

Submission on Application for a Resource Consent

Reference Number: REF240457418
Submitted On: 28/04/2024 21:05
Submitted By: Kenepuru Central Sounds Residents Association

Important Information

- Council must receive this completed submission **before** the closing date and time for submission for this application.
- You must also send a copy of this submission to the applicant as soon as reasonably practicable, at the applicant's address for service.
- Only those submitters who indicate that they wish to speak at the hearing will be sent a copy of the hearing report.
- See a list of current [Publicly Notified Resource Consents](#).

Submitter Details

Name	Kenepuru Central Sounds Residents Association
Address for Service	3230 Kenepuru Road, RD 2, Picton 7282
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Facsimile	Not answered
Contact person/Agent	Yes
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Application Details

Application number	U240208
Name of Applicant (state full name)	Rewa Rewa Developments Limited
Site location	Kenepuru Road, Portage, Marlborough Sounds
Description of Proposal	to subdivide Lot 2 DP 403652 and Lot 2 DP 565579 into 13 allotments. to undertake earthworks on Lot 2 DP 565579 associated with the construction of the subdivision on U240208.01. to clear an area of indigenous vegetation in excess of the permitted standards for the subdivision construction works on U240208.01. to discharge up to 89 litres per second and 97 litres per second of stormwater respectively into two unnamed waterways on Lot 2 DP 565579 from the subdivision created on U240208.01.

Submission Details

Please select	I/we are neutral to all or part of the application
The specific parts of the application that my/our submission relates to are	<p>BOAT ACCESS The application implies that the Boat Ramp at Portage Bay is a public facility. While it is available for the public to use it is held in private ownership of the Kenepuru Central Sounds Residents Association (KCSRA) (U970963). PORTAGE BAY PARKING There is limited parking space by the Portage Bay Jetty and while there is additional parking space on open space 3 zoned land approximately 80m to the south, this is also restricted. STORMWATER CONTROL AND TREATMENT Overall the effects of stormwater management are assessed as minor or less than minor, with conditions imposed.</p>
The reasons for my/our submission are	<p>BOAT ACCESS With the creation of 13 allotments and road access restricted it is foreseeable that construction materials, tools and machinery will be transported to the applicants site via the Boat Ramp. With increased use there is the likelihood that increased maintenance will be required and this will fall to KCSRA. KCSRA is a volunteer organisation established to promote and act in the best interests of members (residents, ratepayers and persons associated with the area). It is not resourced to maintain a Boat Ramp that is being used as the main alternative to road access for the delivery of building materials, machinery and tools. The Boat Ramp was originally established as a safe means for launching recreational boats. PORTAGE BAY PARKING There is limited parking space available at the Portage Bay Jetty with some additional parking near the Boat Ramp. The addition of 13 new dwellings is going to increase demand for parking along with the need to store building supplies, machinery and tools which will be delivered by barge during the construction period. The applicant has agreed that additional parking is required STORMWATER CONTROL AND TREATMENT KCSRA believe the effects of the stormwater management is more than minor. The options proposed require a significant investment in upgrade/remedial works which it understands will be funded by Council (Marlborough ratepayers). All works that are required either within the applicants property or downstream of the property but directly attributed to the development should be the cost of the applicant. KCSRA notes from a roading meeting 12 June 2018 (Council and KCSRA) highlight that the site before development was not managing its stormwater runoff effectively. "The small creek coming down the private land, flowing down past the boat sheds, that feeds into the first scruffy dome manhole, urgently needs to have remedial work, silt traps, and rock drop structures or similar, as without, will continue to cause chaos." "It is appreciated that this is on private land, but until this is done either by the land owner or the Council, or a joint cost, the community will suffer." It is KCSRAs understanding no work has been completed to address this issue. While the application mentions an increase in discharge of 1.10% if the original discharge wasn't being effectively managed then the effect of any increase is more than minor.</p>
The decision I/we would like the Council to make is	<p>BOAT ACCESS KCSRA propose that the applicant pays a bond to Council (or KCSRA). To be refunded at the completion of the last dwelling/building or 10 years from issue of the subdivision consent whichever is earlier. Full refund is based on a structural report prepared by a suitably qualified engineer (paid for by the applicant) which states no damage has occurred during the building period (this would need to be supported by a pre build report). Cost of any repairs to be taken from the bond and additional monies paid if the repair is greater than the bond. PORTAGE BAY PARKING KCSRA propose that the applicant undertakes some shoulder widening (as shown on the attached drawing KCSRA - Additional Parking Provision.pdf) to help mitigate the parking congestion an additional 13 dwellings is going to generate. STORMWATER CONTROL AND TREATMENT KCSRA propose that all stormwater infrastructure costs (within the site boundary and outside of it) that can be attributed to the application are borne by the applicant. This includes any upgrading required to address the current situation that was raised in 2018 with both the Council and the applicant.</p>

Do you have additional information you wish to upload?

Yes

Upload additional information

•KCSRA - Additional Parking Provision.pdf(1837372 bytes)

Submission at the Hearing

Please select

I/we wish to speak in support of my/our submission

OPTIONAL: Pursuant to section 100A of the Resource Management Act 1991

I/we request that the Council delegate its functions, powers, and duties required to hear and decide the application to one or more hearings

commissioners who are not members of the Council. (Please note that if you make such a request you may be liable to meet or contribute to the costs of commissioner(s). Requests can also be made separately in writing no later than 5 working days after the close of submissions.)

Not answered

Council may post all or parts of any written submission (including the name of submitter and contact details) on its website at www.marlborough.govt.nz. Making a submission will be treated as your consent to such publication, unless you clearly specify otherwise in your submission.

The information you have provided on this form is required so that your submission can be processed under the Resource Management Act 1991. Any personal information you supply in the course of making a submission will be used only in conjunction with the matters covered by the Resource Consent Application. If you wish to request access to, or correction of, your details, please contact Council.

Authorised by (your full name)

Tania Rochelle Croucher on behalf of KCSRA