

Started on 21 September 2023 at 12:16Pm | Completed on 21 September 2023 at 12:23Pm

## Form 5

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

Clause 6 of Schedule 1, Resource Management Act 1991

## This is a submission on a private plan change.

Please complete this form if you wish to make a submission to the Mangawhai Hills private plan change.

Private plan change number: PPC84 | Private plan change name: Mangawhai Hills Limited

Submissions must be received by 5pm on Tuesday 26 September 2023.

## Overview of the Private Plan Change Proposal

The purpose of the private plan change is to rezone an area in Mangawhai to a Residential Zone. The key features of the plan change are:

- Rezone 218.3 hectares of land between Tara Road, Cove Road, Moir Road, and Old Waipu Road in Mangawhai.
- o 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 Kaipara District Plan Maps.

You can read the Private Plan Change application documentation on the Kaipara District Council website.

 PRIVACY ACT NOTE: Please note that all information provided in your submission is considered public under the Local Government Official Information and Meetings Act 1987 and may be published to progress the process for the private plan change and may be made publicly available.

You can make a submission on more than one provision using this form.

Each textbox can take up to 4000 characters. If your submission has more than 4000 characters, there is an option at the bottom of this page to upload your submission as a document.

Please provide your details \*

Your first and last names Alida van Niekerk Street number and name

53C Moana Views Tara Road

Town

Contact phone

Mangawhai 021792197

	Email address for	
	correspondence (one email address only)	idav@xtra.co.nz
	address only)	
•	Please select your preferred 1B	method of contact *
	© Email	
	○ Postal	
•	Do you have an agent who i	s acting on your behalf? *
	1C Yes	
	No	
	If you have any attachments	that relate directly to your authorization on DDC94 you can unload the file/o
•	1E here	that relate directly to your submission on PPC84, you can upload the file/s
	Attachment to submission	by Alida HB van Niekerk on PPC84.pdf
•		ain an advantage in trade competition through making a submission on ibmission if you are directly affected by an effect of PPC84 that:
	1. adversely affects the enviro	onment, and
	2. does not relate to trade cor	mpetition or the effects of trade competition.
	Clause 6(4) of Part 1 of Schedule 1 of the Resource	Management Act 1991.
•	Trade competition and adver 2A	rse effects - select one: *
	○ I could gain an advantage	e in trade competition through this submission tage in trade competition through this submission
•	Would you like to present you	ur submission in person at a hearing? *
	Yes	
	No	
•	If others make a similar subr 2D hearing? *	mission, will you consider presenting a joint case with them at the
	ZD flearing?	
	● Yes	
	○ No	
•	Please submit on ONE provision	n at a time. You can submit on further provisions in this form.
•	The <u>specific provision</u> of the 3A	ne proposal that your submission relates to:
	(For example - Zoning)	
	Zoning and various other	
•	Do you support or oppose th 3B	e provision stated above?
	Support	
	Oppose	
•	What decision are you seeki	ng from Council?
	3C ○ Retain	
	Amend	

Your reas 3D	sons.	
Example -	See submission	
supports the growth of Mangawhai		
3E Do you w	ant to make a submission on another provision?	<ul><li>Add another submission point</li><li>I'm finished</li></ul>
	or your submission, it has been forwarded to the Information is required.	District Planning Team who will contact you if

A copy of your responses will be emailed to you shortly so that you can save a copy for your files. Please check your spam, updates and promotion folders if it does not appear in your inbox.

If you have any queries at all please email the District Planning Team: districtplanreview@kaipara.govt.nz or phone 0800 727 059

**PublicVoice** 

 $\bigcirc$  Add Delete

		n a notified proposal for Priedule 1, Resource Manag	rivate Plan Change 84 – Mangawhai ement Act 1991
Specific Provision	Support?	What decision we are	Reasons
		seeking from Council?	
Zoning	Support	Council to reject this	The application under review requests a
		request or ask for an	plan change from Rural Zone to
Submission Point 2.1		amendment of the	Residential Zone.
		application for rezoning	The Operative Kaipara District Plan,
		from Residential Zone to	2013, 3A. Mangawhai Growth Area
		Rural-Residential Zone	indicates:
		(under the existing	Figure 3A-1: Mangawhai
		Operative Plan) and Rural	Structure Plan - Policy Areas
		Residential Zone 1 (under	clearly indicates Frecklington
		the draft Mangawhai	Farm to be part "Conservation"
		Spacial Plan).	and part "Rural Residential."
			Plan changes to rezone areas
		I, Alida Hendrina	from rural to residential zoning
		Barendina van Niekerk,	will be discouraged in areas
		support the development	which are not able to be
		of the Frecklington Farm	connected to a community
		from Rural Zone to Rural-	wastewater scheme within five
		Residential Zone, but not	years.
		Residential Zoneas laid	Surely, the intention of the Operative
		out in the Application in	Kaipara District Plan was never to allow
		front of you.	for Frecklington Farm to jump from the
		Proposed Zone: Rural-	above policy area to residential-1000m2
		residential Zone 1,	(quarter acre) plots, just as Moana
		Description: Large	Views was never intended to be
		Residential Lots.	"Residential", but rather "Rural
		Minimum Lot Sizes: 0.4 –	Residential."
		0.8ha (as per the draft	Furthermore, the Mangawhai Spatial
		Spatial Plan for	Plan rates the Frecklington Farm under
		Mangawhai.)	Rural Residential Zone.
			Moana Views (as part of Area K) are
			also rated as Rural Residential, Zone 1
			(Large Residential Lots).
			The reason for this rating as described
			in the Spacial Plan Assessment, Area K
			informs that "The lots on Tara Road

