

Summary of Decisions Requested

For the Resource Consent Application (RM230016) to subdivide Lot 2 DP 481291 to create 11 rural lots, being 8 lifestyle lots, 2 balance lots and a lot to be amalgamated with an adjoining title.

Disclaimer: This document provides a summary of the decisions requested by persons making submissions on the proposed Subdivision Consent (Reference RM230016). Whilst every possible care has been taken to provide a true and accurate summary, the information contained within this document is not required by the Resource Management Act 1991 to provide a full account of the submissions received. Accordingly, readers wishing to understand the submissions are advised to refer to the full copy of the original submissions.

Summary of Submitters				
Sub No.	Submitter	Address for service	Support/ Amend	Oppose/ Wishes to be heard
1	Kathleen Ward	452 Raukawa Road, RD 4, Hastings 4174	Oppose	Yes
2	R.A.Ojala for Ojala Family Trust	36 Glenelg Spur, Hillsborough, Christchurch 8022	Oppose	Yes
3	Karen Stothart for Anitella Trust	511A Windsor Avenue, Hastings 4122	Oppose	Yes
4	David and Lorraine Keighley	65 East Road, RD 10, Hastings 4180	Oppose	Yes, would consider joint case
5	Paul Muir	452 Raukawa Road, RD 4, Hastings 4174	Oppose	Yes
6 i	Waione Cottage Ltd, Anne Salmond	22 Kuku Street, Te Awanga 4102	Oppose	Yes
6 ii	Waione Cottage Ltd, Nic Salmond	PO Box 470, Wanaka	Oppose	Yes
7	Richard & Glenda Miller	177 Williams Road, Havelock North 4295	Oppose	Yes
8	M & A McClelland Family Trust	PO Box 10242, Wellington 6140	Oppose	Yes, would consider joint case
9	Sonya Tyrrell	6 Emerald Hill, Havelock North 4130	Oppose	Yes, would consider joint case
10	John Duncan	17 Raceview Close, Raureka, Hastings 4120	Oppose	Not mentioned
11	Penny and Sam Robinson	78 Home Road, RD 10, Hastings 4180	Oppose	Yes, would consider joint case
12	Mangakuri Beach Management Society - Pete and Catherine Harty	220 Mt Herbert Road, RD 5, Waipukurau 4285	Oppose	Yes, would consider joint case

13	Michael David & Lisa Michelle Smith	6 Okura Road, RD 14, Havelock North	Oppose	Yes
14	Glenn Tiri Manahi	160 Stock Road, RD 2, Pakipaki, Hastings	Oppose	No
15	Penelope Jane Manahi	160 Stock Road, RD 2, Pakipaki, Hastings	Oppose	No
16	John Charles Duncan	17 Raceview Close, Raureka, Hastings 4120	Oppose	No
17	Vicky and George Williams	209 Williams Road, Kairakau	Oppose	Yes
18	Allen Family Trust - David Allen	P.O. Box 16, Clive, 4148	Oppose	No
19	Removed - Document was not a submission	N/A	N/A	N/A
20	Aramac Trust - Joan and Max Chatfield	4 Okura Road, Mangakuri Beach	Oppose	Yes
21	D W Boys Tairua Family Trust - Christopher Boys	35 Johnstone St, Pt Chevalier, Auckland 1022	Oppose	Yes
22	Peter Aranyi	PO Box 39-115 Howick Auckland 2145	Oppose	Yes
23	Penelope Jane Blundell	13B Shortland Place, Havelock North 4130	Oppose	No
24	Mangakuri Beach Management Society	6 Okura Rd, RD14, Havelock North	Oppose	Yes
25	Fire and Emergency New Zealand	85 Molesworth Street, Thorndon, Wellington 6011 / Jacob.Yee@beca.com	Supports the resource consent application, subject to the matters raised in its submission	Yes

Sub No.	Submitter Name	Topic(s)	Address for service (including email address where given)	Support/ Oppose/ Amend	Wishes to be heard
1	Kathleen Ward	Traffic and roading; Existing properties and land; Coastal erosion; Liability; Financial motives and non-farming uses of Rural Land	452 Raukawa Road, RD 4, Hastings 4174 / kayward452@gmail.com	Oppose	Yes

Submission

- Concerns about traffic and roading:
 - Proposed subdivision and current condition of subsequent access to the beach is fragile and not suitable
 - Increased traffic volume and capacity
 - Safety from signs of subsidence
 - Potentially expensive plan
- Concerns about land above the existing properties:
 - Effects of erosion from severe weather events or earthquake events
 - Increase in land slips and stormwater runoff
- Concerns about coastal erosion
- Concerns about liability:
 - Potential for land slip to cause damage to properties below
 - Potential that no one will volunteer to be liable

Furthermore, the submitter(s) oppose the application regarding:

- Capitalise on beach front for profit at the expense of non-farming and rural use of land

