

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):	Paul & Leanne Groat		
Address for service:		Post Code:	
Physical Address:	14 Regent Drive.	Post Code:	5032
Home Ph:	0275274843	Work Ph:	

Home Fax:		Work Fax:	
Cell:		Email:	<i>Kapitielec@ccf.co.nz</i>

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: *Mass Dominance of unbroken structures,*

- 2/ Artistic impressions viewed by adjoining boundaries,*
- 3/ Mass Dominance of shading produced by unbroken structures,*
- 4/ Parking off street,*
- 5/ Allowance made for EV charging.*

See attachment.

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: *oppose,*

Mass Dominance of unbroken structures
parking within house site and remove street only parking
the wording minor is common and major to us,

See attachment.

Please use additional pages if required.

Kapiti Coast District Council

21st August 2022

To whom it may concern,

attachement.

- Off-street parking should be enforced to allow charging of EV cars as combustion vehicles are to be phased out under government mandates. Allowing on-street parking would not align with this mandate.
- The development should be kept within character of the surrounding subdivision dwellings.
- All neighbouring properties affected by such a development should have direct consultation and notification of potential proposals. Consideration should be given to vulnerable population groups. E.g. the elderly.

Mass dominance of unbroken structures

- Consideration must be given regarding the visual effects of the mass and dominance of unbroken structure on any subdivision affecting neighbouring properties.
- In addition, bulk dominance of large unbroken structures will inevitably impact on restricting sun exposure to close neighbouring dwellings affecting mental health and wellbeing. This aspect must be taken into account of the development of new subdivisions.
- Bulk dominance of such structures shall not limit access to emergency services for example firefighting and endangering neighbouring dwellings.
- Submit Artists impressions, as would be seen by adjoining boundaries.
- The word "minor" is used often in the descriptions as seen by the developer, but major to us, the persons effected,

Yours faithfully,
Paul and Leanne Grout

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):

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 ✓).

 21/8/22
Signature Date

Signature Date