

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: | RM220070 |
| Applicant: | Gresham Trust |
| Proposal: | For a 139 two storey residential unit development in 18 blocks and associated 311 lot subdivision including 170 carparks and associated earthworks at 240 Kapiti Road, Paraparaumu. |
| Legal Description(s): | Lot 1 DP 88870 |

DUE AT COUNCIL OFFICE NO LATER THAN 4:00PM ON FRIDAY 26TH AUGUST 2022

This is a submission on an application from Gresham Trust for a 139 two storey residential unit development in 18 blocks and associated 311 lot subdivision including 170 carparks and associated earthworks at 240 Kapiti Road, Paraparaumu.

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 Gresham Trust (c/- Cuttriss Consultants Limited) as below:

Emma.Mclean@cuttriss.co.nz

Submitter/s Details:

| | | | |
|----------------------|--|------------|------------------------|
| Title: | <input type="checkbox"/> Mr <input checked="" type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Dr Other: | | |
| My/Our Full Name(s): | Merryl Louise Arcus | | |
| Address for service: | 20 Cedar Dve, Paraparaumu | Post Code: | 5032. |
| Physical Address: | As Above | Post Code: | |
| Home Ph: | 04-3331666 | Work Ph: | 027-6182081 |

| | | | |
|--------------------|---|-----------|--------------|
| Home Fax: | - | Work Fax: | - |
| Cell: 027-618 2081 | | Email: | louisearcus@ |

hotmail.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 * |
| <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:

As per attached.

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:

As per attached.

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):

As per attached.

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 ✓).

Warcus. 24.8.22
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.

Page 3 Reasons for Submission

Concern over increased traffic levels

Incompatibility with existing housing in area

Impact on environment and living conditions of surrounding residents

Page 3 My Submission is

Traffic congestion already exists at the intersection of Kapiti Road and Cedar Drive resulting in lengthy delays when leaving Cedar Drive, especially turning right into a line of traffic travelling both ways on Kapiti Road. Estimates vary as to increased traffic flow, varying from another 100 to 1,000 more cars a day. To consider adding to already existing traffic congestion would seem irresponsible.

The Regent Estate consists of single level housing and well maintained, reasonable sized sections. The proposed 2 story townhouse development is incompatible with the character of existing dwellings, to call it medium density and low impact are gross understatements. A less invasive development of single level houses with small sections would be more in keeping with the surrounding area. Single level units on boundaries adjoining existing houses would be a sensible solution, 2 story units could be placed where they would not impact on close neighbours.

Design of the proposed dwellings seems ill thought out, no access to backyards except through the front door. As no garage or storage is provided for, it is conceivable residents would want to add a small shed to their backyards, I can't see how this would be possible.

Who are the target purchasers of these units. Elderly would be ruled out because of internal stairs. Families would be ruled out because of lack of storage for sports equipment and prams and general paraphernalia associated with children.

The developer does not appear to have taken into consideration the impact such a subdivision would have on neighbours. We currently enjoy a peaceful tranquil environment and many visiting native birds which we would lose.

We would suffer from loss of privacy, being towered over by a 6m wall with windows on the second story. Loss of sun for part of the day is also a major concern with the close proximity of such a tall building by our boundaries.

It would seem that developments of this nature should be restricted to new areas where careful planning can take place to fit in with future buildings and facilities.

Page 4 Decision Sought

We ask that resource consent be refused for the following reasons.

Several of the proposed works are either non-complying or restricted or discretionary activities according to the current District Plan Status. These restrictions are in place for a reason so why make exceptions for this proposal.

I am aware changes to the District Plan are under way, perhaps this application should be made if and when the District Plan allows for it some time in the future.

There are no comparable developments of this scale in the Paraparaumu Residential Zone.