

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.
- 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 *
1A

Your first and last names	Bevan and Shelley Pulham
Street number and name	35 Kahu Drive
Town	Mangawhai
Contact phone	0221223781

**Email address for
correspondence (one email
address only)**

shelley_979@me.com

- Please select your preferred method of contact *
1B

- Email
- Postal

- Do you have an agent who is acting on your behalf? *
1C

- Yes
- No

- If you have any attachments that relate directly to your submission on PPC84, you can upload the file/s
1E here

Please attach the required Documents

- If you are a person who could gain an advantage in trade competition through making a submission on PPC84 you may only make a submission if you are directly affected by an effect of PPC84 that:

1. adversely affects the environment, and
2. does not relate to trade competition or the effects of trade competition.

Clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

- Trade competition and adverse effects - select one: *
2A

- I could gain an advantage in trade competition through this submission
- I could not gain an advantage in trade competition through this submission

- Would you like to present your submission in person at a hearing? *
2C

- Yes
- No

- If others make a similar submission, will you consider presenting a joint case with them at the
2D hearing? *

- Yes
- No

- Please submit on ONE provision at a time. You can submit on further provisions in this form.

- **The specific provision of the proposal that your submission relates to:**
3A

(For example - Zoning)

Rezoning of land

- Do you support or oppose the provision stated above?
3B

- Support
- Oppose

- What decision are you seeking from Council?
3C

- Retain
- Amend

- Add
- Delete

- Your reasons.
3D

Submission Point 3.1

We are unsure which option above applies (Retain, Amend, Delete) but we oppose the rezoning of land as requested in the Plan Change 84 by Mangawhai Hills Limited.

We oppose the rezoning of land as the map provided on the 5.1 Structure Plan is vague and includes Indicative Roads for potential future road connections which would adversely affect the natural environment and landscape surrounding our property and those in the vicinity.

We oppose the Plan Change for the Rezoning of land which proposes the development of a primary road network and residential development on or in the vicinity of the paper road which runs along the ridge behind the Vista Verano subdivision, and on or behind the Church owned land.

The development of a Primary Road on this land, if constructed in accordance with the specifications/provisions shown in Table DEV1.1 Mangawhai Hills Development Area (Road, Private Way, Cycle Way and Property Access Legal and Construction Widths) would lead to a vast increase in traffic through this area and would have an adverse impact on the natural environment, landscape and conditions around all of the properties in this area.

We understand Mangawhai Hills Limited does not own the land beyond the south eastern boundary where the indicative primary road has been shown on the 5.1 Structure Plan, and we have been advised by a representative of the Mangawhai Hills development they do not have any plans to construct the roading network as shown on the plan.

We feel it necessary to oppose the Plan Change 84 however as we do not feel the information provided is clear enough and we do not support the proposed indicative road connections and some of the proposed residential area development as shown on the 5.1 Structure Plan.

Example - supports the growth of Mangawhai

- 3E Do you want to make a submission on another provision?
 - Add another submission point
 - I'm finished

- **The specific provision of the proposal that your submission relates to:**
4A
(For example - Zoning)

The creation of a Mangawhai Development Area as shown on the 5.1 Structure Plan

- Do you support or oppose the provisions stated above?
4B
 - Support
 - Oppose

- What decision are you seeking from Council?
4C
 - Retain
 - Amend
 - Add
 - Delete

- Your reasons.
4D

Submission Point 3.2

We are unsure which option above applies (Retain, Amend, Delete) but we oppose the proposed Mangawhai Development Area as shown on the 5.1 Structure Plan, provided as part of the Plan Change 84 submitted by Mangawhai Hills Limited.

In particular we oppose the proposed indicative Access and Movement Network as shown on the 5.1 Structure Plan, which includes indicative roads for potential future road connections and areas of proposed residential development on private land outside of the Mangawhai Hills Limited boundaries.

The development of a Primary Road on the land to the south east of the MHL boundary - including the church owned land and the paper road running along the ridge behind the Vista Verano subdivision would lead to a vast increase in traffic and will have an adverse impact on the existing ecology and natural features of the surrounding landscape.

We oppose the proposed Mangawhai Development Area as shown on the 5. 1 Structure Plan and submitted as part of the Plan Change 84 as we do not feel the development of a primary road in the proposed location behind the church owned land and connecting to Wilson Street (now Urlich Drive), is in keeping with the natural features of the surrounding landscape.

Example - supports the growth of Mangawhai

4E Do you want to make a submission on another provision? Add another submission point I'm finished

• **The specific provision of the proposal that your submission relates to:**

5A

(For example - Zoning)

Any necessary consequential amendments to the Kaipara District Plan Maps

• Do you support or oppose the provisions stated above?

5B

Support

Oppose

• What decision are you seeking from Council?

5C

Retain

Amend

Add

Delete

• Your reasons.

5D

Submission Point 3.3

We are unsure which option above applies (Retain, Amend, Delete) but we oppose the Plan Change 84 submitted by Mangawhai Hills Limited.

We oppose the proposal under the Private Plan Change 84 to allow "any necessary consequential amendments to the Kaipara District Plan Maps".

The information provided on the 5.1 Structure Plan includes indicative road and connectivity networks and proposed rezoning of land for residential development on or in the vicinity of the paper road which runs on the ridge directly behind our property.

The indicative plans for the construction of a primary road through the church owned land and potential development of any kind on or in the vicinity of the paper road on the ridge will directly impact our property and many others in the surrounding areas, as well as have a huge impact on the existing natural features and ecology of the surrounding landscape.

We oppose the proposal that "any necessary consequential amendments to the Kaipara District Plan Maps" is permitted as part of the Private Plan Change 84 submitted by Mangawhai Hills Limited on the basis that we, and all surrounding property owners should be consulted and have the opportunity to support or oppose any and ALL proposed amendments to the KDC Plan Maps which might have an impact on our property and others in the surrounding neighbourhood.

Example - supports the growth of Mangawhai

5E Do you want to make a submission on another provision? Add another submission point I'm finished

- Thank you for your submission, it has been forwarded to the District Planning Team who will contact you if any further information is required.

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](#)