

Further Submission

Private Plan Change 84 – Mangawhai Hills Limited

Please see my further submission below in relation to the above.

I can not gain an advantage in trade competition through this submission.

I am directly affected by the request as I live at number 29 and own further property at number 31 Old Waipu Road North, Mangawhai.

I would consider presenting a joint case with others making similar submissions at the hearing.

This submission *opposes* the proposed plan change request in its entirety.

FS10.1 1. Submitter No.4 – Berggren Trustee Co. Limited c/- Maria Berggren
I agree with all Submission points raised from 4.1 – 4.13.

FS10.2 2. Submitter No.46 – Nicholas and Donna-Lee Wilson
I agree with all submission points raised 66.1.

FS10.3 3. Submitter No. 48 – Neil Gestro
I agree with the Submission points raised 48.1 & 49.2.

I have real concern with the lack of detail provided when using the name 'Old Waipu Road', when clearly a large part of roading mentioned encompasses 'Old Waipu Road North' and it's access and egress on to and off Cove Road at the 'T' intersection of those roads and the impact that will have on the residents of Old Waipu Road North.

- Further I believe information that has been provided is incorrect. Old Waipu Road North was only ever engineered for its original subdivision. This was a *single lane* access made as a Private Access on an unformed Private Road from the entrance on Cove Road to Number 39 Old Waipu Road Norths entry.
- No further engineering or work has been carried out on this 300 metres of road to allow for the current use of the road.
- As stated in the documentation forwarded to Council by Mangawhai Hills Limited it states that this road is a two-way road: Implying that would be a health and safety concern for the property owners along this road, given my understanding as noted above.
- The Council advise that the Council owns the road, but no further action has been taken by Council to upgrade this 300 odd metre stretch of road for the significant amount of traffic that is currently using the road from when it was originally created.
- If the road is opened as noted within the documentation forwarded by Mangawhai Hills Limited for the plan change, Old Waipu Road North, to cater for the significant infrastructure road works that will be required to establish the requested plan change, will need major upgrades by Council for the reasons stated above.
- In my view for the request for such a major plan change to be passed, more than 'indicative' roading needs to be in place. I would want a 'definitive' on the roading issue with regards to Old Waipu Road North, particularly given that some 150 metres southwest of the intersection there is an indicative primary road to enter Mangawhai Hills opposite De Boer Lane proposed.
- Currently the 'T' intersection of Old Waipu Road North and Cove Road sits on a blind corner and is dangerous as it stands, without all the traffic infrastructure to this proposed plan change that will be created. Ideally if the indicative entrance opposite De Boer Lane is approved the access of Old Waipu Road North and Cove Road should be closed and made into a cul-de-sac, this in my view is an option that should be seriously considered by all parties.

I will forward copies of my further submissions to the noted submitters. 4, 46 and 48.

Thank you.

Faye Shewan

*Please note that due to a significant power cut today my further submission will be late being sent, I respectfully request my further submission is accepted.