

To : Whangarei District Council

From: Duncan Scott 45 Dip Road Kamo 0112

Date : 6th September 2023

Subject : Notified Resource Consent - Onoke Heights Ltd Submission Letter

Dear Sir,

I have recently looked over the subdivision proposals for the above Resource Consent Application and note that there are masses of sections proposed, and there are a number of very important issues which haven't been addressed within the proposal.

1/ There is a new road entrance shown onto Dip Road which isn't practical given that this road is already overloaded. We have a disabled daughter and she has a small bus which picks her up in the morning and delivers her home in the afternoon. The road is already too congested and any addition traffic would only make the issue worse. The bus already struggles to access back into Dip Road in the morning and afternoons during school hours because of the amount of traffic.



Iti Street looking onto Dip Road (Note the congestion and lack of parking causing a one way system)

2/ We have been living at 45 Dip Road for 18 years and we have set up our house and section for our daughter as a safe environment with good fencing, swings, bark pit and safety glass in all of the windows and doors. The bathroom has also been modified for her so that it is waterproof. We have spent a lot of time and money to ensure that she remains safe inside and outside of the house. We note that there is a proposed walkway adjoining our property and this is not acceptable given that she often takes her cloths off and could be seen from the proposed walkway. She is also very verbal and there would need to be a 'no complains' clause for any close neighbouring properties.

3/ No consideration has been given to the environment regarding established native trees. There are six large Puriri trees in the middle of the property which are about 200 years old and it would be a crime to remove them. There are also Kauri trees and Totara which need to be protected. The plans supplied do not allow for these Puriri trees to stay, so this is unacceptable.



Photo is taken from Dip Road looking across at the 6 x Puriri Trees

4/ We currently have a very small part of our section which WDC has identified as a flood zone which I assume is because the existing culverts aren't sized correctly and that the existing stream may not always be maintained to a reasonable standard. We note that the proposed development will only make this worse as per the 50 year predictions shown on the NRC map. We assume that there is a cycle track or walkway proposed (although this is not clear on any of the maps supplied to us) so access to cleaning of the stream will be blocked by this pathway and therefore will only make flooding worse. In any case our property is situated high above the Kamo township and there is plenty of fall towards the north, so any flood zones are actually created by poor design and inadequate maintenance of the existing drainage systems.

In general the standard of the Onoke Heights Subdivision proposal is of poor quality and therefore it needs to be rejected.

Regards, Duncan

0274854110

