

From: [REDACTED]
Sent: Tuesday, September 24, 2024 3:59 PM
To: strategicproperty <strategicproperty@kapiticoast.govt.nz>
Subject: Moy Place land status change

Dear MrPervan

Thank you for the opportunity to voice an opinion on this proposal.

As a property owner in the Totara Park housing complex I am writing to object to the proposal of changing the status of the piece of land at the end of Moy Place to allow for a road extension into the proposed housing development of 33Main Highway

This is totally unnecessary as the entry/exit onto main highway as shown on previous draft plans is much more sensible and still viable. All the developer needs to do is a slight adjustment to the proposed dwelling locations, ime sure future residents would rather have direct access into Main Highway especially if they are going to travel South (which I suggest would be the majority)

By leaving this piece of land as it is, it will automatically comply with councils recently voted on long term plan requiring Green Belt around all new sub divisions.

A final thought--- If all construction traffic is to enter only from Main Highway, How will the developer construct the proposed properties across this entry point, IMPOSSIBLE (the reason i suspect he needs a Moy Place road access)

Common sense has it that the Main Highway access is the best option for all.

Sincerely [REDACTED]

From: [REDACTED]
Sent: Monday, September 23, 2024 11:03 PM
To: strategicproperty <strategicproperty@kapiticoast.govt.nz>
Subject: Moy place entrance.

I strongly object to the usage of Moy Place as the entrance way to the new subdivision.

[REDACTED]

Sent from my iPad

From: [REDACTED]

Sent: Monday, September 23, 2024 5:40 PM

To: strategicproperty <strategicproperty@kapiticoast.govt.nz>

Subject: Concerns Regarding Proposed Development, Moy Place

To whom it may concern

I am writing to express my strong objections to the proposed development on Moy Place. As a homeowner in the area, I have several concerns:

Traffic Impact: The traffic report's prediction of a significant increase in daily traffic from 60-80 to 1400-1600 vehicles is deeply concerning. Such a dramatic change would undoubtedly have a negative impact on our quality of life, including increased noise, pollution, and safety hazards.

Green Belt and Environmental Concerns: The KCDC's recent decision to require a green belt around new subdivisions is a positive step. However, the proposed development appears to disregard this principle, potentially harming the local environment and contributing to increased carbon emissions.

Impact on Residents: The development's proximity to our front yards is disrespectful and raises privacy concerns. Additionally, the increased traffic from the playground, while welcome, will further exacerbate the traffic congestion issue.

I urge the council to reconsider this proposal and explore alternative options that prioritise the well-being of existing residents and the protection of our local environment.

Thank you for your attention to this matter.

Sincerely,

[REDACTED]

From: [REDACTED]
Sent: Tuesday, September 24, 2024 11:51 AM
To: strategicproperty <strategicproperty@kapiticoast.govt.nz>
Subject: Objection to change of status of land

As owner and occupier of the private residence at [REDACTED], i wish to register my strongest objection to the proposal to change the status of the council owned land at the head of Moy Place.

I [REDACTED] with that portion of land currently designated Local Purpose Reserve (Road). The need to change the designation to " Road is required to enable the extension of Moy Place into the proposed Moy Estate housing development.

I have already detailed the many substantial grounds for my objection to the proposal to use Moy Place as the access point to the new estate in a previous submission to the EPA on this subject.

I consider that access from Main Highway is infinitely preferable especially so now that the speed restrictions on Main Highway have been reduced to 50 KPH . It is also clear that if all heavy duty developmental traffic is to be routed into the estate from Main Street, then so too could all future residential traffic be similarly required to do so.

In essence my objections centre primarily on major road safety concerns resulting from the hugely increased traffic flows through Sue Avenue and Moy Place as well as the unnecessary destruction of a long established lifestyle typified by the quiet " cul de sac" living currently enjoyed by totara park residents. These concerns remain as major issues .

In addition, i am now aware of the recent KCDC district green plan policy that requires a green belt around all new subdivisions. Deliberately changing the designation on this portion of land in question is an immediate and potentially embarrassing breach of that policy.

Yours sincerely

From: [REDACTED]
Sent: Monday, September 23, 2024 8:30 PM
To: strategicproperty <strategicproperty@kapiticoast.govt.nz>
Subject: Fw: re Notice of request to change status of land

Subject: re Notice of request to change status of land

Attention Kris Pervan

Your letter 4 September re EPA decision of Fast-Track Consent - Moy Estate

I am concerned at the tone of your letter. It implies that you are endorsing the application to have the Status changed by the ELECTED COUNCIL. You are an employee of KCDC whom you should be advising, FACTS only, NOT the wishes of the Applicant or other parties

I am still waiting for a personal visit from Councillors to seek our opinions, will this ever happen? I don't believe so

Have the Councillors ACTUALLY visited the proposed site and streets involved, don't think so

Not only will we have to contend with extra traffic during construction time (probably 5/7 years)

but then we will have the continuous flow of residential traffic once all complete.

Yes , I AM AGAINST the proposal to change the Status as proposed. Already we have the OLD SH1

at 33 Main Highway.

