

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

Pursuant to section 96 of the Resource Management Act 1991

<b>Application Number:</b>	RM210147
<b>Applicant:</b>	M R Mansell, R P Mansell & A J Mansell
<b>Proposal:</b>	Undertake earthworks that do not meet the permitted activity standards for a 49-lot rural residential subdivision, construction of a new road, reserves to vest with Council and land use consent for a reduction in yard setbacks and modification of indigenous vegetation and the surrender of easements
<b>Legal Description(s):</b>	Lots 1 & 3 DP 303764, Lot 6 DP 53191 and Lots 2, 3 & 4 DP 84524

**DUE AT COUNCIL OFFICE NO LATER THAN 5:00PM ON WEDNESDAY 10 NOVEMBER 2021**

This is a submission on an application from M R Mansell, R P Mansell & A J Mansell to undertake earthworks that do not meet the permitted activity standards for a 49-lot rural residential subdivision, construction of a new road, reserves to vest with Council and land use consent for a reduction in yard setbacks and modification of indigenous vegetation and the surrender of easements. It is located in the Rural Residential zone. It is a Non-Complying Activity.

**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:

<b>To:</b>	<b>Or:</b>
The Chief Executive Officer	Email: <a href="mailto:submissions@kapiticoast.govt.nz">submissions@kapiticoast.govt.nz</a>
Kāpiti Coast District Council	
Private Bag 60 601	
Paraparaumu 5254	

**Note:** You are required to send a copy of your submission to the applicant 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 M R Mansell, R P Mansell & A J Mansell (the Applicant) as below:

M R Mansell, R P Mansell & A J Mansell  
220 Ross Road  
RD 7  
Whakamarama 3179

Or email: [chris@rmaexpert.co.nz](mailto:chris@rmaexpert.co.nz)

Attention: Chris Hansen

**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):	Matthew and Marie Andrews		
Address for service:		Post Code:	
Physical Address:	13B Tieko St Otaihanga	Post Code:	5036
Home Ph:		Work Ph:	
Home Fax:		Work Fax:	
Cell:	021 735 649	Email:	mattyandrews1970@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 type="checkbox"/> I / We oppose the application in full	<input checked="" 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:

Traffic Movements on Tieko St  
Significant change in Rural character of this neighbourhood  
Impact on bird life and other environmental effects

*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 this submission based on the detrimental impact it will have in eroding the rural character of this neighbourhood. We love Teiko st because it currently has low traffic flows that allow pedestrians, horses, bikes to share it safely, even though it is narrow with no curbing or footpaths.

This proposed development would nearly double the current number of dwellings using Tieko St and that will have a huge impact on traffic flow and the character of this street.

Also the ongoing nature of not just the subdivision work but the construction of all of those dwellings will result in several years of a substantial increase in truck traffic on our quiet little rural road.

We also oppose the current proposal with the inclusion of the higher density housing entering directly Otiahanga Rd as we believe the total load of 49 dwellings will yield significant habitat loss for the native birds such as the Falcon and the Morepork, an increase in Light pollution, the removal of the large shelter break trees that add to our outlook and moderate the wind.

*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 would like Kapiti council to decide to deny the current proposal.

We would not be opposed to a lower density subdivision of lifestyle blocks that did not include the use of Teiko St.

*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)*

If others make a similar submission, I / we will consider presenting a joint case with them at the hearing.  
*(This is only for parties wanting to be 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 ✓).

*M Andrews*

*M Andrews*

Signature

Date: 10/11/21 Signature

Date: 10/11/21

**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.