

Additional detail for submission application opposing application RM230036

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

Submitters details

Me Huri Whakamuri, Ka Titiro Whakamua

Title:	<input checked="" 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):	Jason Toomey, Louise 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:	
Home Fax:		Work Fax:	
Cell:	+6597231513	Email:	louisepender72530@gmail.com

Please refer to the below submission in our opposition to the proposed subdivision of 126-130 Rosetta Road, South Raumati. We request your kind consideration of reasons outlined for our opposition, and request Council decline the proposal in full. In particular, in considering our opposition of the application, we draw your kind attention to the Kapiti Council's character assessment of Raumati Beach Precinct:

"The Raumati Beach Residential Precinct has a distinctive character. This is based on a set of definable character attributes (primary, enabling and supporting attributes) that work together and reinforce each other. The precinct's primary character attributes - the largely intact landform, the unifying vegetation cover pattern, particularly that of tall 8+m trees, and the low-density built form that integrates well into the landscape setting - have been enabled and maintained by the existing predominant patterns of low site coverage, large lot size, low building height and setbacks that work with the topography."

Our main objections to the proposed subdivision are as follow:

- 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. We believe the proposed garage of the proposed Lot 1**

building is directly on our border, although it is stated in the application as being 60cm from our borderline. The patio of the proposed Lot 1 building is directly above the garage (stated in the application as 60cm from our boundary) and extends 6m along the border of our property. Also, the proposal states that the rear northern side of the proposed Lot 1 building is only 1.93 m to the border of our property, not 3m as stated in the relevant planning rules. As the garage is directly touching our boundary (not 60cms away), we believe the actual distance between the Lot 1 building and our boundary is only 1.3 metres. This creates unacceptable privacy and overlook issues for us.