Will the residents be reimbursed by KCDC or the developer for any losses incurred as a result

in lower realisation after sale of their current property? I doubt this. Remember re-election is only

12 months away

Thanks for the opportunity to voice my opinion

[REDACTED]

OTAKI

From: [REDACTED]
Sent: Tuesday, September 24, 2024 7:52 PM
To: strategicproperty <strategicproperty@kapiticoast.govt.nz>
Subject: Moy Estate Development access

Good evening.

As advised by your letter of 4 September 2024 regarding the Notification of request to change status of land (specifically the current reserve land at the end of Moy place), as residents of Sue Ave we are writing to confirm our continued STRONG OBJECTION to this changing of land status request to allow access to the Moy Estate development (and possible future developments) via Sue Ave and Moy Place.

We are not alone with this objection whereby other parties including fellow residents, local Iwi, the Otaki Community Board, and Cr Shelly Warwick (Otaki Ward Councillor) also expressed their opposition to the EPA for Sue/Moy Place as the access point when perfectly suitable access could be made available from Main Road - just as the construction access has been directed by the EPA.

Without re-iterating the contents of our submissions to the EPA, attached as part of this submission are copies of our personal submissions to the EPA, plus those of the Otaki Community Board and Cr Shelly Warwick. Councillors are asked to consider the submissions to EPA, from elected representatives especially, as they are relevant in the context of the land status change and importantly provide an independent assessment and a community perspective.

Thank you.

[REDACTED]

From: [REDACTED]
Sent: Wednesday, September 25, 2024 9:27 AM
To: strategicproperty <strategicproperty@kapiticoast.govt.nz>
Subject: Moy Place - General Reserve

I attach my thoughts on the proposed change of status regarding the reserve at the end of our cul-de-sac. I do not want this changed to a road reserve.

Kind regards

[REDACTED]

PS : Please acknowledge receiving this email.

From: [REDACTED]
Sent: Thursday, September 26, 2024 12:25 PM
To: Mailbox – Governance <Governance@kapiticoast.govt.nz>
Subject: Status of land at end of Moy place

Thank you Kris for your e.mail re lot 72 at the end of Moy Place, and the change in status of this piece of land.

First of all I am absolutely opposed to any change in the status of this piece of land.

In the last long term plan, Council decided that it in future between their old and new subdivisions there would be a green strip .If council agrees to change the status in this case they would be falling at the first hurdle.

Please consider the owners already here who purchased for a quiet environment and feeling safe.

The council has done a great job with the new playground.

Thank you.

[REDACTED]

From: [REDACTED]
Sent: Wednesday, September 25, 2024 3:28 PM
To: strategicproperty <strategicproperty@kapiticoast.govt.nz>
Cc: Kris Pervan <Kris.Pervan@kapiticoast.govt.nz>
Subject: Status of land Moy Place, Ōtaki

Thank you for your letter of 4 September seeking views on whether the Local Purpose Reserve [Record of Title: 400672 (Lot 72 DP 400543), should be dedicated to Road?

I strongly oppose any change to the status of this land from its current legal status.

I shall attend the Council meeting on 31 October and share reasons with councillors.

I will also shortly forward you a petition signed by households in Sue and Moy with further opposition expressed by owners and occupiers as per your letter of 4 Sept.

Thank you

Ngā mihi

[REDACTED]

[REDACTED]

ŌTAKI

From: [REDACTED]
Sent: Friday, September 13, 2024 6:33 PM
To: strategicproperty <strategicproperty@kapiticoast.govt.nz>
Subject: Re: Notification of request to change status of land (Moy Place, Otaki) Attn: KRIS PERVAN

Kia ora Kris,

Thank you for your letter dated 4 September 2024.

My view is that the current status of the land at the end of Moy Place, as a Local Purpose Reserve (Road), should continue and **not be changed to "Road"**.

The Moy Estate Development has already provided significant, concerning, and very adverse/negative changes to existing Moy Place residents.

Safety and the appeal of a cul-de-sac for existing residents was not considered (in fact, these resident concerns were consciously over-ridden and callously dismissed) in the estate development, with road access through Moy Place instead of a much preferred and vastly safer option from the main street (formerly the old State Highway, which has now been re-classified with the Expressway now used for highway travel purposes).

Further disregard of resident concerns and losing the cul-de-sac appeal of Moy Place would be massively disruptive and distressing for Moy Place residents, who have already been trampled over with the estate developments' horrible behaviour of ignoring all their communicated concerns, through hiding behind development legalese.

Happy to discuss.

Regards
[REDACTED]

From: [REDACTED]
Sent: Tuesday, September 24, 2024 7:02 PM
To: strategicproperty <strategicproperty@kapiticoast.govt.nz>
Subject:

Hi Kris

My response to this end of Moy place should be left as road reserve and not a legal road. We leave on the [REDACTED] in to Sue ave we/ my Family have had near misses existing our driveway, we have concerns about extra traffic, coming in to Sue ave.