Frecklington Farm and so this should be a consideration when determining the design of Frecklington farm and its intensity" This rationale clearly intends for the proposed development described in support of the application for rezoning, presently under review by the Council, to look to the developments on the western side of Tara Road.  K), of which Moana Views development. This aspect was not addressed at all in Appendix 12 of the Application: Evaluation of alternative options to achieve plan change objectives and efficiency and effectiveness of the provisions.  Mangawhai  Development Area  Submission Point 2.2  Council to accept the non-residential aspects of the development proposed  the development proposed  Transport  Assessment –  Proposed Site  Assessment –  Proposed Site  Ascess (South),  directly opposite the entrance to the Moana Views development at 161  Tara Road.  Submission Point 2.3  Combined with point below				borrow the landscape value of
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development at 161 Tara Road.  Tara Road.  to, and exits from, the Development. This proposed Site Access (South) is directly opposite the entrance to the Moana Views development at 161 Tara Road.  Moana Views development at 161 Tara Road.	the entrance to the		directly opposite the	entire Application it clearly indicates this
Tara Road.  This proposed Site Access (South) is directly opposite the entrance to the Moana Views development at 161 Tara Road.	Moana Views		entrance to Moana Views	entrance as one of the major entrances
Submission Point 2.3 combined with point below  directly opposite the entrance to the Moana Views development at 161 Tara Road.	development at 161		at 161 Tara Road.	to, and exits from, the Development.
Submission Point 2.3 combined with point below  Moana Views development at 161 Tara Road.	Tara Road.			This proposed Site Access (South) is
combined with point below  Moana Views development at 161 Tara Road.				directly opposite the entrance to the
below Road.				Moana Views development at 161 Tara
Some 40% of the total trip distribution of	_			Road.
				Some 40% of the total trip distribution of
an estimated 4920 daily trips to and				an estimated 4920 daily trips to and
from the development area – compared				from the development area – compared

Urban Design – lighting effects Submission Point 2.5	Support	Council to request a low impact lighting assessment of the	I, Alida Hendrina Barendina van Niekerk am of the view that our unpolluted night sky vision aspects of the area should be
	Support	-	
		residential housing.	
		the Colour Pallet of	
		amendment to address	
		that Council insists on an	
		with the added request	
		indicated in Appendix 4	
		Plan Response, as	
		supports the Structure	
		Barendina van Niekerk,	western boundary area.
		I, Alida Hendrina	demands imposed on properties to the
Submission Point 2.4		residential housing.	guidance from existing Council
Submission Baint 2.4		the Colour Pallet of	of the surrounding area taking its
colour pallet	·	amendment to address	colours and to respect the congruence
Urban Design –	Support	Council insists on an	The design is to reflect muted tones and
Tara Road.			
development at 161			
Moana Views			
the entrance to the		at 161 Tara Road.	
directly opposite		entrance to Moana Views	
Access (South),		directly opposite the	10-year development period proposed.
Proposed Site		oppose any site access	construction related vehicles during the
Assessment –	••	Barendina van Niekerk,	additional traffic volumes from
Transport	Oppose	I, Alida Hendrina	The assessment did not consider any
			volume assessments.
			only the normal house members in their
			The Transport Assessment considered
			as it stands.
			should the Council accept the proposal
			require careful consideration, especially
			intersection or roundabout that would
			become a major 4-way traffic
			the position of this entrance/exit will
			this proposal be accepted by Council,
			had a maximum average daily traffic  (ADT) of 897 vehicles per day".Should
			shows that in June 2020, Tara Road
			with "Information from Mobile Road

## residential housing development proposed.

I, Alida Hendrina
Barendina, supports the
Structure Plan Response,
as indicated in Appendix
4 with the added request
that Council request a low
impact lighting
assessment of the
residential housing
development proposed.

protected, and should any external lighting be required within the boundaries of the proposed development, that it respects this 'public asset' of this neighbourhood.