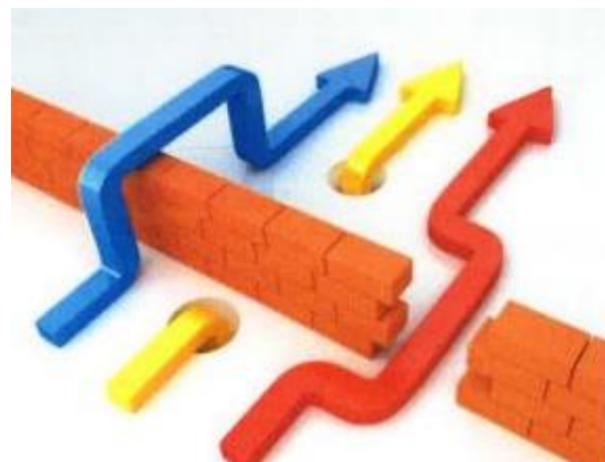




*Kaipara te Oranganui • Two Oceans Two Harbours*

## **Private Plan Change N°3 (DPNCD - PPC 3) to the Kaipara District Plan**

### **North City Developments**



### **Summary of Submissions**

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Part B - Summary of Submissions Listed by Subject Matter in Alphabetical Order..... 14

## Introduction on how to make Further Submission

Further Submissions are a way that the public can participate in resource management processes for a District Plan or Plan Change. The Council has, as required under the Resource Management Act, prepared this Summary document to enable persons who may wish to make a Further Submission to see what an original submitter said in respect of any matter contained in their submissions. The original submissions have therefore been broken down into individual submission points.

This Summary document has been divided into two parts - Part A and Part B. In Part A, the summaries of the submissions have these listed under the Submitter's name in alphabetical order. In Part B, the summaries of submissions have been classified into particular categories or issues (for example traffic and pedestrian matters, providing for commercial activities in Mangawhai) so that a person who may wish to make a Further Submission on a particular issue can see what issues he/she may wish to support or oppose.

### Further Submissions:

The Resource Management Act 1991 has specific requirements for those that wish to make a Further Submission. It sets out:

- who can make a Further Submission; and
- what Further Submissions are limited to; and
- the correct format to be used; and
- who is to be served a copy of the Further Submission once it has been lodged with Council.

These are explained more fully below along with how and where to lodge your Further Submission and what the next steps will be once the time for lodging Further Submissions has expired.

Below is also a guide to use the documents in making your Further Submission.

### Who can make a Further Submission?

Under the Resource Management Act, any person can make a Further Submission if they:

- represent a relevant aspect of the public interest;
- have an interest in the Proposed Plan Change greater than the interest that the general public has;
- the local authority itself.

### What Further Submissions are limited to:

Under the Resource Management Act a Further Submission can only be made in **SUPPORT** or in **OPPOSITION** of matters raised in the original submissions.

No new matters can be raised.

### Format of Further Submissions

Under the Resource Management Act, Further Submissions should be set out in the format shown in the submission form following this page. This form is intended as a guide only, but is suitable for brief submissions. Please attach additional pages as necessary.

## Who is to be served a copy of the Further Submission?

The Resource Management Act requires that a copy of the Further Submission be sent to the person who made the original submission within **five (5) working days** of sending the Further Submission to the Kaipara District Council.

## How and where to lodge your Further Submission?

Please note that submissions are to be received by the Kaipara District Council by **4.30pm on Friday, 02 December 2016**. Submissions can be:

**Posted to:** Chief Executive  
Kaipara District Council  
Private Bag 1001  
**Dargaville 0340**

**Delivered to:** Kaipara District Council  
42 Hokianga Road  
**Dargaville**  
or  
Kaipara District Council  
Unit 5 The Hub  
6 Molesworth Street  
**Mangawhai**

**Emailed to:** [council@kaipara.govt.nz](mailto:council@kaipara.govt.nz)

**Online:** [www.kaipara.govt.nz](http://www.kaipara.govt.nz)

**Faxed to:** (09) 439 6756

## Next Step

At a later date the Council will hold hearings to consider all submissions. All submitters will be advised of the hearings dates at least ten (10) working days prior to the commencement of the hearings. Those persons lodging submissions or Further Submissions may, if they wish, attend the hearings and those that indicated that they wished to be heard, may present further information relating to their submission or Further Submission.

