

Kaipara District Council Plan

Fernlea Developments (LGMJ TRUSTEES LTD)

111 Tawa Ave

Kaiwaka

Jennifer Ross-Janett

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- I want to make a submission in person – (morning suits)
- I will make the submission in person with others
- I do not benefit commercially from this submission.

My Submission

I am making this submission as a resident directly affected by the consequences of rapid, growth in the Kaiwaka district. While I support the concept of rezoning to accommodate a growing population, I am very concerned that without clear planning and investment in infrastructure; the quality of life and safety for existing residents will continue to decline. Currently, local landowners are subdividing, paying fees to subdivide, which results in more rate payers. The growth to date, has provided greater revenue to council, however this has not led to residents and land owners benefitting from any Council upgrades to infrastructure and services. To be told that for the future planned rezoning of our area, Council will not improve the infrastructure and services is not acceptable. To hear that Council's plan is to make developers upgrade private roads is extremely disappointing, firstly because it is a 'one and done' approach with no ongoing maintenance plan, and secondly more often than not the subdivisions are done by land owners and not developers.

On Tawa Ave there have been three slips rendering the road impassable on several occasions. This is a serious safety concern - we have needed ambulance services multiple times, and emergency access is unreliable. The road owner is uncooperative and difficult to work with, which has created stress for us and some of the neighbours; police have also told us that conflicts over private road conditions are a frequent cause of call out in Kaipara.

Another key concern is inadequate waste management service for existing owners - rubbish is often dumped illegally or scattered after been torn from paid council bags, I and residents on the road weekly pick up this rubbish and dispose of it at our expense. This is unacceptable, especially as we pay rates, and pay for the Council rubbish bags.

We strongly object to; any further development which increases the population density in our area, or to increase of rates without clear improvements to our services and infrastructure.

We ask that Council:

1. Approves the zoning plan only if a clear detailed infrastructure and services strategy is put in place.

2. Commits to improved rubbish collection systems, including better containment at public collection points and monitoring of illegal dumping.
3. Develops and communicates a comprehensive plan for improving both public and private roads, including provisions for access in emergencies and long-term maintenance.
4. Provides mechanisms to support residents on private road where ownership disputes and neglect compromise safety and property value.

Suggested conditions (if consent granted):

1. Immediate review and upgrade of waste management services in growing areas.
2. A council led infrastructure plan that includes assessments of private roads and options for improving them in coordination with affected residents.
3. Transparent developers' contributions, for infrastructure upgrades to a standard, that supports long term use.
4. Inclusion of private road resilience and safety standards in planning conditions, particularly where those roads serve multiple properties.

I look forward to hearing from Council on this matter.