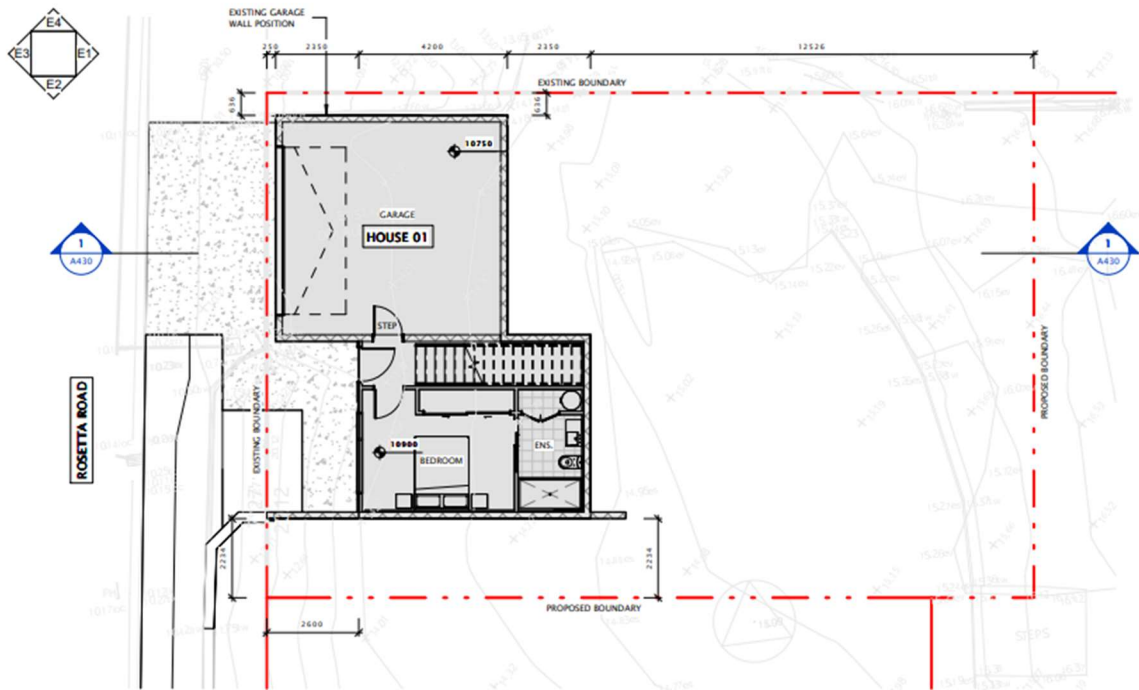
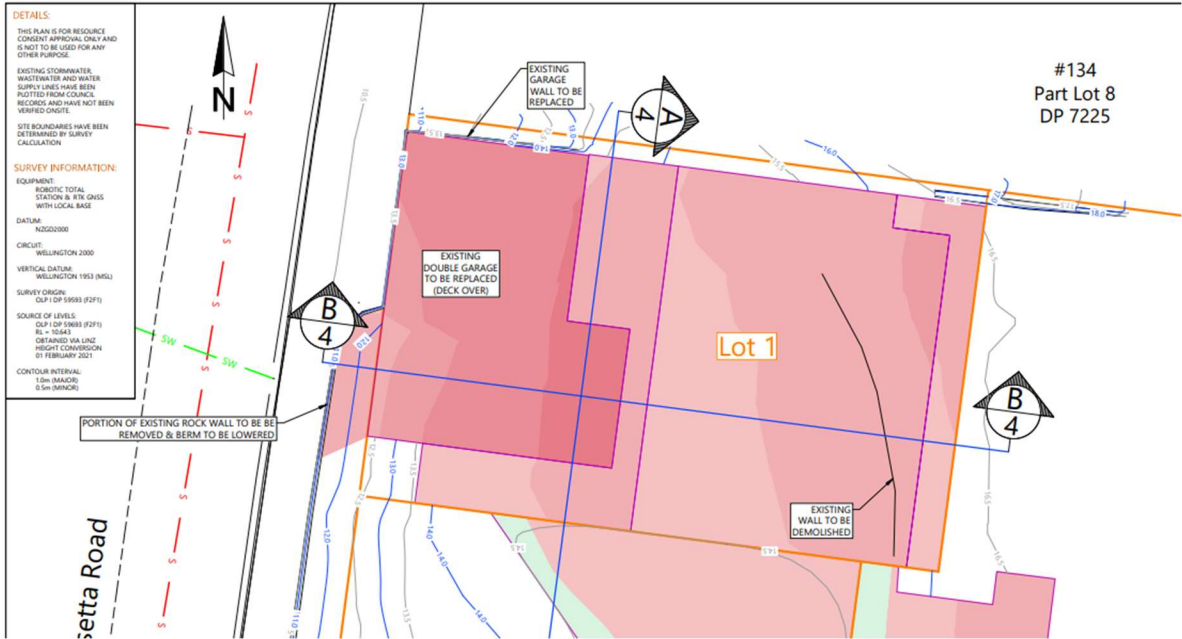
The close proximity of the proposed Lot 1 building to our boundary creates serious privacy concerns for us, as the patio and living areas of the proposed Lot 1 building directly overlook our entrance way, garden and outdoor living spaces. The patio area of the proposed Lot 1 building runs 6 metres along the border of our driveway, landscaped garden entrance, and front yard facing directly into our property and overlooking the entrance to our house. These are areas where we spend a lot of time gardening and entertaining. Likewise the proposed northern part of the proposed Lot 1 building is a high use area, containing the lounge and dining area which would look directly through to the front yard of our property and entrance way, and is directly on the border of our property. We are concerned that this will significantly and negatively impact the level of privacy we have. The living areas of the proposed Lot 1 building will directly overlook high use areas of our property.