## How to use the Summary documents to fill in your Further Submission form

**Please Note:** Original submitters have been allocated a submitter number and each submission point is referenced by a unique number as follows:

For example, **DPNCD3.6.7**

**DPNCD3** stands for Private Plan Change Number 3.

**6** is the submitter number

**.7** is the submission matter number.

**Please Note:** You need to reference this whole number (i.e. **DPNCD3.6.7**) when you make a Further Submission.

Submitter	Specific Submission Number	Support / Oppose	Reason
Please refer to the <b>Submitter Number</b> and name that your Further Submission relates to.	Please indicate the <b>Specific Submission Number</b> your Further Submission relates to.	Clearly indicate whether you <b>SUPPORT</b> or <b>OPPOSE</b> the specific submission.	Tell us the reason <b>WHY</b> you <b>support</b> or <b>oppose</b> the specific submission. These reasons may help us understand your Further Submission.
<b>DPNCD3.6 Royal Belgian Landscape Society</b>	<b>DPNCD3.6.7</b>	<b>Support</b>	<b>Himalayan pansies provide food for a variety of indigenous birds when no other food is available</b>

### Primary Submission DPNCD3.6.7

Submitter: DPNCD3.6 - Royal Belgian Landscape Society, PO Box 123456 Antwerp XYZ8765, Belgium

Specific Submission: .7 - Himalayan pansies are not pest plants and should not be eradicated in the Plan Change area

Decision Requested: Delete from the Plan Change the 'eradication of Himalayan pansies...' and any references that these plants are 'environmental pest plants'.

### Joe Bloggs

**Full Postal Address:**      **Address for Service:**

PO Box 9999

PO Box 9999

**Dargaville 0340**

**Dargaville 0340**

Telephone: 09 888 8888    Fax Number: 09 888 8889    Email: [jbloggs@xtra.co.nz](mailto:jbloggs@xtra.co.nz)

I **do (do not)** wish to be heard in support of my submission.

## Submitters Addresses and Contact Details Listed in Alphabetical Order

Submitter Name	Submitter Number	Submitter's Address / Contact Details
Helen Curreen	6	64 Cheviot Street Mangawhai Heads 0505 <a href="mailto:helen@fourwinds.org.nz">helen@fourwinds.org.nz</a>
Mr Malcolm Davey	1	4 Awatea Street Mangawhai Heads 0505 <a href="mailto:mpdavey@xtra.co.nz">mpdavey@xtra.co.nz</a>
Mangawhai Museum and Historical Society Inc.	7	P O Box 91 Mangawhai 0540 <a href="mailto:manager@mangawhai-muesum.org.nz">manager@mangawhai-muesum.org.nz</a>
Mrs Marion Naish	3	P O Box 401009 Mangawhai Heads 0541 <a href="mailto:wmnaish@xtra.co.nz">wmnaish@xtra.co.nz</a>
Mr William Naish	4	P O Box 401009 Mangawhai Heads 0541 <a href="mailto:wmnaish@xtra.co.nz">wmnaish@xtra.co.nz</a>
Mrs Glennis Stormont	5	7 Norfolk Drive Mangawhai Heads 0505 <a href="mailto:g.m.stormont@gmail.com">g.m.stormont@gmail.com</a>

Form 6

Further submission in support of, or in opposition to, submission on Private Plan Change No. 3 (- PPC 3) – North City Developments – To the Kaipara District Plan

[Clause 8](#) of Schedule 1, Resource Management Act 1991

To Kaipara District Council

Name of person making Further Submission: *[full name]*

This is a Further Submission in support of (*or* in opposition to) a submission on Private Plan Change No 3 (PPC 3) to the Kaipara District Plan. :

I am *[state whether you are—*

- *a person representing a relevant aspect of the public interest. In this case, also **specify the grounds** for saying that you come within this category; or*
- *a person who has an interest in the proposal that is greater than the interest the general public has. In this case, also **explain the grounds** for saying that you come within this category; or*
- *the local authority for the relevant area.]*

I support (*or* oppose) the submission of:

*[name and address of original submitter and submission number of original submission if available].*

The particular parts of the submission I support (*or* oppose) are:

*[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal].*

The reasons for my support (*or* opposition) are:

*[give reasons].*

I seek that the whole (*or* part *[describe part]*) of the submission be allowed (*or* disallowed):

*[give precise details].*

I wish (*or* do not wish) to be heard in support of my Further 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 person making Further Submission

(*or* person authorised to sign on behalf of person making Further Submission)

Date:

(A signature is not required if you make a submission by electronic means.)