Decision Requested

- Consent authority to decline the application

2	Robin Athol Ojala on behalf of Ojala Family Trust	Land Instability and effects of Climate Change; Natural Character; Existing property	36 Glenelg Spur, Hillsborough, Christchurch 8022 / rmojala@xtra.co.nz	Oppose	Yes
<p>Submission</p> <ul style="list-style-type: none"> • Concerns about the acceleration of land instability and the effects of climate change on the area under the proposed development • Concerns about deterioration of the natural character of the Mangakuri Beach community via expansive development • Concerns about deleterious effects on the Ojala Family Trust property from the proposed development immediately uphill • Stormwater and wastewater effects • Erosion <p>Decision Requested</p> <ul style="list-style-type: none"> • Consent authority to decline the application 					
3	Karen Stothart for Anitella Trust	Geotechnical effects; Stormwater and wastewater effects; Visual amenity, Character and landscape effects; Traffic effects; Natural hazard effects; Effects on the coastal environment; Effects of the earthworks and construction processes; Fragmentation of rural land; Proposed Conditions of Consent; Section 106 of the RMA Assessment; Objectives and Policies of the ODP and PDP Assessment; Slope instability effects; Hazardous material	511A Windsor Avenue, Hastings 4122 / kstothart@icloud.com	Oppose	Yes

Submission

- Concerns about Geotechnical effects:
 - Significant land movement in a high risk area
 - Refer to images A-F
- Concerns about stormwater and wastewater effects:
 - Proposed dry pits insufficient to accommodate stormwater
 - Proposal insufficient to deal with rain events on coast and hillside terrain
 - Existing hillside environment during heavy rainfall
 - Overflow and past experience during cyclone Gabriel
 - Drainage issues
 - Scarring of beach resulting in deep trenches
 - Freshwater diverted on to sand dunes
 - Runoff issues
- Concerns about traffic effects:
 - Safety
 - Current condition not suitable
- Concerns about natural hazard effects:
 - Previous application in the same area contains recommendation from Stantec advising against subdivision due to land movement
 - Natural hazard including land movement has affected submitter's property
 - Insurance does not cover damage to properties for land movement due to natural hazards
- Concerns about the coastal environment:
 - Cyclone Gabriel impacted the area
 - Potential slips exposed
 - Safety of homes and roads at risk
 - Access to and from beach safety is at risk
 - Submitter was present during Cyclone Gabriel and Bola noting that extreme weather events effects on the beach and $\frac{3}{4}$ of the road damaged. Including effects from Cyclone Debbie.
- Climate change and the risk of major weather events being more frequent
- Concerns about earthworks and construction processes:
 - Risk of underlying land movement exacerbated as a result of proposed earthworks
- Concerns about fragmentation of rural land
- Due to s106, subdivision consent should be refused

- The application is inconsistent with Objectives, Policies and Rules of the ODP and PDP
- Concerns about the proposed conditions of consent

Furthermore, the submitter(s) oppose the application regarding:

- Slope instability effects:
 - Risks to residences, land and coastal water
 - Increased likelihood of natural hazards by climate change
- Concerns about a potential HAIL site:
 - This submitter notes that in 1999, their residence, boat and shed including paints and chemicals were destroyed by a fire. The debris of the burnt house was buried on the farm at the rear section of the new dwelling. That being an area within the proposed development. The submitter is unsure where the debris is exactly buried.
- Concerns about visual amenity, character and landscape effects:
 - Character of Mangakuri Beach: As a result of the proposed subdivision, increased use of the road and area leading to a more crowded and busier Beach.
- Capitalise on beach front for profit at the expense of land safety and original intentions of the William family
- Williams family historical background and original intentions that helped create the character of the area

Decision Requested

- Consent Authority to decline the application

4	David and Lorraine Keighley	Geotechnical effects; Stormwater and wastewater effects; Visual amenity, Character and landscape effects; Traffic effects; Natural hazard effects; Effects on the coastal environment; Effects of the earthworks and construction processes; Fragmentation of rural land; Proposed Conditions of Consent; Section 106 of the RMA Assessment; Objectives and Policies of the ODP and PDP Assessment; Slope instability effects	65 East Road, RD 10, Hastings 4180 / keighleypoultryfarm@xtra.co.nz	Oppose	Yes
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Submission

- Concerns about geotechnical effects
- Concerns about stormwater and wastewater effects:
 - Increased runoff
 - Recent weather events such as Cyclone Gabrielle have not been considered
- Concerns about visual amenity, character and landscape effects
- Concerns about traffic effects
- Concerns about natural hazard effects
- Concerns about effects on the coastal environment
- Concerns about effects of the earthworks and construction processes:
 - Submitter's property in relation to proposed road is on a steep slope
 - Safety of existing road
- Concerns about fragmentation of rural land
- Due to s106, subdivision consent should be refused
- The application is inconsistent with Objectives, Policies and Rules of the ODP and PDP
- Concerns about the proposed conditions of consent

Furthermore, the submitter(s) oppose the application regarding:

- Slope instability effects:
 - Risks to residences, land and coastal water
 - Increased likelihood of natural hazards by climate change

Decision Requested

- Consent authority to decline the application

5	Paul Muir	Existing terrain; Extreme weather events; Earthquakes; Landslips; Access; 1 in 100 year events; Effects on the environment; Resource consent history; Insurance and ground instability	452 Raukawa Road, RD 4, Hastings 4174 / paul@on-farm.co.nz	Oppose	Yes
<p>Submission</p> <ul style="list-style-type: none"> • Concerns about terrain vulnerability: <ul style="list-style-type: none"> ○ Impact of fracture zones ○ Weather conditions ○ Earthquakes on land stability • Concerns about adverse weather events: <ul style="list-style-type: none"> ○ Cyclone Gabrielle and 2011 heavy rainfall ○ Ongoing and increased risk of landslides • Concerns about planning and consultation: <ul style="list-style-type: none"> ○ Effects on the environment are not minor ○ Stantec recommendation against development due to natural hazards • Concerns about insurance and financial risk: <ul style="list-style-type: none"> ○ Insurance denied for homeowners due to land instability ○ Potential to worsen ○ Responsibility <p>Decision Requested</p> <ul style="list-style-type: none"> • Consent authority to decline the application 					

