



Submitter No.5

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 MANGAWHAI
 Kaipara District Council

Form 5

Submission on a notified proposal for Private Plan Change 84 – Mangawhai Hills Limited

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details
(Please note that any fields with an asterisk () are required fields and must be completed)*

Craig and Rebecca

Owen

Agent (if applicable)

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Please select your preferred method of contact*	X	By email		By post
Correspondence to*		Submitter (you)	Agent	Both

Submission on application

This is a submission on a private plan change

Please complete this form if you wish to make a submission to a current plan change that is open for submissions.

Plan change number: **PPC84**

Plan change name: **Mangawhai Hills Limited**

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

- Rezone 218.3 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 Operative Kaipara District Plan provisions.

Trade competition and adverse effects (select one of the following options) *

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

If you ticked 'I could' above, please answer this question by selecting one option below:

I am I am not directly affected by an effect of the subject matter of the submission

that:

- (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition.

Note:

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 adversely affects the environment; and does not relate to trade competition of the effect of trade completion: Clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Would you like to present your submission in person at a hearing?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
If others make a similar submission, will you consider presenting a joint case with them in the hearing?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

Please complete a line for every submission point, adding as many additional lines as you need.

Note: This form is intended for brief submission only, if you wish to provide us with more in-depth content, please do this on a separate page and attach it to this form when returning it to us.

The specific provisions of the proposal that my submission relates to (e.g. provision number, map)	Do you: <ul style="list-style-type: none"> • Support? • Oppose? 	What decision are you seeking from Council? Select which action you would like: <ul style="list-style-type: none"> • Retain • Amend • Add • Delete 	Reasons
<i>Example:</i> Zoning	<i>Example:</i> Support	<i>Example:</i> Retain zoning for proposal	<i>Example:</i> Supports the growth of Mangawhai

Specific Provision	Support ?	What decision we are seeking from Council?	Reasons
Zoning Submission Point 5.1	Support	<p>Council to reject this request, or ask for an amendment of the application for rezoning from Residential Zone to Rural-Residential Zone 1,</p> <p>We support the development of the Frecklington Farm from Residential Zone to Rural-Residential Zone 1 <i>(Zone: Rural-residential Zone 1, Description: Large Residential Lots, Minimum Lot Sizes: 0.4 – 0.8ha)</i> as per the Spatial Plan for Mangawhai.</p>	<p>The application under review requests a plan change from Rural Zone to Residential Zone.</p> <p>The Mangawhai Spatial Plan rates the Frecklington Farm under Rural Residential Zone.</p> <p>Moana Views are also rated as Rural Residential, Zone 1 (Large Residential Lots).</p> <p>The reason for this rating as described in the Spacial Plan Assessment, Area K informs that "...The lots on Tara Road borrow the landscape value of Frecklington Farm and so this should be a consideration when determining the design of Frecklington farm and its intensity...." This rationale clearly intended 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 (Area K) to inform the correct zoning for the proposed farm development.</p> <p>This aspect has not been</p>

			addressed at all in Appendix 12: Evaluation of alternative options to achieve plan change objectives and efficiency and effectiveness of the provisions.
Mangawhai Development Area Submission Point 5.2	Support	Council to accept the non-residential aspects of the development proposed	We support 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.
Ecological Effects Submission Point 5.3	Support	Council to accept that a comprehensive pest plan for both pest animals and pest plants should take into consideration species protection and enhance existing protection and responsible pet ownership awareness	We would also like to see greater consideration to existing taonga such kiwi and the Australasian Bittern (matuku-hūrepo) that have been documented in the area. The unfenced kiwi population in the Piroa Conservation Trusts area will provide movement of this species across landscape. Evidence from other kiwi populations show that kiwi move relatively quickly into surrounding areas. Both species (along with others) are likely movement into these ecological areas as enhancement takes place. The impacts of domestic pets in an urban style subdivision with ecological corridors on these threatened species populations has not been taken into consideration. Bird movement will increase as riparian planting is implemented and enhanced, this in turn will see the spread of pest plants. Initial pest plant control needs to be