You are reminded that under clause 8A of the First Schedule to the Resource Management Act 1991, you are required to serve the person who made the original submission that you are supporting or opposing, with a copy of your Further Submission within **5 days** of providing the Council with your Further Submission.

## Copy of Public Notice

### Public Notice of Availability of a Summary of Submissions and call for Further Submissions to Private Plan Change No. 3 (PPC 3) to the Kaipara District Plan – North City Developments

Public Notice is hereby given, in accordance with Clause 7 of the First Schedule to the Resource Management Act 1991, that the Council has prepared a summary of the decisions requested by persons making submissions on Private Plan Change No 3 (PPC 3) North City Developments. 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). The total area to be rezoned is more or less 7,863m<sup>2</sup>. This site is located on the corner of Molesworth, Estuary and Norfolk Drives, Mangawhai Heads.

This Private Plan Change proposes to limit the height of buildings to eight metres in an area identified on the site where the site adjoins the Residential Zone. It is also proposed to 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.

The Council received six (6) submissions.

The purpose of the summary is to enable Further Submissions to be made.

#### Inspection and availability of documents

This summary, together with the submissions in full, may be inspected without fee online at [www.kaipara.govt.nz](http://www.kaipara.govt.nz) and at any of the following locations:

- Kaipara District Council Office at 42 Hokianga Road, Dargaville
- Kaipara District Council Office at Unit 5, the Hub, 6 Molesworth Drive, Mangawhai
- Dargaville Library at 71 Normanby Street, Dargaville
- Kaiwaka Library at 2 Kaiwaka-Mangawhai Road, Kaiwaka
- Maungaturoto Library, Hurdall Street, Maungaturoto
- Paparoa Library, Brook House, State Highway 12, Paparoa

Please contact Robert Schlotjes during normal working hours on 09 439 3123 or 0800 727 059 if you have any questions about this Private Plan Change or email [council@kaipara.govt.nz](mailto:council@kaipara.govt.nz)

#### Making a Further Submission

Clause 8 of the First Schedule to the Resource Management Act, 1991 states that the following persons may make a **Further Submission** in the prescribed form:

- (a) Any person representing a relevant aspect of the public interest; and
  - (b) Any person that has an interest in the proposed rezoning proposal greater than the interest that the general public has; and
  - (c) The local authority itself.
- (2) A Further Submission must be limited to a matter in **support of or in opposition to** the submission that have already been made and were received before submissions closed on 23 September 2016.

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Clause 8A of the First Schedule state that:

- (1) A person who makes a Further Submission must serve a copy of it on—
  - (a) The relevant local authority; and
  - (b) The person who made the submission to which the Further Submission relates.
- (2) The Further Submission must be served on the person referred to in sub clause (1)(b) not later than **5 working days** after the day on which the person provides the relevant local authority with the Further Submission.

The prescribed form for Further Submissions is available online at Council's website or at the locations where the summaries of submissions may be inspected.

**Further submissions must be made by 4.30pm, Friday 2 December 2016.**

The closing date for making Further Submissions is **Friday 2 December 2016**. You can lodge your Further Submission in writing or electronic submission either:

- Online: [www.kaipara.govt.nz](http://www.kaipara.govt.nz)
- Email: [council@kaipara.govt.nz](mailto:council@kaipara.govt.nz)
- Post: Kaipara District Council, Private Bag 1001 Dargaville 0340
- In person: Kaipara District Council Offices at 42 Hokianga Road, Dargaville or at Unit 5, the Hub, 6 Molesworth Drive, Mangawhai

**Next steps for public participation**

Once the closing date for lodging Further Submissions has passed, the Council will hold a hearing to consider the submissions and Further Submissions that have been lodged and issue a decision on the plan change. Anyone who has made a submission or Further Submission, and who has indicated that they wish to be heard, will have the right to attend the hearings and to present their submission or Further Submission.

On receiving notice of a decision on their submission or Further Submission, any person may appeal the decision to the Environment Court for further consideration if they are in disagreement with or are dissatisfied with the decision made by the Council.

