

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:	RM180138
Applicant:	Gull NZ Ltd
Proposal:	To establish and operate a 24-hour service station that does not comply with the standards relating to the following: <ul style="list-style-type: none"> - Signs - Vehicle movements - Transport and access - Earthquake hazards (BIC 3 category building) - Major traffic activity
Legal Description(s):	PT LOT 1 DP 77182 & SEC 8 SO 38192, Amohia Street, Paraparaumu

DUE AT COUNCIL OFFICE NO LATER THAN 5PM ON 2 April 2020

This is a submission on an application from Gull NZ Ltd to establish and operate a 24-hour service station that does not comply with the standards relating to the following:

- Signs
- Vehicle movements
- Transport and access
- Earthquake hazards (BIC 3 category building)
- Major traffic 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	Fax: (04) 296 4830
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 Gull NZ Ltd (the Applicant) as below:

Gull NZ Ltd
C/- Hayson Knell Consultants
PO Box 381
Tauranga 3140

Or email: tracy@haysonknell.co.nz

Attention: Tracy Hayson

Submitter/s Details:

Title:	<input 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):	Coastlands Shoppingtown Ltd; Alpha Corporation Ltd; Sheffield Properties Ltd; Ngahina Developments Ltd; Richard Mansell		
Address for service:	C/- CHC Ltd P O Box 16-531 Bethlehem, Tauranga	Post Code:	3147
Physical Address:	Coastlands Main Rd Paraparaumu	Post Code:	5254
Home Ph:		Work Ph:	021 026 45108
Home Fax:		Work Fax:	
Cell:		Email:	chris@rmaexpert.co.nz

Note: Correspondence will be via email unless otherwise requested.

Submitter/s Position:

Trade Competition

I am not* a trade competitor for the purposes of section 308B of the Resource Management Act 1991.
*Delete one

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 checked="" type="checkbox"/> I / We support part of the application *
<input 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:

State Highway Revocation – Coastlands et al are concerned the proposed access to/from the site from/to Amohia Street will impact on the future revocation of the (former) State highway, and in particular options for the access to Coastlands Parade (which is a formal road) directly opposite the train station parking; Coastlands et al have been in discussions with Council regarding the revocation of the (former) State highway at that point, and have proposed several options, some that could be detrimentally affected by the close proximity of proposed access to/from the proposed activity; the functioning of Amohia Street post-revocation is critical for Coastlands' current operations and its ability to expand in the future.

Vehicle Movements – Coastlands et al are concerned the Beca Peer Review has identified that the traffic volumes used for Amohia Street need updating to determine the true impact of the proposal; Coastlands is concerned the function of Amohia Street is retained at a high level of service to minimise any impacts on Coastlands' current operations and its ability to expand in the future

Transport and access – Coastlands et al are concerned that due to the use of dated traffic volumes, the queue lengths on Amohia Street accessing the site could be greater than predicted, disrupt traffic using the road, and cause effects on access to/from Coastlands at its main entrance and Coastlands Parade; such impacts could affect Coastlands' current operations and its ability to expand in the future.

Major Traffic Activity – Coastlands et al are concerned the Beca Peer Review has identified that trip generation rates for service stations are considerably higher at weekends as opposed to the weekday yet the assessment has only been undertaken for a 'peak hour' – it is unclear whether this is a peak hour for the service station or Amohia Street?; Coastlands et al is also concerned that the Beca Peer Review has identified the trip generation values associated with the activity are too low.

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:

General support in principle, subject to addressing the concerns identified above that relate to potential impacts on Coastlands' current operations and its ability to expand in the future.

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):

If the Council is of the mind to grant the application, impose conditions that appropriately address the traffic related matters identified above.

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)

✓ *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)

* Delete if you would not consider presenting a joint case.

✓ 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 copy of my / our submission to the applicant as required under section 96(6)(b) of the Resource Management Act 1991 (please tick ✓).



30 March 2020

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.