6i	Waione Cottage Ltd, Anne Salmond	Geotechnical effects; Stormwater and wastewater effects; Visual amenity, Character and landscape effects; Traffic effects; Natural hazard effects; Effects on the coastal environment; Effects of the earthworks and construction processes; Fragmentation of rural land; Proposed Conditions of Consent; Section 106 of the RMA Assessment; Objectives and Policies of the ODP and PDP Assessment; Slope instability effects; Management of risks; Visual impact	22 Kuku Street, Te Awanga 4102 / anne@salmondarchitecture.co.nz	Oppose	Yes
6ii	Waione Cottage Ltd, Nic Salmond		PO Box 470, Wanaka / nic.salmond@icloud.com	Oppose	Yes

Submission

- Historical context
- Impacts from unstable land, weather events and changes in water flow cannot be managed or mitigated to an acceptable level
- Concerns about geotechnical effects:
 - Unlikely to manage instability
 - Cumulative effects
- Concerns about stormwater and wastewater effects:
 - Lack of specific provisions in the proposal
 - Responsibility and impact fall on future landowners
 - Unmanaged cumulative effects
- Concerns about visual amenity, character and landscape effects:
 - Alter visual landscape and character
 - Mangakuri beach valued for its undeveloped and natural state
- Concerns about traffic effects
- Concerns about natural hazard effects
- Concerns about effects on the coastal environment
- Concerns about effects of the earthworks and construction processes:
- Concerns about fragmentation of rural land
- Due to s106, subdivision consent should be refused
- The application is inconsistent with Objectives, Policies and Rules of the ODP and PDP
- Concerns about the proposed conditions of consent

Furthermore, the submitter(s) oppose the application regarding:

- Slope instability effects:
 - Risks to residences, land and coastal water
 - Increased likelihood of natural hazards by climate change
- Responsibility for management of risks is not defined
- Significance of visual impact

Decision Requested

- Consent authority to decline the application

7	Richard and Glenda Miller	Visual amenity, character and landscape effects; Traffic effects; Effects from earthworks and construction processes; Effects on the coastal environment; Stormwater and wastewater effects; Fragmentation of rural land; Section 106 of the RMA Assessment	177 Williams Road, Havelock North 4295 / pukalodge1@gmail.com	Oppose	Yes
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Submission

- Concerns about visual amenity, character and landscape effects:
- Concerns about traffic effects
- Concerns about effects of the earthworks and construction processes:
- Concerns about effects on the coastal environment
- Concerns about stormwater and wastewater effects
- Concerns about fragmentation of rural land
- Due to s106, subdivision consent should be refused
- Slope instability effects:
 - Risks to residences, land and coastal water
 - Increased likelihood of natural hazards by climate change
- Adverse weather events such as Cyclone Gabrielle affected the submitters property:
 - Land subsidence
 - Retaining wall
 - Landslide
- Increased runoff
- Devalue property
- Significance of visual impact

Decision Requested

- Consent authority to decline the application

8	M & A McClelland Family Trust	Geotechnical effects; Stormwater and wastewater effects; Visual amenity, Character and landscape effects; Traffic effects; Natural hazard effects; Effects on the coastal environment; Effects of the earthworks and construction processes; Fragmentation of rural land; Proposed Conditions of Consent; Section 106 of the RMA Assessment; Objectives and Policies of the ODP and PDP Assessment; Slope instability effects; Trust and Community Relations; Repeated applications; Board members; Regulatory compliance; Economic viability and funding; Consultation and transparency; Expert advice	PO Box 10242, Wellington 6140 / mmcclelland@legalchambers.co.nz and adie@adiemcclelland.co.nz	Oppose	Yes
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Submission

- Concerns about geotechnical effects:
- Concerns about stormwater and wastewater effects:
- Concerns about visual amenity, character and landscape effects:
 - Alter rural visual landscape and amenity
 - Dominate skyline
- Concerns about traffic effects
- Concerns about natural hazard effects
- Concerns about effects on the coastal environment
- Concerns about effects of the earthworks and construction processes:
 - Hydrology of site
 - Ongoing impact on homeowners below
- Concerns about fragmentation of rural land
- Due to s106, subdivision consent should be refused
- The application is inconsistent with Objectives, Policies and Rules of the ODP and PDP
- Concerns about the proposed conditions of consent

Furthermore, the submitter(s) oppose the application regarding:

- Slope instability effects:
 - Risks to residences, land and coastal water
 - Increased likelihood of natural hazards by climate change

The submitter has included an Addendum concerning the following:

- Trust and Community Relations
- Repeated applications for subdivision
- Board members composition and competence
- Regulatory compliance:
 - Financial reporting
 - Potential for non-compliance with environmental and developmental regulations
- Concerns about the economic viability and funding:

- Sustainability of subdivision
- Consultation and transparency
- Expert advice and environmental risk:
 - Severe earthflow
 - Land instability
 - Landslides
 - Ongoing and increasing impact of climate change
- Severe weather events and safety risks
- Infrastructure challenges

