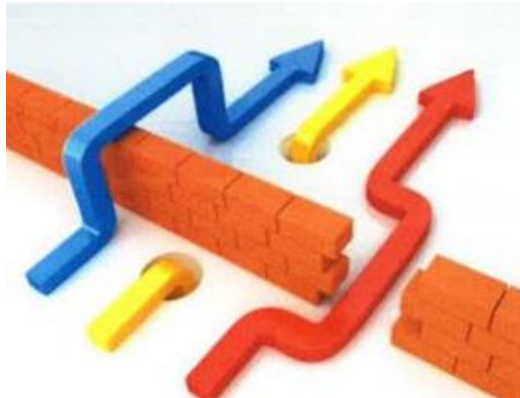


North City Developments (DPNCD – PPC 3)

All Original Submissions

(Annotated)



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DPNCD3-1
Kaipara District Council
25 AUG 2016
RECEIVED
Robert

Form 5

Submission on publicly notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Kaipara District Council

Name of submitter: Mateo Peter Davey [full name]

This is a submission on a Private Plan Change number 3 proposed to the Kaipara District Plan. The proposal is to change the zone of the land legally described as Lot 1 DP 341981 from Residential (Harbour Overlay) to Business Commercial (Harbour Overlay) with additional provisions. The total area to be rezoned is more or less 7,863m².

This Private Plan Change also proposes to limit the height of buildings to eight metres in an area identified on the site where the site adjoins the Residential zone and include a new rule relating to landscape and design of buildings and to include CPTED principles (Crime Prevention Through Environmental Design). All other rules for the Business Commercial zone are to apply as currently written in the Kaipara District Plan.

I ~~could~~ / **could not*** gain an advantage in trade competition through this submission.

*[*select one; or delete entire paragraph if you could not gain an advantage in trade competition through this submission.]*

I am / **am not†** directly affected by an effect of the subject matter of the submission that -

- (a) adversely affects the environment; and
- (b) ~~does~~ not relate to trade competition or the effects of trade competition.

[†select one]

The specific provisions of the proposal that my submission relates to are:

[give details].

Change from residential to Commercial

My submission is:

[include a) whether you support or oppose the specific provisions or wish to have them amended and b) reasons for your views].

① It is my belief that Commercial activity should be confined to the current Village @ Heads Commercial zone

② Traffic generated by Commercial on this site would impact on what is already a very busy Maleswort Drive impacted by Museum activity zone

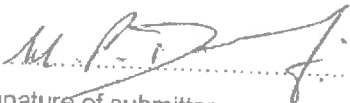
I seek the following decision from the local authority [give precise details]

That the Land be not designated Commercial but retain its current Residential status.

~~I wish~~ / do not wish to be heard in support of my submission.

*If others make a similar submission, I will consider presenting a joint case with them at a hearing.

[*Delete if you would not consider presenting a joint case.]


Signature of submitter
(or person authorised to sign on behalf of submitter)

23/8/16
Date

Note: A signature is not required if you make your submission by electronic means.

Address for service of submitter	4 Awatera St
Street or PO Box	
Town and postcode	Mangerehai Heads
Telephone:	431-5202
Email address:	mpdavy@extra.co.nz
Contact person: [name and designation, if applicable]	Malekum Davy



Form 5

Submission on publicly notified proposal for policy statement or plan, change or variation
Clause 6 of Schedule 1, Resource Management Act 1991

To: Kaipara District Council

Name of submitter: MARION ELIZABETH NAISH..... [full name]

This is a submission on a Private Plan Change number 3 proposed to the Kaipara District Plan. The proposal is to change the zone of the land legally described as Lot 1 DP 341981 from Residential (Harbour Overlay) to Business Commercial (Harbour Overlay) with additional provisions. The total area to be rezoned is more or less 7,863m².

This Private Plan Change also proposes to limit the height of buildings to eight metres in an area identified on the site where the site adjoins the Residential zone and include a new rule relating to landscape and design of buildings and to include CPTED principles (Crime Prevention Through Environmental Design). All other rules for the Business Commercial zone are to apply as currently written in the Kaipara District Plan.

I ~~could~~ / could not* gain an advantage in trade competition through this submission.

[*select one; or delete entire paragraph if you could not gain an advantage in trade competition through this submission.]

