

Submission Summary – Kerepi Site Rezoning

Sub. No.	Name	Organisation (if applicable)	Contact Person (if applicable)	Specific provisions of proposal	Support/ Oppose/ Amend	Submission	Relief	Wish to be Heard
1	Paul Tomlinson			Traffic	Oppose	Based on the Transport Impact Report dated December 2022 as supplied by council I believe that the roading provisions to support the continued expansion of the subdivision are inadequate and should be further investigated. I note that the report was prepared nearly 18 months ago and hasn't taken into account the increased flow of traffic from the already expanded subdivision and the new residences now in situ. That the arterial roads are already under pressure to handle the volume particularly the Kingwell Drive to Middle Renwick road where parking is now fully maximized; due to the light industries situated there and parking by Ashwood village personnel. This particular stretch of the road is used extensively by parents twice a day to drop off and pick up children. I reference the roading report page 28 where it states that parking demand is low which is clearly not the case from Kingwell to Middle Renwick . All in all I consider that a road safety issue is now evident and the report fails to adequately address this in my opinion.	That an updated Transportation Plan or amendments should be prepared and then considered prior to granting Variations 6 &7	No
2	Simon Collett	Kerepi Ltd	Mark Lile	Zoning Change Amenity Stormwater Transportation	Support	Kerepi Limited fully support the changes proposed to Volumes 1, 2 and 4 of the MEP, and in particular, the change in zoning as shown on Map 3. This zoning map accords with the conceptual masterplan that Kerepi Limited has developed for this site, with input from its multi-disciplinary team. This also included constructive input from the Council and its professional advisors, including specialised urban design advice. It is considered that Variation 6 will help the Council deliver on its obligations under the NPS-UD, and in doing so, will also see the creation of a well-functioning urban environment that will serve a range of housing needs. Kerepi Limited also supports Variation 6 as it is submitted that this variation: 1. the form of development enabled by Variation 6 (and Variation 7) is appropriate for this site and location; 2. the change has given appropriate consideration to natural hazards and freshwater values (Caseys Creek); 3. will maintain the character and amenity of the adjacent residential environment; 4. will lead to development that can be appropriately serviced and accommodated within the local transportation network.	Support the variation (inferred)	Yes
3	David Craig			Stormwater	Oppose	As a Resident of 12 Clearwater Place I Oppose the Kerepi Site Rezoning. My property borders Cassey's Creek and I oppose with concerns that there is the potential for an increased flow of water from stormwater run off which could have long term effects of my property through flooding. Section 5.3.3 Stormwater, Section 5 of the Proposed Variation states that a Detention Pond will be used and that there will be no adverse effect or change to the flow of the Cassey's Creek. I wish to seek more evidence to this statement from the Marlborough District Council, and the calculations they are using to prove there won't be any further increased flow. Will only one pond be used or will there be more? With high density housing there will be an increased amount of stormwater run off and with out careful planning and designs, then there is no doubt in my mind that the water flow will increase. Since the upgrade of Cassey's creek to take the Rose Manor stormwater it has been poorly maintain, with weeds restricting water flow, causing water to back up during rain events. In a weather event in the winter of 2022 the pumps were turned on too late and Poplar poles soaking in the water around the pump station blocked the culvert under the stock bank, resulting in the stormwater getting very high to the top of the banks.	I seek that the council provide more evidence to section 5.3.3 on their statement that the flow of Cassey's Creek won't be effected with this rezoning proposal. Including: - what the long term plan would be for maintaining Cassey's Creek to minimize the build up of weeds and sediment and the detention ponds within the rezoned area	No - but would join others
4.1	Greg Smith	Deluxe Property Group Ltd	Greg Smith	Traffic	Amend	The Kerepi Subdivision will have immediate access to the already developed Oakley Avenue, which is the connection to Rose Manor. We believe that with the level of care and cost that we have gone to, that any construction traffic for the Kerepi Subdivision should be diverted directly onto Old Renwick Road using their own main entrance, and not through Rose Manor. Where Kerepi connects to Oakley Ave, this part of our subdivision has been fully developed for the past 2 years. It is unfair to these residents who have brought into the theme of Rose Manor to have construction vehicles running past their properties for the Kerepi development and dragging dirt and material onto Rose Manor Roads. It will likely be another 2 - 3 years before we have a 2nd public access completed onto Thomson's Ford Road. This puts a huge reliability onto Rose Manor Drive which is the only access point for potentially 100 plus dwelling. Even right now if there was an accident on or near the entrance to Rose Manor Drive, effectively the whole access to the Rose Manor subdivision could be blocked for emergency vehicles and all other traffic.	All construction and builders' traffic should be made to use the Kerepi entry and exit point during the development of the entire Kerepi subdivision and during the building construction of at least the first 75% of all dwellings. We would like to see the existing gate between Rose Manor and the proposed Kerepi development remain in place and closed during this time.	Yes