Decision Requested

- Consent authority to decline the application

9	Sonya Tyrell	Geotechnical effects; Stormwater and wastewater effects; Visual amenity, Character and landscape effects; Traffic effects; Natural hazard effects; Effects on the coastal environment; Effects of the earthworks and construction processes; Fragmentation of rural land; Proposed Conditions of Consent; Section 106 of the RMA Assessment; Objectives and Policies of the ODP and PDP Assessment; Slope instability effects; Historical Context	6 Emerald Hill, Havelock North 4130 / Spon003@gmail.com	Oppose	Yes
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Submission

- Concerns about geotechnical effects:
- Concerns about stormwater and wastewater effects:
- Concerns about visual amenity, character and landscape effects:
 - Alter rural visual landscape and amenity
 - Dominate skyline
- Concerns about traffic effects
- Concerns about natural hazard effects
- Concerns about effects on the coastal environment
- Concerns about effects of the earthworks and construction processes:
 - Hydrology of site
 - Ongoing impact on homeowners below
- Concerns about fragmentation of rural land
- Due to s106, subdivision consent should be refused
- The application is inconsistent with Objectives, Policies and Rules of the ODP and PDP
- Concerns about the proposed conditions of consent

Furthermore, the submitter(s) oppose the application regarding:

- Slope instability effects:
 - Risks to residences, land and coastal water
 - Increased likelihood of natural hazards by climate change
- Application doesn't take into account the historical context of the Mangakuri beach:
 - Preserving the Mangakuri beach
- Proposed long term to limit coastal development not taken into account

Decision Requested

- Consent authority to decline the application

10	John Duncan	Geotechnical instability; Inadequate development assessment; Personal and historical concerns; Safety risks	17 Raceview Close, Raureka, Hastings 4120 / kate.manahi@gmail.com	Oppose	Not mentioned
<p>Submission</p> <ul style="list-style-type: none"> • Long term observation: <ul style="list-style-type: none"> ○ Landscape changes over 70 years ○ Subsidence and cracks to Mangakuri beach • Concerns about stability: <ul style="list-style-type: none"> ○ Drainage advised by council to manage water outflow from hills • Concerns about safety: <ul style="list-style-type: none"> ○ Excavation for proposed building sites ○ Natural instability of land ○ Water discharges from springs ○ Increased slips • Historical insight: <ul style="list-style-type: none"> ○ The submitter worked with Williams Senior noting his concerns about land stability ○ Suggesting the current proposal would not align with the Williams family views on land use and safety <p>Decision Requested</p> <ul style="list-style-type: none"> • Consent authority to decline the application • Preserve the safety and integrity of Mangakuri Beach and its community 					

11	Penny and Sam Robinson	Geotechnical effects; Stormwater and wastewater effects; Visual amenity, Character and landscape effects; Traffic effects; Natural hazard effects; Effects on the coastal environment; Effects of the earthworks and construction processes; Fragmentation of rural land; Proposed Conditions of Consent; Section 106 of the RMA Assessment; Objectives and Policies of the ODP and PDP Assessment; Slope instability effects	78 Home Road, RD 10, Hastings 4180	Oppose	Yes
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Submission

The proposal will have significant and unacceptable adverse effects on the Mangakuri Beach environment including:

- Concerns about geotechnical effects
- Concerns about stormwater and wastewater effects
- Concerns about visual amenity, character and landscape effects
- Concerns about traffic effects
- Concerns about natural hazard effects
- Concerns about effects on the coastal environment
- Concerns about effects of the earthworks and construction processes
- Concerns about fragmentation of rural land
- Due to s106, subdivision consent should be refused
- The application is inconsistent with Objectives, Policies and Rules of the ODP and PDP
- Concerns about the proposed conditions of consent

Furthermore, the submitter(s) oppose the application regarding:

- Slope instability effects:
 - Risks to residences, land and coastal water
 - Increased likelihood of natural hazards by climate change

Decision Requested

- Consent authority to decline the application

12	Mangakuri Beach Management Society - Peter and Catherine Harty	Geotechnical effects; Stormwater and wastewater effects; Visual amenity, Character and landscape effects; Traffic effects; Natural hazard effects; Effects on the coastal environment; Effects of the earthworks and construction processes; Fragmentation of rural land; Proposed Conditions of Consent; Section 106 of the RMA Assessment; Objectives and Policies of the ODP and PDP Assessment; Slope instability effects; Submitters specific concerns; Fire risk; Environmental Impact	220 Mt Herbert Road, RD 5, Waipukurau 4285 / Duncan.ballinger@stoutstreet.co.nz and mmcclelland@legalchambers.co.nz	Oppose	No
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Submission

The proposal will have significant and unacceptable adverse effects on the Mangakuri Beach environment including:

- Concerns about geotechnical effects
- Concerns about stormwater and wastewater effects
- Concerns about visual amenity, character and landscape effects
- Concerns about traffic effects
- Concerns about natural hazard effects
- Concerns about effects on the coastal environment
- Concerns about effects of the earthworks and construction processes
- Concerns about fragmentation of rural land
- Due to s106, subdivision consent should be refused
- The application is inconsistent with Objectives, Policies and Rules of the ODP and PDP
- Concerns about the proposed conditions of consent