I am / ~~am not~~ directly affected by an effect of the subject matter of the submission that -

- (a) adversely affects the environment; and
- (b) ~~does not relate to trade competition or the effects of trade competition.~~

[†select one]

The specific provisions of the proposal that my submission relates to are:

[give details].

My submission is:

[include a) whether you support or oppose the specific provisions or wish to have them amended and b) reasons for your views].

Norfolk Drive

- ① I strongly oppose the plan change to Business Commercial. This is a small one exit street consisting of mostly permanent residents either young-families or retired.
- ② Increased traffic is of concern, school bus stop is on Estuary Drive on boundary of this land. Security, lack of privacy, noise and unattractive surroundings that do not enhance this part of Manganahai need to be addressed in my view.

I seek the following decision from the local authority [give precise details]

Plan change No 3 should not proceed
 The developer should apply for a more precise development with more detail of proposed use of the land, so that any future work can benefit all in the area

I wish / do not wish to be heard in support of my submission.

*If others make a similar submission, I will consider presenting a joint case with them at a hearing.

[*Delete if you would not consider presenting a joint case.]

Marion Naish
 Signature of submitter
 (or person authorised to sign on behalf of submitter)

14-9-16
 Date

Note: A signature is not required if you make your submission by electronic means.

Address for service of submitter
Street or PO Box	P.O. Box 401009
Town and postcode	MANAIAWHAI HEADS 0541
Telephone:	094314234
Email address:	wmnaish@xtra.co.nz
Contact person: [name and designation, if applicable]	MARION NAISH



Form 5

Submission on publicly notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991



To: Kaipara District Council

Name of submitter: W. G. William Grant Nash [full name]

This is a submission on a Private Plan Change number 3 proposed to the Kaipara District Plan. The proposal is to change the zone of the land legally described as Lot 1 DP 341981 from Residential (Harbour Overlay) to Business Commercial (Harbour Overlay) with additional provisions. The total area to be rezoned is more or less 7,863m².

This Private Plan Change also proposes to limit the height of buildings to eight metres in an area identified on the site where the site adjoins the Residential zone and include a new rule relating to landscape and design of buildings and to include CPTED principles (Crime Prevention Through Environmental Design). All other rules for the Business Commercial zone are to apply as currently written in the Kaipara District Plan.

I ~~could~~ / could not* gain an advantage in trade competition through this submission.

[*select one; or delete entire paragraph if you could not gain an advantage in trade competition through this submission.]

I am / ~~am not~~ directly affected by an effect of the subject matter of the submission that -

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

[*select one]

The specific provisions of the proposal that my submission relates to are:

[give details].

My submission is:

[include a) whether you support or oppose the specific provisions or wish to have them amended and b) reasons for your views].

I strongly oppose the plan change to Business Commercial.

- ① As the longest boundary connected to this land we could be affected in many ways. loss of privacy, noise, Ambient lighting at night. Security to our property from people using the Commercial area. This is quite residential area. we dont need 12m+ high buildings restricting views, creating shading and wind tunnels
- ②

I seek the following decision from the local authority [give precise details]

Refuse the plan change No 3. let the developer apply for a precise development under the current discretionary activities allowed for residential areas. this way we can all have a say on what happens. With the change to Commercial the developer can do pretty much as they want.

I wish / do-not-wish to be heard in support of my submission.

*If others make a similar submission, I will consider presenting a joint case with them at a hearing.

[*Delete if you would not consider presenting a joint case.]

W. Naish
 Signature of submitter
 (or person authorised to sign on behalf of submitter)

14/09/16
 Date

Note: A signature is not required if you make your submission by electronic means.