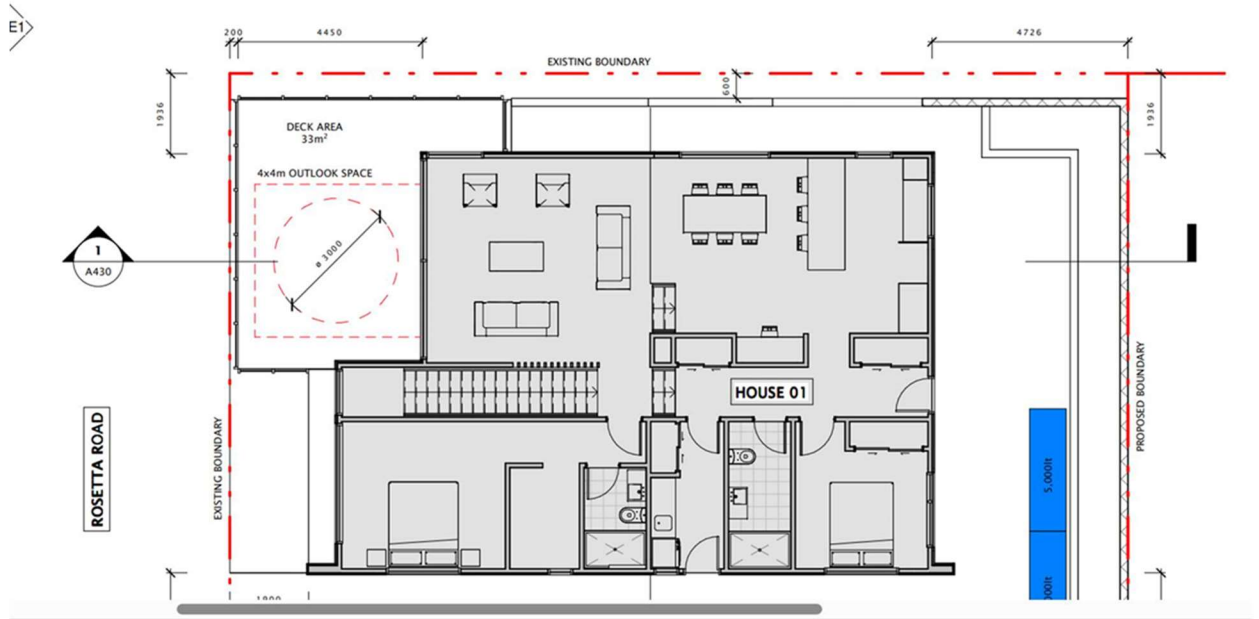
The relevant building plan rules states that there must be a minimum of 3 meters from the border of a property to a dwelling and that there must be adequate privacy screening between properties. The proposal for the Lot 1 building is not compliant with these rules.

Please refer to the below pictures and google map which clearly shows there is not 60cm from existing garage and borderline and the application states it will build exactly where the existing garage is located. As stated above this would further reduce the non-compliance to border to Zero metres at the patio which extends some 6 metres along the front Northern border of our property and only 1.3 metres to the remainder of the dwelling on the northern border



Please note that 60cms from the existing garage goes completely into our driveway entrance. Thus the images outlined below appears to mis represent the proposed boundaries, taking note of the comment on the 1st and second diagram illustrating the location of the existing garage wall and 60 cm offset to the boundary which we contest is not represented correctly. This further illustrates the extreme boundary proximity non-compliance and privacy concerns.





Below is the google map link illustrating the same

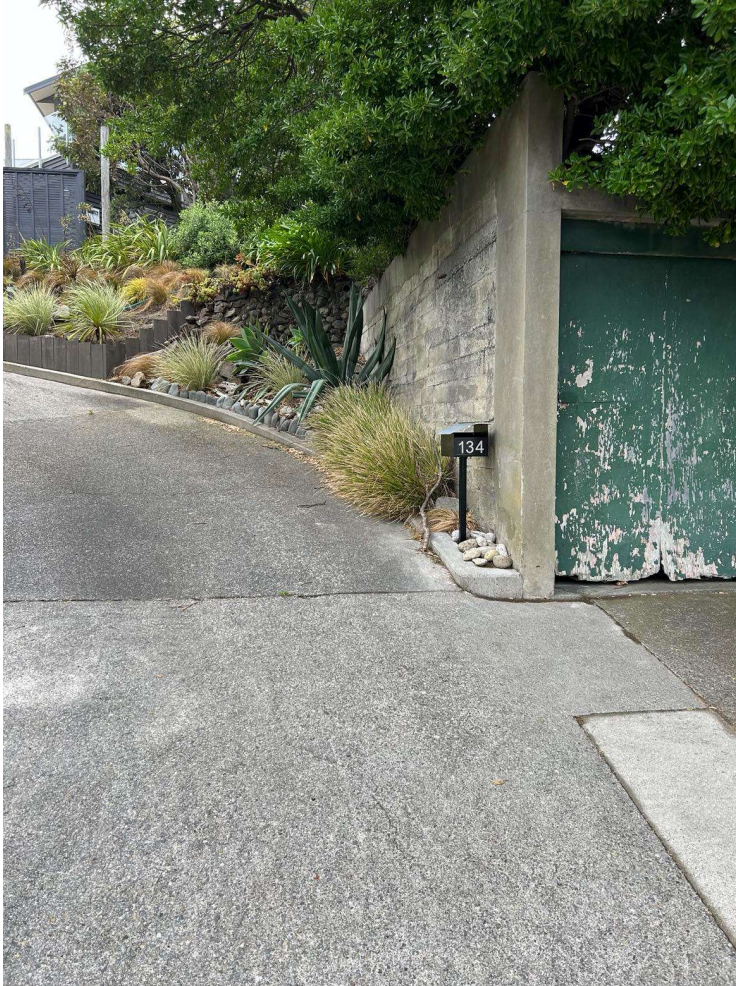
<https://www.google.com/maps/@-40.9301846,174.9773619,3a,75y,96.06h,88.72t/data=!3m6!1e1!3m4!1sA9vv3VNuujG7iBlZqfFgUg!2e0!7i113312!8i6656?entry=ttu>