Furthermore, the submitter(s) oppose the application regarding:

- Slope instability effects:
 - Risks to residences, land and coastal water
 - Increased likelihood of natural hazards by climate change
- Submitters specific concerns:
 - Ground instability of the submitters property at 124 Williams Road
 - Previous damage to retaining walls and water tanks
 - Proposal to increase these concerns coupled with history of severe weather damage
- Traffic and road safety
 - Increase in traffic
 - Safety risk
 - Existing signs of structural damage to road
- Fire risk from unmaintained vegetation
- Environmental impact from increased population:
 - Damage to local flora

- Disruption to bird nesting areas
- Reckless drivers
- Subdivision inappropriate in a high erosion zone

Decision Requested

- Consent authority to decline the application

13	Michael David and Lisa Michelle Smith	Geotechnical effects; Stormwater and wastewater effects; Visual amenity, Character and landscape effects; Traffic effects; Natural hazard effects; Effects on the coastal environment; Effects of the earthworks and construction processes; Fragmentation of rural land; Proposed Conditions of Consent; Section 106 of the RMA Assessment; Objectives and Policies of the ODP and PDP Assessment; Slope instability effects	6 Okura Road, RD 14, Havelock North / mangakuri.mike@gmail.com	Oppose	Yes
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Submission

The proposal will have significant and unacceptable adverse effects on the Mangakuri Beach environment including:

- Concerns about geotechnical effects
- Concerns about stormwater and wastewater effects
- Concerns about visual amenity, character and landscape effects
- Concerns about traffic effects
- Concerns about natural hazard effects
- Concerns about effects on the coastal environment
- Concerns about effects of the earthworks and construction processes
- Concerns about fragmentation of rural land
- Due to s106, subdivision consent should be refused
- The application is inconsistent with Objectives, Policies and Rules of the ODP and PDP
- Concerns about the proposed conditions of consent

Furthermore, the submitter(s) oppose the application regarding:

- Slope instability effects:
 - Risks to residences, land and coastal water
 - Increased likelihood of natural hazards by climate change

The submitter has included an Addendum and Article by NIWA (“A Year of Global Watering”) concerning the following:

- Repeated Mismanagement and Non-compliance:
 - Reliability and responsibility in managing the proposed subdivision
- Economic and practical viability:
 - Trust's reliance on expert advice that has repeatedly required significant revisions
 - Pattern of inadequate assessment and planning
 - Undermining sustainability and safety of subdivision
- Geotechnical and environmental risks:
 - Severe earthflow risk zone
 - Documented instances of land instability

- Inadequate mitigation strategies
- Risks to future residents and existing community
- Historical weather events and future risks:
 - Past severe weather events e.g. Cyclone Gabrielle and 2011 rainfall
 - High risk of future similar events
 - Trusts failure to account for these risks in applications
 - Community safety
- Traffic and Infrastructure Concerns:
 - Increase in traffic
 - Increased safety hazards
 - Existing signs of structural damage to road
- District Plan Compliance:
 - Concerns about further development after a six year time limit condition for lifestyle block development
 - Impact on rural area and existing community values

Decision Requested

- Consent authority to decline the application

14	Glenn Tiri Manahi	Geotechnical effects; Stormwater and wastewater effects; Visual amenity, Character and landscape effects; Traffic effects; Natural hazard effects; Effects on the coastal environment; Effects of the earthworks and construction processes; Fragmentation of rural land; Proposed Conditions of Consent; Section 106 of the RMA Assessment; Objectives and Policies of the ODP and PDP Assessment; Slope instability effects	160 Stock Road, RD 2, Pakipaki, Hastings / glenn.manahi@me.com	Oppose	No
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Submission

The proposal will have significant and unacceptable adverse effects on the Mangakuri Beach environment including:

- Concerns about geotechnical effects
- Concerns about stormwater and wastewater effects
- Concerns about visual amenity, character and landscape effects
- Concerns about traffic effects
- Concerns about natural hazard effects
- Concerns about effects on the coastal environment
- Concerns about effects of the earthworks and construction processes
- Concerns about fragmentation of rural land
- Due to s106, subdivision consent should be refused
- The application is inconsistent with Objectives, Policies and Rules of the ODP and PDP
- Concerns about the proposed conditions of consent

Furthermore, the submitter(s) oppose the application regarding:

- Slope instability effects:
 - Risks to residences, land and coastal water
 - Increased likelihood of natural hazards by climate change

Decision Requested

- Consent authority to decline the application

15	Penelope Jane Manahi	Geotechnical effects; Stormwater and wastewater effects; Visual amenity, Character and landscape effects; Traffic effects; Natural hazard effects; Effects on the coastal environment; Effects of the earthworks and construction processes; Fragmentation of rural land; Proposed Conditions of Consent; Section 106 of the RMA Assessment; Objectives and Policies of the ODP and PDP Assessment; Slope instability effects	160 Stock Road, RD 2, Pakipaki, Hastings / manahis@xtra.co.nz	Oppose	No
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Submission

The proposal will have significant and unacceptable adverse effects on the Mangakuri Beach environment including:

- Concerns about geotechnical effects
- Concerns about stormwater and wastewater effects
- Concerns about visual amenity, character and landscape effects
- Concerns about traffic effects
- Concerns about natural hazard effects
- Concerns about effects on the coastal environment
- Concerns about effects of the earthworks and construction processes
- Concerns about fragmentation of rural land
- Due to s106, subdivision consent should be refused
- The application is inconsistent with Objectives, Policies and Rules of the ODP and PDP
- Concerns about the proposed conditions of consent

