

Onoke Heights

Kia ora tatou katoa

My name is Shaughan Anderson. This is my first submission and I apologise for the mistakes I've made. In particular my comments about potential solutions rather than making my case as identified by Mr Hardstone. I would also state that the vast volume of professional and technical material was a challenge to read and or understand.

I am almost 66 years of age and grew up or had my formative years at 55 Crawford crescent. Attended Kamo Primary/Kamo Intermediate and Kamo High Schools as a result. I was unaware of the tapu of the area and certainly didn't recognise property boundaries. The connectivity to Onoke reserve and Tuatara Drive Hodges and the Kamo sports fields where I met friends and enjoyed my youth is something I value.

I worked for over 40 for years for the Department of Lands and Survey's Parks department and its successor the Department of Conservation. I mainly worked in the Visitor space developing and managing visitor services of which the largest asset class by far were tracks.

I retired in December of last year and currently have a part time role as a Regional Field Advisor for Herenga a nuku Aotearoa. I am the only person for northland.

My submission should now be read as that I am strongly against the subdivision proposal as it stands. My concerns are largely that of its connectivity to the community and the surrounding amenities and the block that it acts as for the community.

Contrary to evidence submitted by Mr Leather I don't see the subdivision as submitted aesthetically pleasing and a place to live because despite a large boundary say 40% with Onoke Reserve the residents have no direct access.

The removal of the only substantial trees on the paddock seem similarly a negative to the aesthetics. I don't believe I've seen Puriri trees without partly dead crowns. The dead crowns or dead skeletons of puriri trees in paddocks across northland survive I understood because unlike other trees they're hardwood and the wood stays intact and visible for decades. I don't see the value in the offset planting when compared to the substantial Puriri trees that will be lost. Lost as with the Taraire trees and broadleaf forest in the referred to James subdivision.

Contrary to evidence by the engineers a safe walking and cycling access could have been provided at the top/north western section of the property. I say safe because it could have been entirely off road. With control devices it would also offer no access by motorcycles or quads in either direction.

It would appear that they have not read or considered the WDC Walking and Cycling Strategy 2018 or the more recently published material and that they looked at the matter entirely as an additional access point for vehicles via a road entry which as we can all agree presents some safety risks.

The proposed gravelled track along the streamside is not and will not be suitable access. In short order northland rain events will see the gravel removed pot holes created where water sits and moistens and weakens the formation to the ultimate detriment of the access

path. There are any number of examples in Northland and in the WDC rohe in particular of similar faults. That the resulting silt enters the waterway and creates turbidity problems for aquatic life and ultimately channels in the navigable river system is visible to the community as a whole. As seen further down in Hodges bush and or the Huarahi o te whai/ Hatea loop walk concreting the path is the only practical solution if paths are built in the flood plain. It seems bordering on abject stupidity to propose or build or accept a path of this design in this type of location.

Ms Mcgrath spoke of

- Best practice pedestrian access I contend that she had no one with 40 plus years of track development and management who could appropriately advise on the stream track as presented
- It does offer the potential to offer connectivity to Dip road/Tuatara drive as designed on paper but almost certainly won't practically
- The "surrounding environment is summarised as follows
 - o Predominantly residential in nature". Yet a large boundary say 40% is characterised by Onoke reserve of which all 93 sections are alienated from having no direct access to. This natural environment is acknowledged of mixed native and introduced heritage.
- Dip Road. ***"Dip Road has a legal width of 20m, two sealed lanes and a carriageway width of approximately 6.4 metres.A footpath is located on the eastern side. There are no street trees, with a number of power and light poles within the road reserve"***. I would draw your attention to the first pic I submit today. The width of the legal road reserve is 20m. Ms Mc Grath's evidence states the formed carriage is 6.0plus m wide. On a give take basis approx. 6m exists either side. I would contend that whilst there is no planted avenue of trees substantial trees exist and create amenity value along Dip road and that the roads inside the subdivision won't be consistent with if the Puriri Trees are removed.
- ***"Pedestrian Connectivity and Open Space Network: Concrete footpaths are proposed: (iv) along the eastern side of Dip Road south of the new intersection; (vi) upgrading of the existing footpath on Dip Road south of the new intersection"***. It would seem with not concreting the path to the top of the hill and connectivity to the Onoke reserve it also alienates the community further up Dip Road. When I grew up at 55 Crawford cres in the late 60s n 70s Dip road was unsealed and had no foot path. That the gravel is an improvement clearly BUT its not a best practise solution for the present and or into the future.
- ***"The Applicant and its expert team have sought to engage with and respond to feedback received on the Proposal"***. I contest that here was any engagement with me or attempt to understand my concerns about the subdivision as presented.

My submission should be read that I am strongly against the subdivision proposal as it stands.

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