

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 checked="" 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):	Dennis Fredrick JACKSON Pamela Lynne JACKSON		
Address for service:	42 A Bell St KAWERAU	Post Code:	3127
Physical Address:	4C Cedar Dr Paraparaumu Beach	Post Code:	5032
Home Ph:		Work Ph:	

Home Fax:		Work Fax:	
Cell:	0294 776219	Email:	pam.jackson@xtva.co.nz

Note: Correspondence will be via email unless otherwise requested.

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 checked="" 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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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:

all parts.

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:

attached - 1 page.

Please use additional pages if required.

Attachment to:

Submitter: JACKSON

Application No: RM220070

That the proposed type of development is entirely unsuited to the location planned. It should be restricted to new areas where it can be incorporated into planning of that area. It is so unlike any of the neighborhoods and communities already established in the wide surrounding area. It takes "medium density" to a laughable level on the proposed site.

What is proposed for 240 Kapiti Road is clearly a development that will have major social, environmental and cultural impacts on the areas that surround it (including loss of present property values) - but no mitigations are part of the developers proposal

If developed it will quickly turn into a "Coronation Street" concept:

- *- 170 car parks at one end of the development will not work. We have all seen shoppers circling a shopping carpark to find the closest park or use of 'Mobility' spaces to get close to the entrance. So how does one imagine that will change on arriving home. CARS WILL PARK OUTSIDE THEIR FRONT DOORS!!! (170 of them?)
- *-The same concept applies to washing lines DRAG YOUR WET CLOTHES TO THE END OF THE COMPLEX AND SHARE WITH OTHERS WASHING!!
- *- or rubbish bins. THEY ARE LOCATED AT ONE END OF THE COMPLEX.
- *-The small units do not seem to have any space for outdoor family living. No storage sheds. Where do you store your bikes; place kids trampoline, paddling pool and toys.
- *-The units are so small there will not be storage space inside.

The whole concept does not make for NZ type of living with little privacy and no support facilities, rather a breeding ground for unrest. Paraparaumu and NZers deserve better than that.

The consent application refers to the impacts of the development as being "minor". A total understatement!! Those living on the boundaries will be faced with an almost continuous 6m wall of unimaginative buildings (prison like springs to mind). Everyone living in close proximity will be effected - 170+ more vehicles on roads already clogged. Up to 400 more residents overfilling the small area. The proposed narrow single ingress/egress road will not be able to reliably handle utility or emergency services. This will spill onto Hasley Grove/Regent Street and further to Cedar Drive/Kapiti Road/Guilford Drive. Are existing utility services able to service 139 new dwellings ? There is nothing in the application which indicates any consideration or regard has been afforded the present and established residents of the areas.

We accept that 240 Kapiti Road will soon be developed, and there is no objection to medium density housing, but not on this scale within an already established area. The site appears more suitable to a 26 - 30 residential lot subdivision, which would fit in with already existing sub divisions.

We hope that in 20 years time both councilors and residents will be able to look at this elevated sub division site and be proud that they were instrumental in its development.

PS Should this development be approved I think it should be a requirement that Mr K.R. Kerrison live in one of the middle units and be the Chairman of the Body Corporate for 20 years, to ensure that his vision is upheld.

3A

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):

To reject the proposal.

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 ✓).

M Jackson 25/8/22
Signature Date:

M Jackson 25/8/22
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.