

Memorandum

To: Alisa Neal (Bakers and Associates)
CC Melissa McGrath (Bakers and Associates)
From Katherine Overwater, KDC District Plan Team Leader
Date: 3 April 2023
Subject: Mangawhai Hills Limited, Private Plan Change PPC84 – Further Information request, pursuant to Clause 23 of Schedule 1, RMA

Kia ora Alisa

Thank you for lodging a request for a Private Plan Change on behalf of Mangawhai Hills Limited. This request was received by Kaipara District Council (Council) on 6 March 2023.

Pursuant to Clause 23(1) of Schedule 1, RMA, Council has been assessing the request to determine if further information is required to understand the potential adverse effects on the environment; the ways in which any adverse effects may be mitigated; and the nature of any consultation undertaken or required to be undertaken.

Council therefore requests the following further information:

Infrastructure**Wastewater**

1. In terms of the options presented in the proposal for using community wastewater plants or onsite treatment solutions, please demonstrate further details in respect to the proposed phasing of the development, which considers any potential impacts on Council's network at the time of subdivision resource consent.
2. Please provide an indication of the potential subdivision lot yield for the purposes of calculating the future effluent requirements for a possible connection to a public system if and when this would be required.

Stormwater and flooding

1. Please provide calculations for impermeable surfaces demonstrating the overall, upper end percentages, if the development area is to be developed to the full extent of the site, taking into account the proposed green spaces.
2. Please verify flood models based on levels from the recent weather event in Mangawhai (24th February 2023). It's noted that there is a potential risk of flooding at 114 Moir Street, which could be cumulatively impacted by the proposed development. Given the low accuracy of hydrological models, there may be value in using this recent information as confirmation of the calculated flood levels.

Roading/Transport

Please provide the following information regarding trip distribution for the proposed development:

1. Trip distribution to the north via Cove Road appears to be high, please explain the rationale behind these trips?

2. Trip distribution shows that the majority of site trips travelling via Old Waipu Road, whilst 50% of the site is below this connection. Please review the distributions and confirm that this is the case.
3. Trip distribution figures show trips turning left out of the Old Waipu Road access and then connecting to Cove Road. There is no comment in the Integrated Transport Assessment about the timing for the roading connection between the northern and southern sections of Old Waipu Road. Please specify when this connection is anticipated and how this relates to the proposed development.
4. The AM (morning) trip generation appears incorrect in the assessment provided, please review this figure and confirm whether it is correct or not.
5. It is unclear from the assessment provided how the background growth was derived in relation to this proposal; can this please be clarified?
6. Please provide an assessment for the operations of Moir Street / Insley Street and Moir Street / Molesworth Drive. Given the distributions of trips vary among the three peak periods, this analysis should be for the morning, afternoon, and Saturday peak hours.
7. Please provide information on any changes in trip distribution which might affect some of the key intersections. The Safe Systems Assessment (SSA) has to reflect the same (increased exposure and likelihood of crashes).

Please provide the following information on the Transport Planning Policy:

8. No comment is made as to how the Private Plan Change aligns with planning policies such as the Mangawhai Spatial Plan. Please provide an assessment of the Mangawhai Spatial Plan and the Mangawhai Network Operating Framework. A link to each document has been provided below:
 - Mangawhai Spatial Plan:
<https://www.kaipara.govt.nz/uploads/spatial%20planning/Mangawhai%20Spatial%20Plan.pdf>
 - Network Operating Framework:
<https://pub-kaipara.escribemeetings.com/filestream.ashx?DocumentId=3442>
9. Please confirm whether the proposed development will provide a connection to Mangawhai Central. If yes, can the connection please be depicted in the proposed plans.
10. In respect to cycle network connections please outline if the proposal will be providing cycle network connections within the development area and on Tara Road/Cove Road. If yes, please provide an indicative plan showing these connections.

If you have any questions regarding the above request, please contact Vaishali Sankar from Northland Transportation Agency and Rachel Gasson from Commute.

Consultation

Iwi consultation

1. Te Uri o Hau has indicated they have sent their cultural assessment and monitoring protocols & policies 2023 to undertake a Cultural Impact Assessment (CIA). When the Cultural Impact Assessment is completed, it should be included in the application documentation and the applicant's assessment.

2. To date Council has not received any request for any additional information from Ngati Manuhiri, but the applicant's consultation records that consultation has been undertaken with Ngati Manuhiri. Please provide your record of this consultation.

Community Consultation

3. Previous discussions with Council staff indicated local consultation with organisations such as Mangawhai Matters and the Mangawhai Ratepayers Association has been undertaken. If any consultation has been undertaken to date, this information needs to be recorded in the application. Please provide any relevant information recognising that these organisations will be able to make submissions once the Plan Change is notified.

Planning

National Policy Statement for Highly Productive Land – NPS-HPL

1. Paragraph 6.1.2 of the Section 32 Report provided has relevance to the proposed development area. The statement signals that the NPS HPL would not apply to the application given that only 1.5% of the site is on high class soils. Clause 3.6(4) and (5) of the NPS-HPL are therefore applicable to this area. The NPS-HPL Clause 3.6(4) sets out the specific methodology for the assessment of the development capacity for residential and business land. Please provide an assessment of Clause 3.6(4) and (5) of the NPS-HPL.
2. The provisions as set out in Appendix 3 of the application are for a specific development area which would be incorporated into the Operative District Plan, if the Private Plan Change is approved. However, as Council are currently undertaking a District Plan Review, please confirm that the applicant will assist Council by adapting the provisions to the Proposed District Plan.

A handwritten signature in black ink that reads "K.E. Overwater".

Katherine Overwater
District Plan Team Leader