2. The Lot 1 property exceeds the northern border boundary envelope significantly by 2.6M.

The proposed Lot 1 building and patio area will breach the envelope by a maximum of 2.6m, along the northern boundary of our property. This reinforces our concerns about the extreme proximity of the proposed Lot 1 building to the border of our property and our concerns around lack of privacy.

3. The proposed Lot 1 garage and building frontage is directly on the street, with a gap of only 25cm. The garage and patio on top of the garage of the proposed Lot 1 building sits directly at the front of our yard and on our border of our property and entrance to our property.

The garage for the proposed Lot 1 dwelling is stated in the application as being only 25cm from the front boundary and 60cm from the boundary of our property (although we contend that the garage is directly on our boundary as illustrated below



It is stated in the proposal that the dwelling will have its garage flush against the front (western boundary), in a similar manner to the existing concrete garage in this same approximate location. The existing garage will be removed to facilitate this development, and a large patio and living area will be built on top of the garage and extend to the front and back of the Lot 1, very close to the boundaries, and in some instances touching the boundary of the proposed Lot 1.

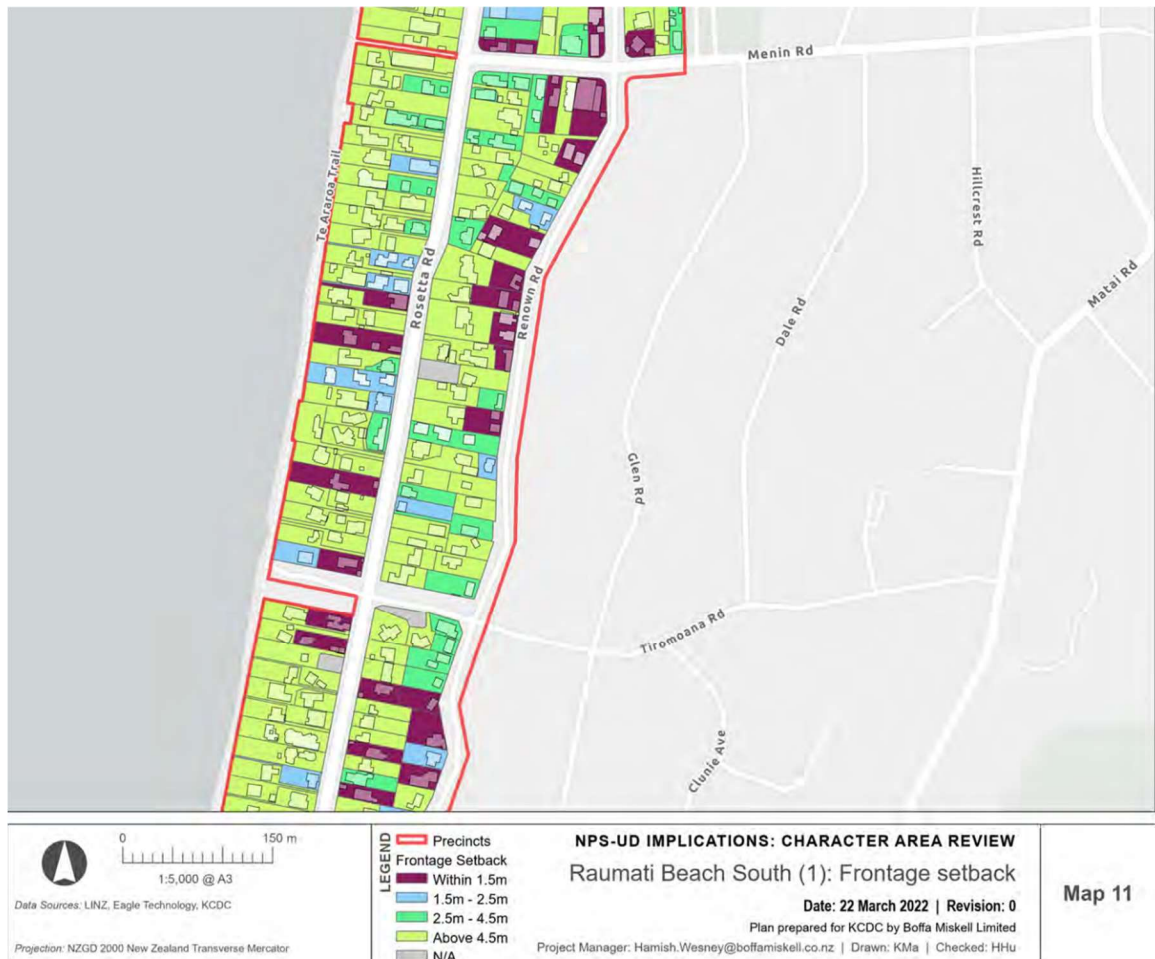
The proposed development is not in keeping with other properties in the area, especially other properties on Rosetta Road, which are mostly setback from the street front.