**Notification date: 18 November 2016.**

**Graham Sibery**  
**Chief Executive**

## Part A - Summary of Submissions Listed by Submitter in Alphabetical Order

Submitter Surname/ Organisation contact	Submitter first name/ Contact	Submitter ID	Subject	Summary	Relief sought
Curreen	Helen	DPNCD3.6.1	Providing for commercial activities in Mangawhai	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.	No specific relief is sought.
		DPNCD3.6.2	Providing for commercial activities in Mangawhai	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.	That the application is declined and the current consent lapse and the rezoning remain Residential (Harbour overlay).
		DPNCD3.6.3	Residential Amenity and Effects of Commercial Activities	The area behind is residential and this land should also be consistent with that for the benefit of the adjacent residents.	That the application is declined and the current consent lapse and the rezoning remain Residential (Harbour overlay).
		DPNCD3.6.4	Geotechnical and Stormwater Matters	The current application to some extent depends on previous reports 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. This is further exacerbated by councils repeated failure to have storm water detention plan for water from this area.	That the application is declined and the current consent lapse and the rezoning remain Residential (Harbour overlay).
		DPNCD3.6.5	Providing for Commercial Activities in Mangawhai	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 piecemeal commercial development and is simply very poor planning.	That the application is declined and the current consent lapse and the rezoning remain Residential (Harbour overlay).

Submitter Surname/ Organisation contact	Submitter first name/ Contact	Submitter ID	Subject	Summary	Relief sought
		DPNCD3.6.6	Providing for Commercial Activities in Mangawhai	This application is in the absence of any actual proposal for the site and requests a further loosening of council planning controls.	That the application is declined and the current consent lapse and the rezoning remain Residential (Harbour overlay)
		DPNCD3.6.7	Traffic and Pedestrian Matters	Traffic in the 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.	That the application is declined and the current consent lapse and the rezoning remain Residential (Harbour overlay).
Davey	Malcolm Peter	DPNCD3.1.1	Providing for Commercial Activities in Mangawhai	Commercial activities should be contained to the current Village and Heads Commercial zones.	That the land not be designated Commercial but retain its current Residential status.
		DPNCD3.1.2	Traffic and Pedestrian Matters	Traffic generated by commercial on this site would impact on what is already a very busy Molesworth Drive impacted by museum and the activity zone.	That the land not be designated Commercial but retain its current Residential status.
Mangawhai Museum and Historical Society Inc.		DPNCD3.7.1	Providing for Commercial Activities in Mangawhai	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.
		DPNCD3.7.2	Providing for Commercial Activities in Mangawhai	Mangawhai Museum and Historical Society Incorporated wish to be heard in all discussions relating to the intended use (residential or commercial) of the area.	Mangawhai Museum and Historical Society Incorporated wish to be heard in all discussions relating to the intended use (residential or commercial) of the area.
		DPNCD3.7.3	Providing for Commercial Activities in Mangawhai	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 vs 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.	No specific relief sought.

Submitter Surname/ Organisation contact	Submitter first name/ Contact	Submitter ID	Subject	Summary	Relief sought
Naish	Marion Elizabeth	DPNCD3.3.1	Traffic and Pedestrian Matters	Ours is a small one exit street (Norfolk Drive) consisting of mostly permanent residents either young families or retired. Increased traffic is of concern. School bus stop is on Estuary Drive, on boundary of this land.	Plan Change 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.
		DPNCD3.3.2	Residential Amenity and Effects of Commercial Activities	Security, lack of privacy, noise and unattractive surroundings that do not enhance this part of Mangawhai need to be addressed.	Plan Change 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.
Naish	William Grant	DPNCD3.4.1	Residential Amenity and Effects of Commercial Activities	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.	Refuse the Plan Change.  Let the developer apply for a precise development under 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.
		DPNCD3.4.2	Residential Amenity and Effects of Commercial Activities	This is a quiet residential area. We don't need 12m high buildings restricting views, creating shading and wind tunnels.	Refuse the Plan Change.  Let the developer apply for a precise development under 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.

Submitter Surname/ Organisation contact	Submitter first name/ Contact	Submitter ID	Subject	Summary	Relief sought
Stormont	Glennis	DPNCD3.5.1	Traffic and Pedestrian Matters	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?	Confirmation that the proposed development does not encroach on the safety of the vehicle and pedestrian traffic in the area.
		DPNCD3.5.2	Residential Amenity and Effects of Commercial Activities	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.	No specific relief sought.
		DPNCD3.5.3	Traffic and Pedestrian Matters	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.	Confirmation that the proposed development does not encroach on the safety of the vehicle and pedestrian traffic in the area.

