2003, Form 13 for official submission content requirements):

Please send your Submission to:

To:	Or:
Resource Consents Team	Email: submissions@kapiticoast.govt.nz
Kāpiti Coast District Council	
Private Bag 60 601	
Paraparaumu 5254	

Note: You are required to send a copy of your submission to the applicant Lawrence Fay as soon as reasonably practicable after you have served your submission on the Kāpiti Coast District Council.

Please serve a copy of your submission to Lawrence Fay (c/- Leith Consultants Limited) as below:

Louise White - louise.w@leithconsulting.co.nz

Submitter/s Details:

Title:	<input checked="" type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input checked="" type="checkbox"/> Ms <input type="checkbox"/> Dr Other:		
My/Our Full Name(s):	Jason Roy Alfred Toomey & Louise Anne Pender		
Address for service:	8 Amber Road , 16-03 Amber Skye, Singapore	Post Code:	439583
Physical Address:	134 Rosetta Road, Raumati South	Post Code:	5032
Home Ph:	+6585112498	Work Ph:	+6585112498
Home Fax:		Work Fax:	
Cell:	+6597231513	Email:	louisepender72530@gmail.com

Note: Correspondence will be via email unless otherwise requested.

Submitter/s Position:

Trade Competition

- I am a trade competitor for the purposes of section 308B of the Resource Management Act 1991.
 I am not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

Please use a clear tick in the appropriate box below (✓) to show whether you support the application in full or in part, or oppose the application in full or in part, or are neutral.

<input type="checkbox"/> I / We support the application in full	<input type="checkbox"/> I / We support part of the application *
<input checked="" type="checkbox"/> I / We oppose the application in full	<input type="checkbox"/> I / We oppose part of the application *
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Reasons for Submission:

The specific parts of the application that my submission relates to are:

Give details:

We are the owners of the property at 134 Rosetta Road, which runs along the entire northern boundary of the property at 126-130 Rosetta Road, the subject of the proposed subdivision. Our submission in opposition to the proposal relates to the whole (not parts) application due to our proximity to and impact of the proposed subdivision to our property and the surrounding area. Specifically our submission relates to the impact of the proposed subdivision on our property as adjacent to the northern border and the surrounding environmental and precinct effects this application would have.

Please use additional pages if required.

My Submission Is:

Include further detail on whether you support, oppose or are neutral on the application or specific parts of it; and the reasons for your views:

We oppose the entire application on the following main grounds:

1. The Lot 1 building is not compliant with the applicable rules of the District Plan, as it is too close to the border our property.
2. The Lot 1 property exceeds the northern border boundary envelope significantly by 2.6M.
3. The proposed Lot 1 garage and building frontage is directly on the street, with a gap of only 25cm. The entrance of the proposed Lot 1 building sits directly at the front of our yard and on our border of our property.
4. The proposed Lot 1 is undersized (only 309m²) and unreasonably exceeds reasonable density and site coverage (at 53%). The proposal is well above the recommended density of buildings in the area of less than 30% and the minimum beach residential precinct of 35%.
5. The overall subdivision exceeds density requirements due to the undersized lots. The existing property is not large enough to hold 4 lots and dwellings. Most similar land plots in the area support only 1 -2 houses, and comply with the relevant Plan rules.
6. The proposed subdivision would create a too densely occupied, concrete street frontage and cramped building landscape, which is not in keeping with the nature and landscape of Rosetta Road, nor the Beach precinct environment of South Raumati.
7. The proposal involves the removal of all of the mature plants from Lots 1 and 2. While new plants are proposed, these will take many years to mature, further impacting the natural environment of Rosetta Road and South Raumati, and disturbing the bird life in the area.
8. The height of Building at proposed Lot 2 exceeds the height limitations and maximum number of stories (proposed 3 stories).
9. We have grave concerns about the extensive amount of earthworks required for the proposed development of Lot 1 and potential damage to our property, trees and landscape in direct proximity to the border of our property.

Please refer to the attached document outlining each of our objections in detail.

Please use additional pages if required.

Decision Sought:

I / we seek the following decision from the Kāpiti Coast District Council (provide precise details including the general nature of any conditions or changes sought):

We seek the Kapati Coast District Council to decline the application in full with no exceptions. This subdivision is not in line with the relevant Plan rules, and will have a significant detriment impact on the environment, landscape, and charm of the Rosetta Road area and the overall Raumati Beach precinct. The proposal also clearly involves many exemptions which are far exceeding current standards and should not be granted. In addition, the proposal will have a significant detrimental impact on our privacy and poses a risk to the safety and integrity of our property during construction, due to the proximity to our boundary.