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4.2	Greg Smith	Deluxe Property Group Ltd	Greg Smith	Zone levies		The North/ West Development Costs and Zone Levies have climbed considerably in recent years due to inflation. Combined they will be close to \$100,000 per Lot from 1 July 2024. It is our belief that the Kerepi Development will benefit from some of the works that have already been completed and charged against our Zone Levies. These works specifically relate to the upgrades opposite the Waterlea Racecourse with the upgrading of Casey's Creek.	Some of these upgrade costs should be passed on to this new Zone and the existing Zone with which Rose Manor resides in, should be reimbursed, and credited to, for any future stage that has not yet been started.	Yes
5	Ken Wilson			Location	Oppose	That the area around Rene Street, Middle Renwick Road and David Street is better suited for development at this time.	That Rene Street, Middle Renwick Road and David Street be brought into the town plan before this proposal is approved.	No - but would join others
6.1	Ian & Christine Conway			Stormwater	Amend	That if the Variation is approved, it must take into consideration any stormwater runoff not affecting the adjoining properties. Also, that consideration must be given to retaining Caseys Creek as it currently is, and for it not to be used for extensive stormwater disposal.	The Variation considers stormwater disposal from the proposed Subdivision, and makes allowance that there will be no adverse effects on adjoining properties.	No
6.2	Ian & Christine Conway			Traffic	Amend	That Old Renwick Road be upgraded to cater for the increased traffic which will eventuate from the proposed MDH.	Old Renwick Road be upgraded.	No
7.1	Liza Herkt			Stormwater	Amend	I oppose the piping of the Cooper an Morrison Drain that lies on the eastern boundary of the site and that drains into Caseys Creek. We have seen an increase in surface flooding in the last few (larger) winter rain events from what we consider to be (possibly) from the increased storm water catchment from the Rose Manor Subdivision - road, roof surface catchments. 5.3.3 Stormwater Outlines detention ponds to 'limit' flow into Casey's Creek to pre development levels. Also outlines 'proposed' replacement of the Cooper and Morrisons Drain with a stormwater pipe. We have seen another natural deep drain on an adjoining rural property replaced with a storm water pipe - and this does not cope in the same way as the original open drain did - leading to surface flood water that was not seen prior. The properties on Old Renwick road - 44 down to 26 have had historical open natural drains to cope with the already high water tables and soil types in winter. Caseys Creeks has been upgraded - but is still affected in flood events by tidal timing - restricting flow down the creek at these times. We have also seen obstructions with council poplar plant seeding at the Central Gym corner - again slowing creek flows.	Further design investigation on volume of water that the current open drain can service opposed to the piping option. Diversion of water around the site should not impact land around the subdivision.	No - but would join others
7.2	Liza Herkt			Reverse sensitivity	Amend	With the proposed continuation of the running of our family vineyard - our land at 26 Old Renwick road will continue to be farmed in rural capacity. This plan will change will see the parcels of land at 38 and 26 Old Renwick road zoned rural running current vineyard operations between Residential Zoned Land. I would like to see some from of Reverse Sensitivity Clauses observed whist those lots are still being operated in a Rural Zone.	Reverse Sensitivity to be observed for the rural land to the east of the proposed zone change whilst still being farmed rurally.	No - but would join others
8	Frank Stubbs			Zoning change	Oppose	We bought our section and built our home as a forever home, to live in with our young children (2 & 6) and for it to be a quiet, safe neighbourhood for them to grow up in. If this rezoning and medium density housing goes ahead, this will completely change the environment of our neighbourhood. The street will become a main thoroughfare for a huge amount of traffic. There are so many young children that live in our neighbourhood. It is a family environment and everybody drives slowly and carefully. Rose Manor is a well-cared for subdivision, and all others I have spoken to have been in agreement with us that they purchased their home in Rose Manor because of the quiet environment it provides	not to be rezoned and remain Rural	Yes