			implemented with a comprehensive ongoing control plan to protect from further pest plant impacts.
<p>Transport Assessment – Proposed Site Access (South), directly opposite the entrance to the Moana Views development at 161 Tara Road.</p> <p>Submission Point 5.4</p>	<p>Oppose</p>	<p>Council to reject this part of the Proposal,</p> <p>We oppose any site access directly opposite the entrance to Moana Views at 161 Tara Road.</p>	<p>A transport assessment (Appendix 6) for the proposed Private Plan Change (PPC) indicates a Site Access (South) as part of its assessment. On the various maps of the development in the entire Application it clearly indicates this entrance as one of the major entrances 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. This creates a major intersection on a road that is already well over subscribed with heavy traffic.</p> <p>Development.</p> <p>Some 40% of the total trip distribution of an estimated 4920 daily trips to and from the development area – compared with</p> <p>“Information from Mobile Road shows that in June 2020, Tara Road had a maximum average daily traffic (ADT) of 897 vehicles per day.”.</p> <p>Should this proposal be accepted by Council, the position of this entrance/exit will become a major 4-way traffic intersection or roundabout that would require careful consideration, especially should the Council accept the proposal as it stands.</p> <p>The Transport Assessment considered only the normal house members in their volume assessments. In incidents such as closures to state highway one Tara Road has become a road used as a bypass, creating excessive use and</p>

			traffic volume.
<p>Transport Assessment – Proposed Site Access (South), directly opposite the entrance to the Moana Views development at 161 Tara Road</p>	Oppose	<p>We oppose any site access directly opposite the entrance to Moana Views at 161 Tara Road and the high volumes of traffic this will impose on the lower Tara Road residents.</p>	<p>The assessment did not consider any additional traffic volumes from construction related vehicles during the 10-year development period proposed.</p> <p>The current state of Tara Road is not adequate for servicing the traffic volume that is currently passing this area and is in bad state of repair. The intersections at Cove, Gabrielino and lower at Tara Moir intersection are not safe intersections at with the present traffic volume, additional volume of traffic will have significant issues especially at Tara Moir corner.</p>
<p>Urban Design – colour pallett Submission Point 5.5</p>	Support	<p>Council insists on an amendment to address the Colour Pallet of residential housing.</p> <p>We support the Structure Plan Response, as indicated in Appendix 4 with the added request that Council insists on an amendment to address the Colour Pallet of residential housing.</p>	<p>The design is to reflect muted tones and colours and to respect the congruence of the surrounding area taking its guidance from existing Council demands imposed on properties to the western boundary area.</p>
<p>Urban Design – lighting effects Submission Point 5.6</p>	Support	<p>Council to request a low impact lighting assessment of the residential housing development proposed.</p> <p>We support 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.</p>	<p>We are of the view that our unpolluted night sky vision aspects of the area should be protected, and should any external lighting be required within the boundaries of the proposed development, that it respects this 'public asset' of this neighbourhood.</p>

<p>Existing use rights Submission Point 5.7</p>	<p>Support</p>	<p>Council to recognise that should Residential rather than Rural rules be imposed that existing use rights of current landowners should be upheld.</p>	<p>Property owners that have had their independently owned properties included into this application for change of zone could be impacted by the zone change with regards to existing use rights and the change of many activities from permitted under rural zoning to restricted or discretionary under residential/urban zoning.</p> <p>Council planners have been contacted to clarify matters; however Council planners could not answer questions regarding the impacts under the possible change of zoning of activities such as livestock keeping and other rural related activities that are currently permitted.</p>
<p>Stormwater Management Submission Point 5.8</p>	<p>Support</p>	<p>Council to request greater holding capacity on site</p>	<p>Not only did the 24th of February 2023 rain event highlight the vulnerability of the existing stormwater runoff but further heavy rainfall events also indicated that the lack stormwater control had great effect of flooding over land and on several properties been the Mangawhai Hills property and Moir Road. Volumes have been significant and have cause damage.</p>
<p>Stormwater management Submission Point 5.9</p>	<p>Support</p>	<p>Council to request impermeable service limits be reduced</p>	<p>The rainfall events that have taken place over 2023 have been with the proposed development area remaining in permeable surfaces and we have still experienced flooding at significant levels.</p>

			Roading and hard platforms will create greater down stream effects with stormwater runoff and intensification.
Stormwater management on KDC managed land and roading Submission Point 5.10	Support	That the Council investigate an implement future proofing the stability and stormwater on Tara Road for any proposed development	<p>Future proofing of Tara Roads stormwater and steam net work is required. Climate change is already taking effect and the rain events that Mangawhai have illustrated that the Tara Road infrastructure is not future proofed and is extremely vulnerable to flooding, slumping and drain damage.</p> <p>On a number of occasions, the Tara Road area has been flooded over the road and access has been cut off. Unmaintained roadside drains have overflowed and scoured adding greater sediment going into the estuary.</p>

Your signature:   Date: 25th September 2023
(A signature is not required if you make your submission by electronic means.)

Please return this submission form and any attachments **no later than 5pm Tuesday 26 September 2023** to Kaipara District Council by:

Posting to: Kaipara District Council, Private Bag 1001, Dargaville 0340

Email to: planchanges@kaipara.govt.nz or

Hand-deliver to: Kaipara District Council, 32 Hokianga Road, Dargaville or 6 Molesworth Drive, Mangawhai

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.