Any modifications or alternate plans would require a full re submission and consultation which would have to consider all points in this submission with which we are not in a position to ask for at this point considering we are opposing in full.

Please use additional pages if required.

Wish to Speak at Hearing:

Please indicate below whether you would like to speak at the hearing for the application (if a hearing is required). Use a clear tick in the appropriate box below (✓).

I / we do not wish to be heard and hereby make my / our submission in writing only.
(This means that you will not be advised of the date of the hearing and cannot speak at the hearing)

OR

I / we wish to be heard in respect of my / our submission (to speak at the public hearing)
(This means you can speak at the hearing. If at a later date you decide you no longer wish to speak at the hearing you can withdraw from being heard) We may request Zoom if unable to appear in person

I / we intend to call expert witness(es). Please indicate the disciplines of expected expert witnesses.
(If you do not tick this box, you can change your mind later and decide to call experts to give evidence in relation to your submission, provided you do so in time to meet any procedural direction the Hearing Panel might make)

Pursuant to Section 100 of the Resource Management Act 1991, I / we request that the Council delegates its functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the Kapiti Coast District Council.

If you do wish to make a request for an Independent Commissioner pursuant to Section 100, please see notes below for potential cost implications to you.

I / we are aware that I / we are required to send a copy of my / our submission to the applicant as required under section 96(6)(b) of the Resource Management Act 1991 (please tick ✓).



Signature

Date: 03/03/2024

Louise Pender

Signature

Date: 03/03/2024

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- You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
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<p>Trade Competition</p> <p><input type="checkbox"/> I am a trade competitor for the purposes of section 308B of the Resource Management Act 1991.</p> <p><input type="checkbox"/> I am not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.</p>

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Give details:

Please use additional pages if required.

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Include further detail on whether you support, oppose or are neutral on the application or specific parts of it; and the reasons for your views:

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Decision Sought:

I / we seek the following decision from the Kāpiti Coast District Council (provide precise details including the general nature of any conditions or changes sought):

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Date:

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Legal Description(s):	Lot 1 & 2 DP 18137

DUE AT COUNCIL OFFICE NO LATER THAN 4:00PM ON TUESDAY 5TH OF MARCH 2024

This is a submission on an application from Lawrence Fay to undertake a 4 lot fee simple subdivision not complying with minimum lot size, minimum average lot size, shape factor, earthworks exceeding permitted activity standards for maximum volume and maximum level of ground alteration, and the construction of 3 additional dwellings not complying with the permitted activity standards including setbacks, coverage, permeable surfaces, height, stories, height in relation to boundary and outdoor living areas at 126-130 Rosetta Road, Raumati.

Please note: This form is only a guideline. If you don't wish to use this form please make sure your submission includes all the following details (see Resource Management (Forms, Fees, and Procedure) Regulations 2003, Form 13 for official submission content requirements):

Please send your Submission to:

To:	Or:
Resource Consents Team	Email: submissions@kapiticoast.govt.nz
Kāpiti Coast District Council	
Private Bag 60 601	
Paraparaumu 5254	

Note: You are required to send a copy of your submission to the applicant Lawrence Fay as soon as reasonably practicable after you have served your submission on the Kāpiti Coast District Council.

Please serve a copy of your submission to Lawrence Fay (c/- Leith Consultants Limited) as below:

Louise White - louise.w@leithconsulting.co.nz

Submitter/s Details:

Title:	<input type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Dr Other:		
My/Our Full Name(s):			
Address for service:		Post Code:	
Physical Address:		Post Code:	
Home Ph:		Work Ph:	
Home Fax:		Work Fax:	
Cell:		Email:	

Note: Correspondence will be via email unless otherwise requested.

Submitter/s Position:

Trade Competition

- I am a trade competitor for the purposes of section 308B of the Resource Management Act 1991.
 I am not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

Please use a clear tick in the appropriate box below (✓) to show whether you support the application in full or in part, or oppose the application in full or in part, or are neutral.

<input type="checkbox"/> I / We support the application in full	<input type="checkbox"/> I / We support part of the application *
<input type="checkbox"/> I / We oppose the application in full	<input type="checkbox"/> I / We oppose part of the application *
<input type="checkbox"/> I / We are neutral on all aspects of the application	<input type="checkbox"/> I / We are neutral on part of the application *

* If you indicate you support, oppose or are neutral for part of the application, please clearly set out the part(s) of the application you are submitting on (including reasons) in the 'My Submission Is' section of this form below.