The proposed development will dominate the street front, as it is directly on the front border of the property and our driveway entrance. There are no other properties built directly on the street front along Rosetta Road. This would create an adverse effect to the general Rosetta Road coastal environment, and will involve an excessive reduction in vegetation and direct overlook of the road and our entrance. This is not in alignment with the general character of the South Raumati area and beach residential precinct of Rosetta Road.

It should be noted that a key enabling attribute of the Raumati Residential Beach precinct is the

variable setbacks influenced by and working with the topography - deep setbacks, above 4.5m (which account for most sites and represent the predominant pattern) typically occur in places where the relatively flat part of the site, which is easiest to build on, is located away from the street frontage. The existing setback pattern assists the 'reading' of the landform and associated vegetation pattern (i.e. planted embankments often shape the streetscape character with clusters of dense mid-block vegetation seen in views from within the precinct and from locations within the wider area). 'Informed' by the topography, the existing setback pattern (re both front and rear yards) has enabled a building form that responds to and complements its coastal setting

This proposal is in direct contrast to the intent to maintain the special character of Raumati Beach residential Precinct and also the consistent pattern of frontage setback in the specific Raumati South Beach Residential Precinct and specifically the Eastern side of Rosetta Rd as illustrated in the diagram below



- 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%.**

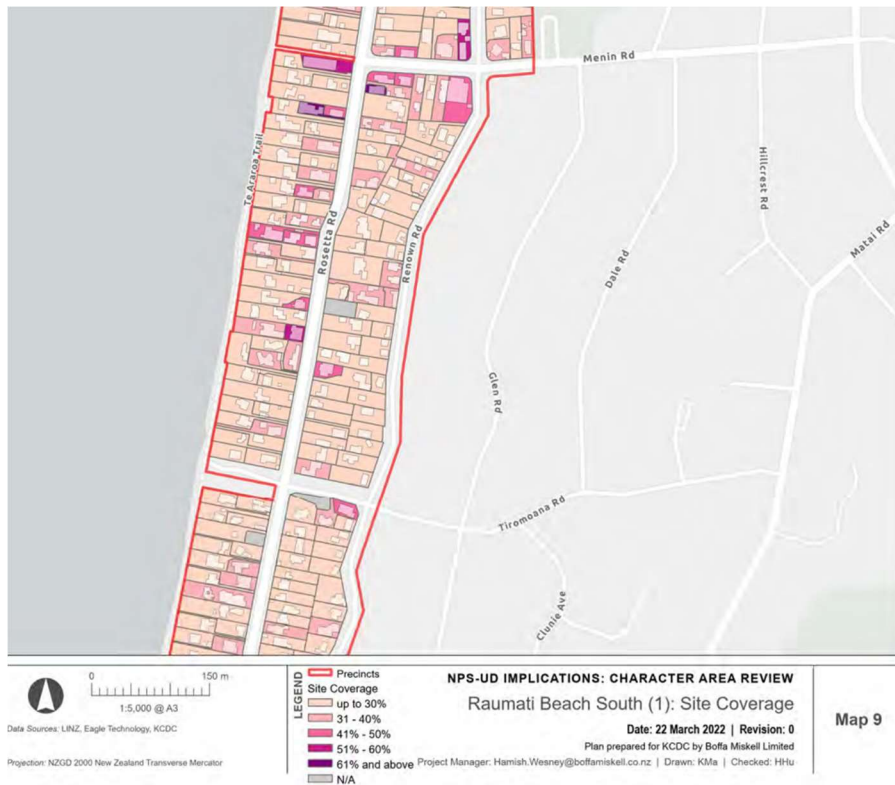
The proposed lot size is too small to for a dwelling and, therefore, cannot comply with rules

