

5 March 2023

Kaipara District Council

Attn: Michael Day

Via email: mday@kaipara.govt.nz; koverwater@kaipara.govt.nz

Tēnā kōrua Michael and Katherine

Mangawhai Hills Private Plan Change Request

Please find enclosed the private plan change application on behalf of Mangawhai Hills Limited to rezone and modify planning provisions on 218.3 hectares of land between Tara Road, Cove Road, Moir Road and Old Waipu Road in Mangawhai.

The purpose of the plan change is to rezone the location to a Residential Zone. The key features of the plan change are:

- Rezone 218.3ha of land between Tara Road, Cove Road, Moir Road and Old Waipu Road Rural Zone to Residential Zone, including consequential amendments to the KDP Maps;
- The creation of a Mangawhai Development Area with core provisions that to protect ecological features, promote high quality urban design, provide open space and connectivity; and
- Any necessary consequential amendments to the KDP provisions.

Mangawhai Hills Limited have been engaging with Kaipara District Council staff since mid-2022 on the private plan change. Additionally, consultation has been undertaken and is ongoing with a number of stakeholders including mana whenua and other landowners within the proposed plan change area. Feedback from Council and stakeholders have informed the development of the approach and provisions of the Plan Change.

We anticipate that once the full package of information has been reviewed, including the Section 32 Evaluation, the Council will have further suggested amendments and information requests. Our preference is to continue to work collaboratively with the Council and respond to suggested amendments and requests for further information once the complete application has been reviewed. Included in this application is a Section 32 Assessment Report, followed by the following information:

Appendix 1: Zoning Map and Locality Plan

Appendix 2: Records of Title and properties within plan change area

Appendix 3: Urban Design Statement and Structure Plan

Appendix 4: Proposed Mangwhai Hills Development Area Provisions

Appendix 5: Landscape Report (Greenwoods Associates)

Appendix 6: Traffic Assessment (Traffic Planning Consultants)

Appendix 7: Land Development Report (Chester)

Appendix 8: Flood Risk Assessment (Chester)

Appendix 9: Stormwater Management Plan (Chester)

Appendix 10: Geotechnical Report (Tetra Tech Coffey)

Appendix 11: Ecological Impact Assessment (Viritis Ltd)

Appendix 12: Evaluation of Plan Change Options

The application has been provided in electronic format, we have not provided any hard copies of the application, but can do on request. Please contact us should you require any clarification or further information.

Can you please provide an invoice and application reference to enable online payment of the lodgement fee.

Applicant Details and Address

Mangawhai Hills Limited c/o:

Postal Address: Flat 19, 67 Sarsfield Street, Herne Bay

Name: Patrick Fontein

Telephone: 021 825 835

Email: patrick@studio4.co.nz

Address for Correspondence/Agent Details

Name: Barker and Associates (c/o Alisa Neal)

Postal Address: 20 Baxter Street, Warkworth

Telephone: 027 726 4333

Email: alisan@barker.co.nz

Address for Billing

Name: Mangawhai Hills Limited c/o Patrick Fontein

Postal Address: Flat 19, 67 Sarsfield Street, Herne Bay

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Kerikeri | Whangārei | Auckland | Hamilton | Cambridge | Napier | Wellington | Christchurch | Queenstown | Wānaka

Please do not hesitate to contact us should you have any queries with respect to this application.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited



Alisa Neal

Associate

Barker & Associates Limited



Melissa McGrath

Senior Associate

Barker & Associates Limited