Furthermore, the submitter(s) oppose the application regarding:

- Slope instability effects:
 - Risks to residences, land and coastal water
 - Increased likelihood of natural hazards by climate change

Decision Requested

- Consent authority to decline the application

16	John Charles Duncan	Geotechnical effects; Stormwater and wastewater effects; Visual amenity, Character and landscape effects; Traffic effects; Natural hazard effects; Effects on the coastal environment; Effects of the earthworks and construction processes; Fragmentation of rural land; Proposed Conditions of Consent; Section 106 of the RMA Assessment; Objectives and Policies of the ODP and PDP Assessment; Slope instability effects	17 Raceview Close, Raureka, Hastings 4120 / _jandmduncan@farmside.co.nz	Oppose	No
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Submission

The proposal will have significant and unacceptable adverse effects on the Mangakuri Beach environment including:

- Concerns about geotechnical effects
- Concerns about stormwater and wastewater effects
- Concerns about visual amenity, character and landscape effects
- Concerns about traffic effects
- Concerns about natural hazard effects
- Concerns about effects on the coastal environment
- Concerns about effects of the earthworks and construction processes
- Concerns about fragmentation of rural land
- Due to s106, subdivision consent should be refused
- The application is inconsistent with Objectives, Policies and Rules of the ODP and PDP
- Concerns about the proposed conditions of consent

Furthermore, the submitter(s) oppose the application regarding:

- Slope instability effects:
 - Risks to residences, land and coastal water
 - Increased likelihood of natural hazards by climate change

Decision Requested

- Consent authority to decline the application

17	George and Vicky Williams	Geotechnical effects; Stormwater and wastewater effects; Visual amenity, Character and landscape effects; Traffic effects; Natural hazard effects; Effects on the coastal environment; Effects of the earthworks and construction processes; Fragmentation of rural land; Proposed Conditions of Consent; Section 106 of the RMA Assessment; Objectives and Policies of the ODP and PDP Assessment; Slope instability effects	209 Williams Road, Kairakau / george@bdd.co.nz	Oppose	Yes
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Submission

- Concerns about geotechnical effects
- Concerns about stormwater and wastewater effects:
 - Increased runoff
 - Recent weather events such as Cyclone Gabriel have not been considered
- Concerns about visual amenity, character and landscape effects
- Concerns about traffic effects
- Concerns about natural hazard effects
- Concerns about effects on the coastal environment
- Concerns about effects of the earthworks and construction processes:
 - Submitter's property in relation to proposed road is on a steep slope
 - Safety of existing road
- Concerns about fragmentation of rural land
- Due to s106, subdivision consent should be refused
- The application is inconsistent with Objectives, Policies and Rules of the ODP and PDP

Furthermore, the submitter(s) oppose the application regarding:

- Slope instability effects:
 - Risks to residences
 - Increased likelihood of natural hazards by climate change
- Preserving natural beauty of beach
- Upholding Samuel Williams wishes

Decision Requested

- Consent authority to decline the application

18	Allan Family Trust	Geotechnical effects; Stormwater and wastewater effects; Visual amenity, Character and landscape effects; Traffic effects; Natural hazard effects; Effects on the coastal environment; Effects of the earthworks and construction processes; Fragmentation of rural land; Proposed Conditions of Consent; Section 106 of the RMA Assessment; Objectives and Policies of the ODP and PDP Assessment; Slope instability effects	P.O. Box 16, Clive, 4148 / david_allen@xtra.co.nz	Oppose	No
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Submission

- Concerns about geotechnical effects
- Concerns about stormwater and wastewater effects:
- Concerns about visual amenity, character and landscape effects
- Concerns about traffic effects
- Concerns about natural hazard effects
- Concerns about effects on the coastal environment
- Concerns about effects of the earthworks and construction processes:
- Concerns about fragmentation of rural land
- Due to s106, subdivision consent should be refused
- The application is inconsistent with Objectives, Policies and Rules of the ODP and PDP

Furthermore, the submitter(s) oppose the application regarding:

- Slope instability effects:
 - Risks to residences
 - Increased likelihood of natural hazards by climate change

The submitter has included an Addendum concerning the following:

- Associated effects on coastal land and landslips that have occurred
- Increased waterflows
- Concerns about liability:
 - Potential for land slip to cause damage to neighbouring properties
 - Where will liability site
- Historic criteria and reliability of Geotechnical Report
- Local knowledge of area declining subdivision
- Resource consent history recommendation demonstrates subdivision should not proceed
- Infrastructure concerns coupled with the areas coastal land and properties – risk is not necessary:
 - Past adverse weather events such as Cyclone Gabrielle

Decision Requested

- Consent authority to decline the application

19	Administration error – document received is not a submission				
20	Aramac Trust - Joan and Max Chatfield	Geotechnical effects; Stormwater and wastewater effects; Visual amenity, Character and landscape effects; Traffic effects; Natural hazard effects; Effects on the coastal environment; Effects of the earthworks and construction processes; Fragmentation of rural land; Proposed Conditions of Consent; Section 106 of the RMA Assessment; Objectives and Policies of the ODP and PDP Assessment; Slope instability effects; Ethical concerns; Risk to marine life	4 Okura Road, Mangakuri Beach / joanmax4@gmail.com	Oppose	Yes