around proximity to surrounding properties, privacy and overlooking, adequate screening and planting, to be in alignment with the surrounding precinct. The proposed dwelling would be extremely prominent and eyesore on the street front of Rosetta Road and to our property, due to its oversized and site coverage and level of vegetation reduction. The proposal does not meet the minimum allotment size of 450m² in the Coastal Qualifying Matter overlay. It should also be recognized that the primary character of the surrounding area is lot sizes between 600-1200m², with site coverage being predominantly below 30% for across the sites in the immediate area.

Additionally, the proposed Lot 1 does not meet minimum standards of permeable surface area of not less than 30%. It is stated in the applications as being only 21%, demonstrating the proposed lot is too small to support the proposed, resulting the proposed border spacing being unreasonably small and not in compliance with relevant District Plan rules.

The proposed Lot 1 is also not compliant with the rules relating to outdoor living area minimum space requirements, being only 33m².

The integrity of Raumati Beach residential precinct must be maintained. Lot site coverage for the immediate area is predominantly well below 30%, as illustrated below. We believe maintaining low density/low site coverage is essential for maintaining the special character and heritage of the Raumati Beach coastal precinct.



- The overall sub-division 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, with ample distance from street frontage and comply with the border spacing and landscape requirements of the relevant District and Raumati Beach precinct Plan rules.

The proposed lot sizes of Lot 1 and 2 at the front of the property are severely undersized at 309m² and 303m². We believe these lots are far too small and condensed for the size of the land and are not in keeping with the surrounding area, beach precinct of South Raumati, Rosetta Road, and other dwellings in the vicinity. The proposed dwellings will be densely clustered close to the street front and border adjacent our property. The proposed Lots 1 and 2 are significantly undersized and do not meet the minimum allotment size of 450m² in the Coastal Qualifying Matter overlay. It is very clear from the surrounding houses that the proposed Lots 1 and 2 do not meet lot size averages of the area as per the below image.



- 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, removing significant mature and

dense vegetation and plants in the process which is a key recognized character of the Raumati Beach precinct.

This proposed subdivision is not compatible with the natural charm and environment of the surrounding area, with the proposed Lots 1 and 2 creating a cramped street frontage, which is more suited to a city suburban environment, not a green beach front town such as Raumati South.

- 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 both the natural appearance of the street front and the bird life in the area if this type of development were to be granted and continued on the area.**

Although it is proposed to provide new vegetation and planting to soften the cumulative and excessive dwellings, these will take up to 10 years to mature and do not mitigate the effects of having 4 densely packed dwellings in an area that is too small, and the overall impact on the landscape of Rosetta Road. The proposed level of planting will not be sufficient to reduce the impact of the three additional dwellings on the current site and will take far too long to mature, creating a significant detrimental impact to the immediate environment and enjoyment of our property.

The character assessment of the Raumati Beach Residential precinct clearly articulates the strong sense of place derived from its coastal location and associated landscape setting. The distinctive and largely intact landform accentuated by an extensive vegetation cover represents the precinct's most recognizable characteristic.

It is worthy of note that the immediate area on Rosetta rd is densely vegetated as illustrated below and the proposed development and removal of vegetation is not aligned with this environment, and the stated maintaining of the strong sense of place of the precinct impacting both the visual and underlying character of Rosetta Road.



8. The height of Building at proposed Lot 2 exceeds the height limitations and maximum number of stories

The proposed dwelling on Lot 2 has a maximum height of 8.62m at the south east corner of the property which exceeds compliance by 62cm. The proposed dwelling is 3 stories which is not in compliance with the local planning rules, which only allows for 2 stories. Also, the proposed building on Lot 2 is not in keeping with the character of the Beach residential precinct of Raumati South and Rosetta Road, as previously outlined above.

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.

Considerable earthworks are required directly bordering on our boundary, as well as the removal of vegetation on the border of our property. We are deeply concerned about the effects on the environment, current landscaping and vegetation on and around our property. We are also very concerned about the environmental impact and risks of extensive earthmoving and building works directly on the border of our property, including the risk of the ground shifting. This is especially of concern given the steep gradient of border between our property and the proposed Lot 1 and the requirements to retain ground on our property. We believe this is an unacceptable