Reasons for Submission:

The specific parts of the application that my submission relates to are:

Give details:

Please use additional pages if required.

My Submission Is:

Include further detail on whether you support, oppose or are neutral on the application or specific parts of it; and the reasons for your views:

Please use additional pages if required.

Decision Sought:

I / we seek the following decision from the Kāpiti Coast District Council (provide precise details including the general nature of any conditions or changes sought):

Please use additional pages if required.

Wish to Speak at Hearing:

Please indicate below whether you would like to speak at the hearing for the application (if a hearing is required). Use a clear tick in the appropriate box below (✓).

I / we do not wish to be heard and hereby make my / our submission in writing only.
(This means that you will not be advised of the date of the hearing and cannot speak at the hearing)

OR

I / we wish to be heard in respect of my / our submission (to speak at the public hearing)
(This means you can speak at the hearing. If at a later date you decide you no longer wish to speak at the hearing you can withdraw from being heard)

I / we intend to call expert witness(es). Please indicate the disciplines of expected expert witnesses.
(If you do not tick this box, you can change your mind later and decide to call experts to give evidence in relation to your submission, provided you do so in time to meet any procedural direction the Hearing Panel might make)

Pursuant to Section 100 of the Resource Management Act 1991, I / we request that the Council delegates its functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the Kapiti Coast District Council.

If you do wish to make a request for an Independent Commissioner pursuant to Section 100, please see notes below for potential cost implications to you.

I / we are aware that I / we are required to send a copy of my / our submission to the applicant as required under section 96(6)(b) of the Resource Management Act 1991 (please tick ✓).

Signature

Date:

Signature

Date:

Please note: Signature of submitter, or person authorised to sign on their behalf is required. Signature is not required for electronic (email) submissions. If this is a joint submission by two or more individuals, each individual's signature is required.

Privacy Disclaimer

Please note: All submissions (including names and contact details) will be made publicly available at Council offices and public libraries. A summary of submissions including the name of the submitter may also be made publicly available and posted on the Kāpiti Coast District Council website. Personal information will also be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by the Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

Notes to Submitters:

- The Resource Management Act (RMA) 1991 prefers electronic methods of communication.
- The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.
- If you make a request for an independent commissioner(s) under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.
- You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
- If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

SUBMISSION ON A RESOURCE CONSENT APPLICATION THAT IS SUBJECT TO LIMITED NOTIFICATION BY THE KAPITI COAST DISTRICT COUNCIL

Pursuant to section 96 of the Resource Management Act 1991

Application Number:	RM230036
Applicant:	Lawrence Fay
Proposal:	To undertake a 4 lot fee simple subdivision not complying with minimum lot size, minimum average lot size, shape factor, earthworks exceeding permitted activity standards for maximum volume and maximum level of ground alteration, and the construction of 3 additional dwellings not complying with the permitted activity standards including setbacks, coverage, permeable surfaces, height, stories, height in relation to boundary and outdoor living areas.
Legal Description(s):	Lot 1 & 2 DP 18137

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Paraparaumu 5254	

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Please serve a copy of your submission to Lawrence Fay (c/- Leith Consultants Limited) as below:

Louise White - louise.w@leithconsulting.co.nz

Submitter/s Details:

Title:	<input type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Dr Other:		
My/Our Full Name(s):			
Address for service:		Post Code:	
Physical Address:		Post Code:	
Home Ph:		Work Ph:	
Home Fax:		Work Fax:	
Cell:		Email:	

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Submitter/s Position:

<p>Trade Competition</p> <p><input type="checkbox"/> I am a trade competitor for the purposes of section 308B of the Resource Management Act 1991.</p> <p><input type="checkbox"/> I am not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.</p>

Please use a clear tick in the appropriate box below (✓) to show whether you support the application in full or in part, or oppose the application in full or in part, or are neutral.

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<input type="checkbox"/> I / We oppose the application in full	<input type="checkbox"/> I / We oppose part of the application *
<input type="checkbox"/> I / We are neutral on all aspects of the application	<input type="checkbox"/> I / We are neutral on part of the application *

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Give details:

Please use additional pages if required.

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(This means that you will not be advised of the date of the hearing and cannot speak at the hearing)

OR

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Signature

Date:

Signature

Date:

Please note: Signature of submitter, or person authorised to sign on their behalf is required. Signature is not required for electronic (email) submissions. If this is a joint submission by two or more individuals, each individual's signature is required.

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