

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

Application Number:	RM210147
Applicant:	M R Mansell, R P Mansell & A J Mansell
Proposal:	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
Legal Description(s):	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:

To:	Or:
The Chief Executive Officer	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 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

Attention: Chris Hansen

Submitter/s Details:

Title:	Mr & Mrs		
My/Our Full Name(s):	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Brent James and Leanne Morris		
Address for service:	111 Otaihanga Rd, Otaihanga, Paraparaumu	Post Code:	5036
Physical Address:	same	Post Code:	
Home Ph:	042989992	Work Ph:	
Home Fax:		Work Fax:	
Cell:		Email:	cottagetails@xtra.co.nz

Note: Correspondence will be via email unless otherwise requested.

Submitter/s Position:

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

The proposed 27 residential lots adjacent to Otaihanga Road.

My Submission Is: We strongly oppose the proposed subdivisions of 43 acres. We are happy for all of this area to be divided into rural lifestyle lots, however we are not pleased with the proposal to include the 27 residential lots adjacent to Otaihanga Road. Currently this area is zoned rural. Residential lots in the middle of this rural zoned area, will greatly impact the atmosphere of Otaihanga, especially the 27 residential lot with the potential for this to include high-density dwellings of three stories high. This proposal is creating a sprinkling of residential lots within this rural zone, instead of aligning them next to existing residential lots. We would prefer to keep the 43 acres divided into rural zoned small farmlets.

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:

The residential lots will greatly affect the atmosphere of Otaihanga and be rather strange planning to have rural blocks across the road and surrounding the residential lots

Rural life can be noisy – we have roosters, chickens, geese, and sheep. The neighbours have donkeys, horses, and alpacas – all that give off their own distinctive and loud calls. Residential owners are not going to be pleased hearing a rooster or two crow at 5.30am and the braying of the donkeys. Geese are incredibly noisy, honking, guarding animals that will, and do honk all hours of the day and night. We have chosen to live rurally to have these animals and do not feel we will have to be changing our lifestyle to accommodate residential owners in the middle of a rural area.

We have an amazing low light pollution which enables us to have visibility of the night sky. This was a conscious life choice of buying our rural property with being a night photographer. Otaihanga would be one of the few places in Kapiti that has the ability to see the night sky in complete darkness. The proposed 22 rural lifestyle lots and 27 residential lots is going to affect the light pollution extensively.

This proposal has not accurately included all the native birds that habitat within this area in the proposal. The following birds are frequently sited on our property:
The New Zealand falcon (karearea) visit our property often as per photos included below. They are New Zealand's most threatened bird of prey. We totally disagree that the potential adverse effects on birds will be less than minor as per the report. In our opinion the biggest effect will be the loss of good open hunting ground for the falcon, notably since they still do hunt in urban areas, but also face other dangers - namely window/building strike and possible cats if caught on the ground. We also have regular visits from bellbird (korimako), morepork (ruru), kingfisher (kotare) and tui. Plus, we currently have a pair of white-faced herons (matuku) nesting in the boundary line pine trees. As being avid bird watchers and photographers of birds that visit our land, this is a highly valued aspect of this area to us.



Additionally, there is not a bat survey included in your proposal, especially with the long-tailed bat being so critically threatened. Due to the area having open areas, wetlands, and tree lines, providing prime habitat opportunities for bats to feed and even roost. We request that bats are taken into consideration for this proposal and that a survey must be done to determine a true reflection of the area, especially since that we are now in the season for it.

Furthermore, we are concerned re council services and infrastructure of the proposed development that will affect the area and ourselves. Currently we must have a pump to go up over our land and out to the back of Tieko Street for our wastewater and sewerage - our power bill is huge due to the council insisting on this.

Due to having the proposed extra 49 dwellings, there will be a substantial increase traffic on the road. We are a family of four adults who all have a car each. Therefore, there is potential of an extra 196 cars along Otaihanga road and Tieko Street. The extra traffic is going to also affect the rural character of the area. Already with the current road usage, multiple tui are killed by vehicles driving past each year, especially during the mating and hatchling season. Just imagine, due to this potential vehicle traffic increase, on the damage it could do to the tui population of the area.

Decision Sought:

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 are in agreement for all of the 43 acres to be divided in rural lifestyle blocks, however oppose the residential lots.

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

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 Kāpiti 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.

We are aware that we are required to send a copy of our submission to the applicant as required under section 96(6)(b) of the Resource Management Act 1991

Brent James Morris 10/11/21
not signed as per below

Leanne Morris 10/11/21 sent via email hence

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.