Address for service of submitter	Northland
Street or PO Box	Mangawai Heads 0541
Town and postcode	PO Box 401009 SANDWAY DEVELOPMENTS LTD
Telephone:	09 4314231
Email address:	wmnaish@extra.co.nz
Contact person: [name and designation, if applicable]	Bill NAISH Director / Sandway Developments Ltd

Online Submission

DPNCD: North City Developments

Submitter

Title: Mrs

First Name: Glennis

Last Name: Stormont

Could I gain an advantage in trade competition with this submission?: No

I am directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effect of the trading competition: No

Submission Details

The specific parts of the proposal that my submission relates to are: [give detail

The volume of and dispersal of traffic in the area

My submission is:

[include

- whether you support or oppose the specific provisions or wish to have them amended; and
- reasons for your views]

- ① A vehicle survey seems to have been taken in 2008 which can no longer be relevant given the number of permanent households which have increased in the surrounding area including Estuary Drive. Vehicles from adjoining areas use Estuary Drive as access to Molesworth Drive. What plans have been made to accommodate traffic turning from one street to another, especially given the variable speed limits in close proximity to the intersection?
- ② Have opening hours been discussed as living in close proximity to an all night station would be most disturbing to myself and other property owners bordering and living near to the proposed development.
- ③ Pedestrian traffic which involves the museum, the proposed period village adjacent to it and also the existing commercial area in Molesworth Drive has increased over the years and would also need to encompass any new development on the site

I seek the following decision from the local authority:[give precise details.]

Conformation that the proposed development does not encroach on the safety of the vehicle and pedestrian traffic in the area.

Online Submission

DPNCD: North City Developments

Submitter

Title: Mrs

First Name: Helen

Last Name: Curreen

Could I gain an advantage in trade competition with this submission?: No

I am directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effect of the trading competition: No

Submission Details

The specific parts of the proposal that my submission relates to are:

The entire application

My submission is:

I oppose the whole application

- ① The current Land Use consent (2007) was granted in a climate of extreme council dysfunction. This impacted on planning decisions in an environment where the then district plan was seriously failing to curtail inappropriate development. There was considerable community concern and opposition to development of this and several adjacent sites at the time. My concerns are
- ② - This area is seen as Mangawhai Gateway. It should look lush green and appealing for people driving north up the causeway. Commercial development – large buildings, parking and signage would be unsightly.
- ③ - The area behind is residential and this land should also be consistent with that for the benefit of the adjacent residents.
- ④ - The current application to some extent depends on previous reports amassed for the 2007 application. The Geotechnical Report for instance leaves some issues unresolved. In particular the subsoil of this area (Peat swamp) and the water drainage from this whole area adjacent to Molesworth Drive. Thus is further acerbated by councils repeated failure to have a storm water detention plan for water from this area.
- ⑤ - Mangawhai already has two shopping areas and lots of quite random commercial development. The Estuary Estates plan within the current District Plan will provide for any future need of commercial and business development. This application represents peicemeal commercial development and is simply very poor planning.
- ⑥ - This application is in the absence of any actual proposal for the site and requests a further loosening of council planning controls.
- ⑦ - Traffic in this area is already a problem and creating risk for pedestrians, The Museum has just developed the Molesworth driveway as their main entrance (counter to their consent). This will only make matters worse.

I seek the following decision from the local authority: [give precise details.]

That the application is declined and the current consent lapse and the land zoning remain Residential (Harbour overlay)



PO Box 91, Mangawhai
Northland 0540, New Zealand
Ph 09 431 4645

info@mangawhai-museum.org.nz
www.mangawhai-museum.org.nz

23 September 2016

Sent via Email
Kaipara District Council
C/- Robert Schlotjes

Dear Robert

In respect to your letter dated 17 August 2016, the Mangawhai Museum and Historical Society Board along with myself wish to express the following three concerns regarding the rezoning of Lot 1 DP 3419981 at the corner of Estuary, Molesworth and Norfolk Drives.

- ① This area must be aligned with the proposed Mangawhai Development Plan. We are aware that a group has been formed to undertake this planning process and have a concern that this lot may not be consistent with the final Mangawhai Development Plan. I would encourage communications between both parties to ensure consistency with this development plan.
- ② Mangawhai Museum and Historical Society Incorporated wish to be heard in all discussions relating to the intended use (residential or commercial) of the area. Regardless of whether this area is rezoned or not, Mangawhai Museum should be consulted with throughout this process in its entirety due to the close proximity.
- ③ Finally, I need confirmation of ability by you as council to keep prudent controls in place, even if this area is rezoned. Mangawhai is already a very fragmented town when considering residential versus commercial. One of the goals of the Mangawhai Development Plan is to reduce the risk of this continuing. Good communication between landowner and community should result in a positive outcome.

Kind regards,

Emma Gray
Manager
Mangawhai Museum and Historical Society Inc