

Vicki Cooney Submission to Private Plan Change 82 - Moonlight Heights

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## Submitter Details

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## 1. Introduction

This is a submission by Vicki Cooney on Private Plan Change 82 to the Kaipara District Plan

I am the ratepayer/ resident of 197 Awakino Rd & was identified in 2017 as a “affected “ neighbour of the Dargaville Resource and Recovery Park (I would prefer to use Dargaville Transfer Station -DTS) development in 2017. I will be directly affected by the adverse effects of this proposed plan change and are also concerned with my experience/ knowledge of a development since 2017, the adverse effects on potential & existing ratepayers. I do not have the resources of the developer of Moonlight Heights or Kaipara District Council. I write this document on the 12<sup>th</sup> February awaiting Cyclone Gabrielle as the neighbour of DTS. I complete this document on 17<sup>th</sup> February 2023 after Cyclone Gabrielle .

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

I oppose PC82

The specific provisions of the proposal that this opposition relates to is:

The provision for residential development as outlined in Private Plan Change 82 - Moonlight Heights Land and its effects in relation to:

1. Water
2. Transport / Traffic
3. Reserve Contributions - 199 Awakino Rd

I support the growth and development of Dargaville, and in particular residential development, that is consolidated around existing settlements, and is consistent with the patterns of growth planned for in the Kaipara District Plan, the Northland Regional Policy Statement (RPS) and the Dargaville Spatial Plan. However.....

## 1. Water

There is not an adequate raw water supply to residents & industry in Dargaville.

I refer Commissioner's to

Kaipara District Council Briefing -Wednesday, December 01, 2021 @ 9:30 AM. Page 14

<https://pub-kaipara.escribemeetings.com/FileStream.ashx?DocumentId=5095>

1.1

### Water Pressure

#### SYSTEM PERFORMANCE OF THE PRE-DEVELOPMENT SCENARIO

Figure 1 presents the capacity of the existing water supply network for the 2051 Projected Population Growth Scenario. The existing water supply network along Awakino Road is a mixture of Asbestos Concrete and CLS pipes, DN 100mm, in poor to very condition.

The network in the vicinity of the Awakino Road experiences head losses greater than the recommended maximum of 5m/1000m for pipes with a diameter less than 150mm.

**However, there is sufficient pressure present in the network in this area to service existing connected properties under the base scenario.**

<file:///C:/Users/PC/Downloads/Moonlight%20Heights%20%20Water%20and%20Wastewater.pdf>

My property – 197 Awakino Rd is shown on the maps provided but there is no indication of system performance under the various scenarios. I am wholly reliant on the town water supply. My “shown” neighbours- DTS & 171 Awakino Rd go orange (0-10 node min pressure) @ Scenario 5.

1.1 cont

Who is responsible when the water pressure fails at between scenarios 3-5 for existing connected properties?

- Three Waters

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#### **Government Water Services Bills update**

Council will be required to amend its policy to remove development contributions for water and wastewater services.

Will Kaipara Council have any responsibility to existing connected properties by accepting Plan change 82?

- DTS

What are the future water requirements of the Dargaville Transfer Station.?

From the Long Term plan - Develop and implement composting facility. 2023/2024.

There has also been discussion of a recycling facility @ DTS.

1.2

As core infrastructure how will a lack of water pressure affect their ability to implement changes required under legislation and good governance.

## 1. Transport/ Traffic

### 3.2 Site Access to Public Road Network

“ Indicative sight distances from this location are shown in Figure 5. It is noted that further investigation of new road intersection locations will be carried out as part of any future +subdivision applications, following a successful Plan Change”

[https://www.kaipara.govt.nz/uploads/districtplan\\_operative/planchanges/PPC82%20Moonlight%20Heights/Appendix%204%20Transport%20Assessment%20Report.pdf](https://www.kaipara.govt.nz/uploads/districtplan_operative/planchanges/PPC82%20Moonlight%20Heights/Appendix%204%20Transport%20Assessment%20Report.pdf) page 7

The plan site (figure5) is within 15 meters? of the main entrance of DTS and adjacent to 161 Awakino Rd.

1.3

DTS have \$100,000 from the Waste Minimisation fund (2022) & \$65,000 funding from KDC (LTP) for a weigh station. I have no knowledge how the weigh station will affect my own property and whether there is a traffic management plan in place for Awakino Rd.

161 Awakino Rd was sold in November 2022. The present owners are not the ones stated in

1.4

[https://www.kaipara.govt.nz/uploads/districtplan\\_operative/planchanges/PPC82%20Moonlight%20Heights/Appendix%201%20Records%20of%20Title.pdf](https://www.kaipara.govt.nz/uploads/districtplan_operative/planchanges/PPC82%20Moonlight%20Heights/Appendix%201%20Records%20of%20Title.pdf)

There is no assessment of DTS in regard to traffic movements on Awakino Rd.

1.3 cont

## 2. Reserve Contributions - 199 Awakino Rd

199 Awakino Rd includes DTS & the closed Dargaville Landfill. Private Plan Change 82 - Moonlight Heights is adjacent to 199 Awakino Rd. There is **14 hectares of land** owned by Kaipara District Council @ this site. The majority of the land, perhaps with the exclusion of DTS, was shown as part of the Awakino River Neighbour in Spatial Plan 5.

I have not read an assessment by Kaipara Council of the potential of this publicly owned land 3 kms from Dargaville Town Center. The majority of the land will not flood. I had no flooding issues during Cyclone Gabrielle. There are limitations with a 20 year old landfill that presently emits no methane & a working Transfer Station.

1.5

These limitations should be considered for potential residents of Private Plan Change 82 - Moonlight Heights, particularly those in the North of this development.

If this publicly owned land cannot be used as leverage to Government, Iwi or perhaps local Business for the funding of required infrastructure in Dargaville, I submit that reserve contributions from Private Plan Change 82 - Moonlight Heights are used in this adjacent publicly owned land to create a park.

Presently I may be the only ratepayer in Dargaville to enjoy the vista of north facing, wide open rural views. Perhaps existing and potential ratepayers should also enjoy this open space.



Yours Sincerely

Vicki Cooney