Thanks
[REDACTED]

From: [REDACTED]
Sent: Thursday, September 5, 2024 12:40 PM
To: strategicproperty <strategicproperty@kapiticoast.govt.nz>
Subject: 33 Main Road MOY ESTATE request to change status of land

Kris Pervan
GM Strategy and Growth
Kapiti Coast District Council

Tena koe / Dear Kris

Thank you for your letter of 4 September advising that Council is considering a change of status of the Council-owned land at the end of Moy Place Otaki.

We wish to advise that we are opposed to the request to change the status of the Council-owned land. This road entry is entirely unnecessary as previously advised to the EPA, and Council must oppose it.

Our message to Council is clear and consistent with our earlier communications with EPA, that is as ratepayers and residents of Sue Ave we seek Tika, Pono - what's right, fair and just. Preserving and protecting the character and fabric of the Moy PI / Sue Ave community must be the top of mind priority.

That this Development should not proceed is not the issue, rather it is the poor roading design choice directed by KCDC in collusion with the Wakefield Group Holdings (the Developer) / Cuttriss.

As ratepayer residents it is our expectation that Council Officials are 100% at all times following the relevant empowering legislation. Accordingly, under RMA S36A(1)(b) Council staff were required to observe the requirements of the Local Government Act 2002 in respect of "... consult any person about the application." Council staff did not undertake and meet this statutory obligation prior to the meeting with Wakefield Group Holdings (the Developer) / Cuttriss on 1 September 2022. Sadly, we now see a litany of failures to observe and follow the due legal process under the Local Government Act: S10, S11, S14, S76, S77, S78, S79 and S82 which are required to inform any decision making by Council staff, and were required to be followed before the 1/9/22 meeting. Had staff followed required due process, they would have been cognisant that

- Elected Councillors / Representatives - Cr Warwick, Cr Kofoed and Otaki Community Board
- Iwi
- Ratepayers and occupiers in Moy PI and Sue Ave
- The wider Otaki Community

Would have all been strident in their condemnation of the mooted proposal for a road connection to Moy PI. These objections are a matter of published Public Record on the EPA 33 Main Road MOY ESTATE [www](#).

S10 of the Local Government Act sets out the requirement for Local Government to be democratically run and for affected parties to be ENGAGED. When those affected are purposefully excluded from the process there is a failure of process. That there has been a gross failure of process here is beyond any doubt, and that the proposed enduring long-term impacts on residents in Moy PI and Sue Ave are profound, e.g. our new playground becomes a "white elephant" because no one can get to it safely to use it or worse lives are put at risk.

As I wrote to the Hon S. Brown recently, The report funded by the residents of Moy PI and Sue Ave: **'Proposed Residential Development – 33 Main Highway, Otaki Transport Review,'** by Harriet Fraser Traffic Engineering & Transportation Planning includes the following unequivocal statement:-

"The mid-point of the 33 Main Highway frontage to Main Highway is around 150m to the south of Sue Avenue and 200m to the north of Riverbank Road. This approximate mid-point between the two intersections would be the ideal location for an intersection providing access to both 33 Main Highway - I consider that an intersection with Main Highway is needed to provide safe access to the proposed development and to allow for possible future development."

The EPA Panel have, very sensibly, specifically directed and provided for Road access to the Development during the construction phase off old state highway 1:-

Clause 143 Specifically, *and in order to ensure nuisance and amenity effects are minimised and to promote road safety and efficiency outcomes, we have imposed conditions that will ensure vehicle access to the Site via Main Highway is retained for all construction works*

This will provide a fit for purpose road to MOY ESTATE. In so doing, the Panel has thereby more than adequately demonstrated to all parties, beyond any reasonable doubt, that not only is that access feasible, but that it works for large trucks and all manner of trades vehicles. Therefore, it makes complete sense that this road access should endure as the primary and only access for the Development.

Thank you for your consideration of this matter. We are grateful for Councillor's support in opposing this change in land status.

Yours Sincerely

[Redacted Signature]

Otaki
Wellington 5512

From: [REDACTED]
Sent: Saturday, September 7, 2024 3:07 PM
To: strategicproperty <strategicproperty@kapiticoast.govt.nz>
Subject: Notification of request to change status of land

To whom it may concern,

My wife & I purchased a section at number [REDACTED], being amongst the first properties-built in what was referred to as Totorā Park. We have over the years watched the sub-division grow to what has now become, a quiet peaceful place for families to raise their children.

If the status of the land at the end of Moy Place is changed and resort consent for a 137-lot subdivision, which to my mind equates to 137 plus motor vehicles if approval is given to access from Moy Place. The increased traffic volume would create major problems for the current residents of both Moy Place and Sue Avenue.

Access from the properties in Moy Place will become a nightmare, the majority of the properties are elevated. Reversing from our garages into what will become increased traffic flow from the new subdivision. Currently residents drive with due care and attention, particularly in the vicinity of the recently up graded children's playground which is now and will become more popular in the future.

It is my understanding that throughout the development of what is referred to as Moy Estate all construction vehicles will access from the old State Highway, rather than disrupt the traffic volume to and from Totorā Park make Main Road the primary access for future residents.

The Kapiti Coast District Council is making a big thing of having a "Green Belt", we already have a green belt at the end of Moy Place.

LEAVE IT ALONE

[REDACTED]