Submission

- Concerns about geotechnical effects
- Concerns about stormwater and wastewater effects:
 - Increased runoff
 - Recent weather events such as Cyclone Gabrielle have not been considered
- Concerns about visual amenity, character and landscape effects
- Concerns about traffic effects
- Concerns about natural hazard effects
- Concerns about effects on the coastal environment
- Concerns about effects of the earthworks and construction processes:
- Concerns about fragmentation of rural land
- Due to s106, subdivision consent should be refused
- The application is inconsistent with Objectives, Policies and Rules of the ODP and PDP
- Concerns about proposed conditions:
 - Mitigate risks to an acceptable level

Furthermore, the submitter(s) oppose the application regarding:

- Slope instability effects:
 - Risks to residences, land and coastal water
 - Increased likelihood of natural hazards by climate change
- Community consultation:
 - Lack of engagement
- Preservation of character:
 - Concerns about disrupting Mangakuri Beach is isolated and peaceful character
 - Original intention of the Williams family
- Land suitability:
 - History of landslides
 - Potential risks to existing and potential structures
- Emergency access:
 - Compromising the Williams Road access and exit route
- Runoff harming marine life

- Expert advice reliability:
 - Repeated amendments to expert advice across 3 applications
 - Doubts about reliability

Decision Requested

- Consent authority to decline the application

21	D W Boys Tairua Family Trust - Christopher Boys	Geotechnical effects; Stormwater and wastewater effects; Visual amenity, Character and landscape effects; Traffic effects; Natural hazard effects; Effects on the coastal environment; Effects of the earthworks and construction processes; Fragmentation of rural land; Proposed Conditions of Consent; Section 106 of the RMA Assessment; Objectives and Policies of the ODP and PDP Assessment; Slope instability effects; Coastal environment; Infrastructure maintenance	35 Johnstone St, Pt Chevalier, Auckland 1022 / christopher.boys@katabolt.com	Oppose	Yes
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Submission

- Concerns about stormwater and wastewater effects
- Concerns about effects on the coastal environment
- Concerns about geotechnical effects
- Concerns about visual amenity, character and landscape effects
- Concerns about traffic effects
- Concerns about natural hazard effects
- Concerns about effects of the earthworks and construction processes:
- Concerns about fragmentation of rural land
- Due to s106, subdivision consent should be refused
- The application is inconsistent with Objectives, Policies and Rules of the ODP and PDP

Furthermore, the submitter(s) oppose the application regarding:

- Slope instability effects:
 - Risks to residences, land and coastal water
 - Potential landslides and erosion
 - Climate change increasing frequency of natural hazards
 - Safety
- Coastal environment:
 - Decline in marine life over time
 - Poor management and poaching
 - Increased resident numbers/population further straining resources
- Infrastructure concerns:
 - Lack of maintenance on Williams Road and Okura Road
 - Council's capacity to manage further development pressure
- Concerns over the negative impacts of subdividing rural land into smaller parcels
- Affects environmental integrity and rural land productivity

Decision Requested

- Consent authority to decline the application

22	Peter Aranyi	Geotechnical effects; Stormwater and wastewater effects; Visual amenity, Character and landscape effects; Traffic effects; Natural hazard effects; Effects on the coastal environment; Effects of the earthworks and construction processes; Fragmentation of rural land; Proposed Conditions of Consent; Section 106 of the RMA Assessment; Objectives and Policies of the ODP and PDP Assessment; Slope instability effects	PO Box 39-115 Howick Auckland 2145/ Peter@EmpowerEducation.com	Oppose	Yes
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Submission

- Concerns about geotechnical effects
- Concerns about stormwater and wastewater effects:
- Concerns about visual amenity, character and landscape effects
- Concerns about traffic effects
- Concerns about natural hazard effects
- Concerns about effects on the coastal environment
- Concerns about effects of the earthworks and construction processes:
- Concerns about fragmentation of rural land
- Due to s106, subdivision consent should be refused
- The application is inconsistent with Objectives, Policies and Rules of the ODP and PDP
- Concerns about proposed conditions:
 - Mitigation and management of effects

Furthermore, the submitter(s) oppose the application regarding:

- Slope instability effects:
 - Risks to residences, land and coastal water
 - Increased likelihood of natural hazards by climate change
- Ongoing water damages to Williams Road during adverse weather conditions
 - Highlighted by Cyclone Gabriel
 - Increase traffic exacerbate road damage and hazards

Decision Requested

- Consent authority to decline the application

23	Penelope Jane Blundell	Geotechnical effects; Stormwater and wastewater effects; Visual amenity, Character and landscape effects; Traffic effects; Natural hazard effects; Effects on the coastal environment; Effects of the earthworks and construction processes; Fragmentation of rural land; Proposed Conditions of Consent; Section 106 of the RMA Assessment; Objectives and Policies of the ODP and PDP Assessment; Slope instability effects.	13B Shortland Place, Havelock North 4130 / pennyblundell58@gmail.com	Oppose	No
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Submission