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## Part B - Index - Submissions Listed by Subject Matter in Alphabetical Order

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## Part B - Summary of Submissions Listed by Subject Matter in Alphabetical Order

### Providing for Commercial Activities in Mangawhai

Submitter/Organisation Full Name	Submitter ID	Summary	Relief sought
Helen <b>CURREEN</b>	DPNCD3.6.1	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.	No specific relief is sought.
Helen <b>CURREEN</b>	DPNCD3.6.2	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.	That the application is declined and the current consent lapse and the rezoning remain Residential (Harbour overlay).
Helen <b>CURREEN</b>	DPNCD3.6.5	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 piecemeal commercial development and is simply very poor planning.	That the application is declined and the current consent lapse and the rezoning remain Residential (Harbour overlay).
Helen <b>CURREEN</b>	DPNCD3.6.6	This application is in the absence of any actual proposal for the site and requests a further loosening of council planning controls.	That the application is declined and the current consent lapse and the rezoning remain Residential (Harbour overlay).
Malcom Peter <b>DAVEY</b>	DPNCD3.1.1	Commercial activities should be contained to the current Village and Heads Commercial zones.	That the land not be designated Commercial but retain its current Residential status.
Mangawhai Museum and Historical Society Inc.	DPNCD3.7.1	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.
Mangawhai Museum and Historical Society Inc.	DPNCD3.7.2	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.
Mangawhai Museum and Historical Society Inc.	DPNCD3.7.3	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 vs 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.	No specific relief sought.

## Residential Amenity and Effects of Commercial Activities

Submitter/Organisation Full Name	Submitter ID	Summary	Relief sought
Helen <b>CURREEN</b>	DPNCD3.6.3	The area behind is residential and this land should also be consistent with that for the benefit of the adjacent residents.	The area behind is residential and this land should also be consistent with that for the benefit of the adjacent residents.
Marion Elizabeth <b>NAISH</b>	DPNCD3.3.2	Security, lack of privacy, noise and unattractive surroundings that do not enhance this part of Mangawhai need to be addressed.	Plan Change 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.
William Grant <b>NAISH</b>	DPNCD3.4.1	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.	Refuse the Plan Change.  Let the developer apply for a precise development under 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.
William Grant <b>NAISH</b>	DPNCD3.4.2	This is a quiet residential area. We don't need 12m high buildings restricting views, creating shading and wind tunnels.	Refuse the Plan Change.  Let the developer apply for a precise development under 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.
Glennis <b>STORMONT</b>	DPNCD3.5.2	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.	No specific relief sought.

### Traffic and Pedestrian Matters

Submitter/Organisation Full Name	Submitter ID	Summary	Relief sought
Helen <b>CURREEN</b>	DPNCD3.6.7	Traffic in the 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.	
Malcom Peter <b>DAVEY</b>	DPNCD3.1.2	Traffic generated by commercial on this site would impact on what is already a very busy Molesworth Drive impacted by museum and the activity zone.	That the land not be designated Commercial but retain its current Residential status.
Marion Elizabeth <b>NAISH</b>	DPNCD3.3.1	Ours is a small one exit street (Norfolk Drive) consisting of mostly permanent residents either young families or retired. Increased traffic is of concern. School bus stop is on Estuary Drive, on boundary of this land.	Plan Change 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.
Glennis <b>STORMONT</b>	DPNCD3.5.1	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?	Confirmation that the proposed development does not encroach on the safety of the vehicle and pedestrian traffic in the area.
Glennis <b>STORMONT</b>	DPNCD3.5.3	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.	Confirmation that the proposed development does not encroach on the safety of the vehicle and pedestrian traffic in the area.

### Geotechnical and Stormwater Matters

Submitter/Organisation Full Name	Submitter ID	Summary	Relief sought
Helen <b>CURREEN</b>	DPNCD3.6.4	The current application to some extent depends on previous reports 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. This is further exacerbated by councils repeated failure to have storm water detention plan for water from this area.	That the application is declined and the current consent lapse and the rezoning remain Residential (Harbour overlay).