- Concerns about geotechnical effects
- Concerns about stormwater and wastewater effects:
 - Increased runoff across both sides of the submitters property
 - Destabilising roads, property and ability to absorb water
- Concerns about visual amenity, character and landscape effects
- Concerns about traffic effects
 - Unstable
 - Road safety issues with increased traffic
- Concerns about natural hazard effects
- Concerns about effects on the coastal environment
- Concerns about effects of the earthworks and construction processes:
 - Submitter's property in relation to proposed road is on a steep slope
 - Safety of existing road
- Concerns about fragmentation of rural land
- Concerns about proposed conditions
- Due to s106, subdivision consent should be refused
- The application is inconsistent with Objectives, Policies and Rules of the ODP and PDP

Furthermore, the submitter(s) oppose the application regarding:

- Slope instability effects:
 - Risks to residences, land and coastal water
 - Increased likelihood of natural hazards by climate change
- Submitter has witnessed landslide affecting their relatives property
- Upholding Samuel Williams vision and preserve the areas character
- Risk to property:
 - Increased risk of damage and land stability to properties from tree removal
 - Increase traffic exacerbate road damage and hazards

Decision Requested

- Consent authority to decline the application

24	Mangakuri Beach Management Society	Geotechnical effects; Stormwater and wastewater effects; Visual amenity, Character and landscape effects; Traffic effects; Natural hazard effects; Effects on the coastal environment; Effects of the earthworks and construction processes; Fragmentation of rural land; Proposed Conditions of Consent; Section 106 of the RMA Assessment; Objectives and Policies of the ODP and PDP Assessment; Slope instability effects	6 Okura Rd, RD14, Havelock North	Oppose	Yes
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Submission

- Concerns about geotechnical effects
- Concerns about stormwater and wastewater effects:
- Concerns about visual amenity, character and landscape effects
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- Concerns about effects on the coastal environment
- Concerns about effects of the earthworks and construction processes:
- Concerns about fragmentation of rural land
- Due to s106, subdivision consent should be refused
- The application is inconsistent with Objectives, Policies and Rules of the ODP and PDP

Furthermore, the submitter(s) oppose the application regarding:

- Slope instability effects:
 - Risks to residences, land and coastal water
 - Increased likelihood of natural hazards by climate change
- Impacts on Williams Rd from increased traffic and ongoing slumping are underestimated in the traffic assessment
- Proposed stormwater and wastewater management strategies lack specificity, potentially leaving future landowners with unmanageable risks, including improperly supported detention dams on unstable hillsides
- Accuracy of findings in the Geotechnical report
- Potential for future development contrary to the PDP's emphasis on maintaining the areas remoteness and undeveloped nature
- Uncertainty over liability for damage
- Preservation of natural beauty and historical intent:
 - Compromised by proposal

Decision Requested

- Consent authority to decline the application

25	Fire and Emergency New Zealand	Fire water supply; Access for fire appliances	85 Molesworth Street, Thorndon, Wellington 6011 / Jacob.yee@beca.com	Supports with conditions	Yes
<p>Submission</p> <ul style="list-style-type: none"> • Water Supply: <ul style="list-style-type: none"> ○ Proposal plans to use rainwater tanks for water supply ○ Supports consent notice condition requiring future property owners to provide details of firefighting water supply prior to development commencing and certifying completion at the time of building consent ○ Support the exploration of communal dedicated water tanks during detailed design in consultation with Fire and Emergency • Access: <ul style="list-style-type: none"> ○ Adequate access to all newly created lots essential for Fire and Emergency to respond to emergencies ○ The proposed accessways must comply with NZ Fire Service Firefighting Water Supplies Code of Practise, ensuring minimum widths and gradients are met to allow safe and effective fire appliance operations ○ Concern raised about specific access points that may not meet these requirements, highlighting the need for compliance to avoid navigation issues <p>Decision Requested</p> <ul style="list-style-type: none"> • Consent conditions: Fire and Emergency request that consent conditions be included to ensure firefighting water supply and access comply with SNZ PAS 4509:2008 • Consent notices: They also seek consent notices on the newly created Record of Titles to ensure these requirements are maintained during subsequent design and development • Consultation encouragement: Future landowners are strongly encouraged to work with Fire and Emergency to optimize firefighting water supply and access arrangements 					

Summary of support / opposition			
Support	Support with condition	Neutral/ not stated/ position reserved	Oppose
0	#25	0	#1 to #18, #20 to #24
Summary of topic areas			
Topic	Submissions		
Geotechnical effects	3, 4, 6i, 6ii, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24		
Stormwater and wastewater effects	1, 2, 3, 4, 6i, 6ii, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24		
Visual amenity, Character and landscape effects	2, 3, 4, 6i, 6ii, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24		
Traffic / roading	1, 3, 4, 6i, 6ii, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, , 20, 21, 22, 23, 24		
Natural hazard effects	2, 3, 4, 5, 6i, 6ii, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 20, 21, 22, 23, 24		
Effects on the coastal environment	1, 3, 4, 6i, 6ii, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24		
Effects of the earthworks and construction processes	3, 4, 6i, 6ii, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24		
Fragmentation of rural land	1, 3, 4, 6i, 6ii, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24		
Section 106 of the RMA Assessment	3, 4, 6i, 6ii, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24		
Objectives and Policies of the ODP and PDP Assessment	3, 4, 6i, 6ii, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24		
Proposed Conditions of Consent	3, 4, 6i, 6ii, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25		
Slope instability effects	3, 4, 6i, 6ii, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24		
Firefighting water supply	25		
Access for fire appliances	25		